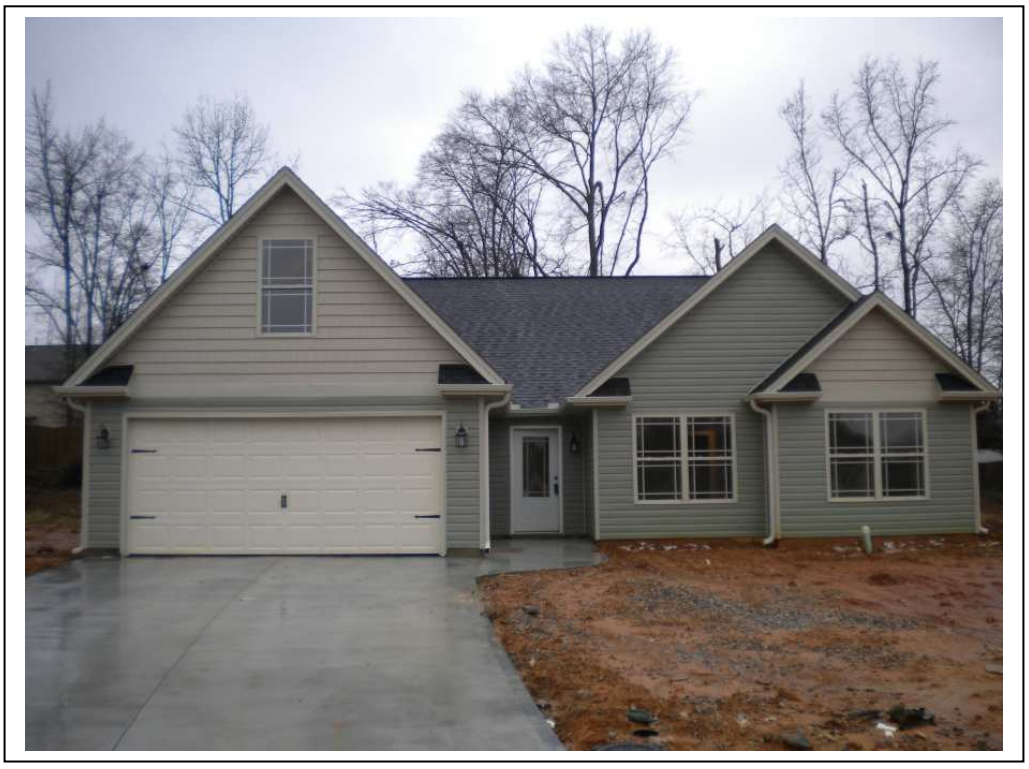
A-1 Home Inspection Service, LLC

Alton Swaynghame 1230 Old Grove Rd. Piedmont, SC
864-346-0241 Email aswaynghame@yahoo.com

Have your property inspected by the best!

Home Inspection Report

129 Queensland Ct. Fountain Inn, SC



Inspection Date:
02/02/10

Prepared For:
John Smith

Report Number:
02147

Inspector:
Alton Swaynghame

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Summary Report

THE HOUSE IN PERSPECTIVE

This is an average quality home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Satisfactory - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

Marginal - Indicates the component will probably require repair or replacement anytime within five years.

Poor - Indicates the component will need repair or replacement now or in the very near future.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

MAJOR CONCERNS

Item(s) that have failed or have potential of failing soon

None

POTENTIAL SAFETY HAZARDS

None

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

None

IMPROVEMENT / REPAIR ITEMS

The following is a synopsis of the potentially significant improvements /repairs that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations

Repair: The Heating and Air conditioning could not be tested because at the time of inspection the Heat/AC unit was missing.

Repair: Observed the vinyl siding located at the patio needs to be cleaned.

Repair: The wall switch located at the sink in the master bathroom did not operate. It appears there is no light fixture installed for this switch.

Repair: The heating vent located on the ceiling in the kitchen is missing. Recommend replacing the vent.

Repair: Observed defects in the sheet rock walls about the house from chips, paint runs, and scratches. These defects are marked with blue painter tape. These defects should be refinished and painted.

Repair: The coat closet located near the stairs, at the bonus room, is missing the baseboard.

Repair: In the Entrance foyer observed a 3 foot x 3 foot area of mildew / fungi material on the sheet rock ceiling. There also may be hidden damaged / fungi material in the sheet rock of the ceiling.

Repair/Improve: Observed the Master bathroom is missing the shower door, mirror, and towel racks.

Repair: Observed the laundry room has no door stop.

Repair: Observed the Hall bathroom has no door stop.

Repair: Observed a slick spot on the ceiling texture at the ridge between the kitchen and the dining room.

Repair: At the rear deck a support column is missing at the rear corner.

Repair: Observed the vinyl siding around the house needs to be cleaned.

Repair: The front door, rear door and frame to the patio needs repairing.

Repair: Observed a slick spot on the ceiling texture at the ridge between the kitchen and the dining room that should be refinished.

Repair: Observed cracks in the foundation wall located at the right side and rear of the house that need repair. Liquid cement may be applied to these cracks for filling to prevent moisture from entering.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection firm will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

Purchaser's Requested Repairs / Seller's Response

Purchaser_____ Seller_____

Date_____ Property Address_____

Under the terms of the Contract, the following repairs requested by the Purchaser will be completed no later than _____ days prior to the scheduled closing date on the above referenced property. Please refer to the attached inspection report dated _____, 20_____, by _____.

Unless the Seller notifies the Purchaser in writing to the contrary by _____, 20____, the Purchaser will assume the Seller agrees to make all repairs listed below.

Purchaser's Requested Repairs	Seller's / Purchaser's Initials		
	Seller agrees to repair	Seller will not repair	Purchaser's acknowledgement
Repair: The Heating and Air conditioning could not be tested because at the time of inspection the Heat/AC unit was missing.			
Repair: Observed the vinyl siding located at the patio needs to be cleaned.			
Repair: The wall switch located at the sink in the master bathroom did not operate. It appears there is no light fixture installed for this switch.			
Repair: The heating vent located on the ceiling in the kitchen is missing. Recommend replacing the vent.			
Repair: Observed defects in the sheet rock walls about the house from chips, paint runs, and scratches. These defects are marked with blue painter tape. These defects should be refinished and painted.			
Repair: The coat closet located near the stairs, at the bonus room, is missing the baseboard.			
Repair: In the Entrance foyer observed a 3 foot x 3 foot area of mildew / fungi material on the sheet rock ceiling. There also may be hidden damaged / fungi material in the sheet rock of the ceiling.			
Repair/Improve: Observed the Master bathroom is missing the shower door, mirror, and towel racks.			
Repair: Observed the laundry room has no door stop.			
Repair: Observed the Hall bathroom has no door stop.			
Repair: Observed a slick spot on the ceiling texture at the ridge between the kitchen and the dining room.			
Repair: At the rear deck a support column is missing at the rear corner.			
Repair: Observed the vinyl siding around the house needs to be cleaned.			

	Seller agrees to repair	Seller will not repair	Purchaser's acknowledgement
Repair: The front door, rear door and frame to the patio needs repairing.			
Repair: Observed a slick spot on the ceiling texture at the ridge between the kitchen and the dining room that should be refinished.			
Repair: Observed cracks in the foundation wall located at the right side and rear of the house that need repair. Liquid cement may be applied to these cracks for filling to prevent moisture from entering.			

_____ _____

Purchaser Date Seller Date

_____ _____

Purchaser Date Seller Date

BUILDING DATA / RECEIPT INFORMATION

RECEIPT

Inspection Date:	02/02/10
Inspection Number:	02147
Client Name:	John Smith
Inspection Address:	129 Queensland Ct. Fountain Inn, SC
Inspected by:	Alton Swaynghame
Realtor	
Paid by:	

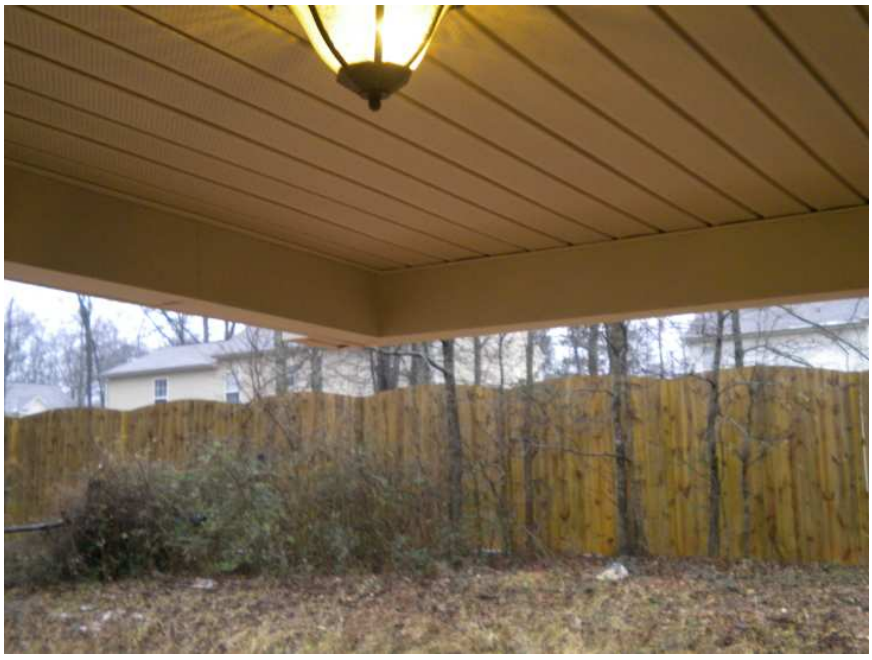
BUILDING DATA

Approximate Age:	New Construction
Style:	Ranch Single Family
General Appearance:	Good
Main Entrance Faces:	South East
Weather Condition:	Raining
Temperature:	38
Ground cover:	Wet

Grounds

GROUNDS OBSERVATIONS

Service Walks		☐ None		
	☑ Concrete	☐ Flagstone	☐ Brick	☐ Other
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ **Trip Hazard**
	☐ Pitched towards home	☐ Settling cracks		☐ Not visible
Driveway		☐ None		
	☑ Concrete	☐ Asphalt	☐ Gravel	☐ Other
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Settling cracks
	☐ Fill cracks and seal	☐ Pitched towards home		☐ **Trip hazard**
Patio		☐ None		
	☑ Concrete	☐ Flagstone	☐ Brick	☐ Kool-Deck® ☐ Other
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	
	☐ Pitched towards home **(See Remarks page)**		☐ Settling crack	



Repair: At the rear deck a support column is missing at the rear corner.

Deck *(flat, floored, roofless area)*		☑ None		
	☐ Treated	☐ Painted/Stained	☐ **Railing/balusters recommended**	
Condition:	☐ Satisfactory	☐ Marginal	☐ Poor	☐ Not visible
Porch *(covered entrance)*		☑ None	☐ **Railing/balusters recommended**	
	☐ Wood	☐ Concrete	☐ Brick	☐ Not visible
Condition:	☐ Satisfactory	☐ Marginal	☐ Poor	
Screen Porch *(Rear)*		☑ None	☐ **Railing/balusters recommended**	
	☐ Wood	☐ Concrete	☐ Brick	☐ Not visible
Condition:	☐ Satisfactory	☐ Marginal	☐ Poor	

Balcony *(2nd floor platform)*		☑ None		☐ **Railing/balusters recommended**
Railing:	☐ Yes	☐ No		
Condition:	☐ Satisfactory	☐ Marginal	☐ Poor	

Stoops/Steps		☑ None		
	☐ Concrete	☐ Wood	☐ Other	☐ **Railing recommended**
Condition:	☐ Adequate	☐ Cracked	☐ Settled	☐ Damaged Wood

Fencing		☑ None		☐ Type:
Condition:	☐ Satisfactory	☐ Marginal	☐ Poor	

Landscaping Affecting Foundation	**(See Remarks page)**:					
Negative grade at:	☑ N/A	☐ East	☐ West	☐ North	☐ South	☐ Satisfactory
	☐ Recommend additional backfill			☐ Recommend window wells/covers		
	☐ Trim back trees/shrubberies			☐ Wood in contact with soil		

LIMITATIONS OF GROUNDS INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.
- Water sprinkler system
- Storage buildings

GROUNDS REMARKS (General Information)

Service Walks/Driveways

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

Patios that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements.

Exterior Wood Surfaces

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

Grading and Drainage

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

Window Wells

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

Retaining Walls

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Often, conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.
Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

Foundation

Flowerbeds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass to foundation**.**

Railings

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

Roofing

DESCRIPTION

Roof Visibility ☑ All ☐ Percent ☐ None ☐ Limited By:

Inspected From ☐ Roof ☐ Ladder at eaves ☑ Ground w/binoculars

Style of Roof

Type: Combination: ☑ Gable ☐ Hip ☐ Mansard ☐ Shed ☐ Flat ☐ Other

Pitch: Combination: ☐ Low ☑ Medium ☐ Steep ☐ Flat

Roof Covering

Roof #1: Type: Asphalt Estimated Layers: One Approximate age of cover: 0 years

Ventilation System

Combination: ☑ Soffit ☑ Ridge ☐ Gable ☐ Top
☐ Turbine ☐ Powered ☐ Other

Flashing Material

Combination: ☐ Galv./Aluminum ☐ Asphalt ☑ Not Visible
☐ Copper ☐ Other

Valley Material

Combination: ☐ Galv./Aluminum ☑ Asphalt ☐ Copper ☐ Not Applicable
☐ Not Visible ☐ Other

Apparent Condition of the Following at Time of Inspection (conditions reported reflect visible portion only)

Roof Covering ☑ Satisfactory ☐ Marginal ☐ Poor

Condition: ☐ Curling ☐ Cupping ☐ Missing tabs/shingles/tiles
☐ Moss Buildup ☐ Nail Popping ☐ Ponding ☐ Burn Spots
☐ Exposed Felt ☐ Other

Ventilation Appears adequate: ☑ Yes ☐ No **(See Remarks page)**

Flashings ☐ Satisfactory ☐ Marginal ☐ Poor
☐ Rusted ☐ **Recommend Sealing** ☐ Pulled away from chimney/roof
☑ Not Visible ☐ Other

Valleys ☑ Satisfactory ☐ Marginal ☐ Poor
☐ Not Visible ☐ Not Applicable ☐ Rusted
☐ Holes ☐ **Recommend Sealing**

Skylights ☐ Yes ☑ No ☐ Satisfactory ☐ Marginal ☐ Poor

Plumbing Vents ☑ Yes ☐ No ☑ Satisfactory ☐ Marginal ☐ Poor

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

ROOF COVERING REMARKS (General Information)

Valleys & Flashings

Valleys and flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Stone Roofs - Coverings

This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat Roofs

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
Asphalt Shingles	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance
*Asphalt Multi-Thickness Shingles**	20-30 years	Heavier and more durable than regular asphalt shingles
*Asphalt Interlocking Shingles**	15-25 years	Especially good in high-wind areas
Asphalt Rolls	10 years	Used on low slope roofs
Built-up Roofing	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
*Wood Shingles**	10-40 years[1]	Treat with preservative every 5 years to prevent decay
*Clay Tiles** *Cement Tiles**	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base
*Slate Shingles**	30-100 years[2]	Extremely durable, but brittle and expensive
*Asbestos Cement Shingles**	30-75 years	Durable, but brittle and difficult to repair
Metal Roofing	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
Single Ply Membrane	15-25 years (mfgr's claim)	New material; not yet passed test of time

* Not recommended for use on low slope roof

[1] Depending on local conditions and proper installation

[2] Depending on quality of slate

Roof covering should be visually checked in spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

Exterior

EXTERIOR DESCRIPTION

CHIMNEY / GUTTERS / SIDING / TRIM/ GARAGE / WINDOWS

Chimney(s) ☑ None

Viewed from: ☐ Roof ☐ Ladder at eaves ☐ Ground w/binoculars

Chase: ☐ Brick ☐ Stone ☐ Metal ☐ Framed ☐ Blocks

Evidence of: ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Holes in metal ☐ Rust ☐ Flaking

Flue: ☐ Tile ☐ Metal ☐ **Unlined** ☐ Not Visible

Evidence of: ☐ Scaling ☐ Cracks ☐ Creosote

☐ **Have flue(s) cleaned and re-evaluated** ☐ **Note evaluated (See Remarks page)**

☐ Recommend cricket/saddle flashing

Gutters & Downspouts ☐ None **(See Remarks page)**

☐ Insides need to be cleaned

☑ Galvanized/Alum. ☐ Copper ☐ Vinyl ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rusting

☐ Hole in main run Leaking: ☐ Corners ☐ Joints

Extension needed: ☐ North ☐ South ☐ East ☐ West

Siding

☐ Brick ☐ Hardi-board ☐ Metal ☑ Vinyl ☐ Stucco

☐ Stone ☐ Slate ☐ Fiberboard ☐ EIFS **(See Remarks)** ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ **Recommend repair/painting**

Repair: Observed the vinyl siding around the house needs to be cleaned.

Window Frames

☐ Wood ☐ Alum. covered ☑ Vinyl ☐ Metal ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

☐ **Recommend painting** ☐ **Damaged wood**

Storms & Screens ☐ N/A

☐ Wood ☐ Clad comb. ☐ Wood/metal comb. ☐ Insulated glass

☐ Other

Putty: ☑ Satisfactory ☐ Needed ☐ N/A

Screens: ☑ Satisfactory ☐ Torn ☐ Not installed

Storms: ☐ Satisfactory ☐ Broken/cracked ☐ **Damaged wood** ☑ Not installed

1 - Trim, 2 - Soffit, 3 - Fascia

☐ Wood ☐ Metal ☑ Vinyl ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

☐ **Recommend painting** ☐ **Damaged wood**

Caulking

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

☐ **Recommend around windows/doors/masonry ledges/corners/utility penetrations**

Exterior Wall Construction

☐ Not visible ☑ Wood frame ☐ Masonry ☐ Other

Exterior Doors Entrance

Weatherstripping: ☑ Satisfactory ☐ Marginal ☐ Poor
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

Repair: The front door, rear door and frame to the patio needs repairing.

Garage ☐ None

☑ Attached ☐ Detached ☐ 1-car ☑ 2-car ☐ 3-car
Automatic opener: ☑ Yes ☐ No ☐ Operable ☐ Inoperable
Safety reverse: ☑ Operable ☐ Door stops ☐ Needs adjusting
☐ Does not operate ☐ **Recommend safety reverse**
Roofing: ☑ Same as house ☐ Asphalt ☐ Slate ☐ Roll roofing
☐ Wood ☐ Other
Gutters: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ None
Siding: ☑ Same as house ☐ Wood ☐ Metal ☐ Vinyl
☐ Stucco ☐ Masonry ☐ Slate ☐ Fiberboard
Trim: ☑ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl
Floor: ☑ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt
Condition: ☑ Satisfactory ☐ Typical cracks ☐ Large settling cracks
Burners less than 18" above garage floor: ☐ N/A ☑ Yes ☐ No ☐ **Safety hazard**
Overhead door: ☐ Wood ☐ Fiberglass ☐ Masonite ☑ Metal ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ **Recommend painting inside & edges**
Service door: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ None
Sill plates: ☐ Elevated ☐ Floor level ☐ Both ☑ Not Visible ☐ Rotted
Electricity present: ☑ Yes ☐ No **GFCI Protected:** ☑ Yes ☐ No *Operates*: ☑ Yes ☐ No
Reverse polarity: ☐ Yes ☑ No Open ground: ☐ Yes ☑ No
Firewall: (between garage & living area) ☑ N/A ☐ Present ☐ Missing

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

CHIMNEY / GUTTERS / SIDING / TRIM REMARKS (General Information)

Chimneys

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. **Unlined Chimney** - should be re-evaluated by a chimney technician.

Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED- ***The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.***

Cricket Flashing

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

Gutters and Downspouts

This is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

Siding

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants.

EIFS - This type of siding has experienced serious problems and requires a certified EIFS inspector to determine condition.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also.

Metal sidings will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

Doors and Windows

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with.)

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

Caulking

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

Window Frames and Sills

Window frames and sills often are found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house.

See comments regarding caulking doors and windows above (Chimneys/Gutters/Siding).

Exterior Doors

The exposed side of exterior doors needs to be painted or properly stained and varnished to prevent discoloring and delamination. Weatherstripping is a must to prevent drafts.

Electrical

Overhead wires from the mast to the main panel that are exposed to the weather may fray and crack. If this occurs, wires should be replaced by a licensed electrician.

Any outdoor overhead service conductor wires should have adequate clearance above the ground (10 feet) and from balcony and windows (3 feet), for safety reasons.

Underground system - Some exterior boxes that are at ground level have a grade line on them. You should insure that the grade remains below this line to prevent moisture from entering the main panel.

Overhead Door Openers

We recommend that a separate electrical outlet be provided. Openers that do not have a safety reverse are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them.

Garage Sill Plates

Sill plates within the garage should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

A/C Compressors

They should not become overgrown with foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

Electrical

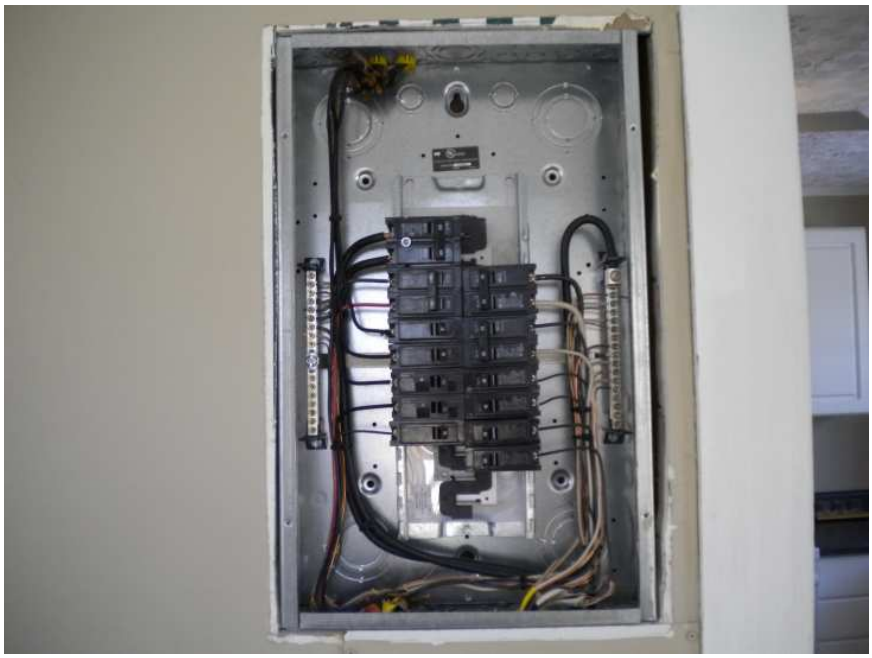
ELECTRICAL DESCRIPTION

Exterior Electrical Service

	☐ Overhead	☑ Underground	Service drop:	☑ Satisfactory	☐ Needs service	
Exterior outlets:	☑ Yes	☐ No	*Operate*:	☑ Yes	☐ No	
GFCI protected:	☑ Yes	☐ No	*Operate*:	☑ Yes	☐ No	
Reverse polarity:		☐ Yes	☑ No	Open ground:	☐ Yes	☑ No
Potential safety hazard:		☐ Yes	☑ No			

Main Panel Location: Garage

Amp 200 service	Volts: 220 / 210		☑ Breakers	☐ Fuses				
Appears grounded:	☑ Yes	☐ No	GFCI present:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No
Main Wire:	☑ Copper	☐ Aluminum	☐ Copper clad aluminum	☐ Not visible				
Branch Wire:	☑ Copper	☐ **Aluminum**	☐ Copper clad aluminum	☐ Not visible				
	☑ Romex	☐ BX cable	☐ Conduit	☐ Knob & tube				
	☐ Double tapping		☐ Branch wires undersized	☐ Others				
	☐ Panel not accessible		☐ Not evaluated Reason					



View of Main Electrical Panel

Sub Panel(s) ☑ None apparent

Location 1:

☐ Panel not accessible ☐ Not evaluated Reason:

Branch Wiring:	☐ Copper	☐ **Aluminum**	☐ Copper clad aluminum	
	Neutral/ground separated:	☐ Yes	☐ No	☐ Have electrician separate
	Neutral isolated:	☐ Yes	☐ No	☐ Have electrician isolate

Electrical Fixtures

A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:

☑ Satisfactory ☐ Marginal ☐ Poor
☐ Open grounds ☐ Reverse polarity ☐ Other
☐ **Solid conductor aluminum branch wiring circuits (See Remarks page)**
☐ **Recommend a licensed electrician evaluate the service**

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

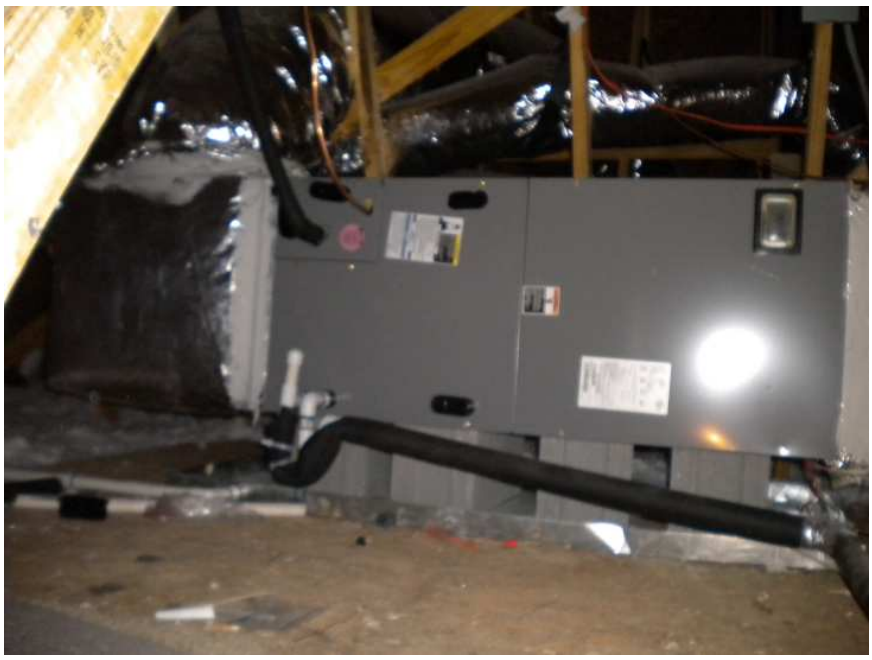
Heating

HEATING DESCRIPTION.

Forced Air System Heat Pump

Brand: Model# ? Age 0 years

Energy source:	☐ Gas	☐ LP	☐ Oil	☑ Electric	
Hot air systems:	☐ Belt drive	☑ Direct drive	☐ Gravity		
Heat exchanger:	☐ Visual with mirror	☐ N/A (sealed)	☑ Not accessible		
	Condition: ☐ Rusted	☐ Flame distortion	☐ Other		
	View is extremely limited - See Remarks page about options				
Heat pump:	☐ Aux. Elec.	☐ Aux. Gas	☐ Aux. geothermal	☐ N/A	
	Emergency heat tested:	☐ Yes	☑ No	☐ N/A	
CO test:	Tester:	☐ Plenum/register	☐ Not tested	☑ N/A	
Distribution:	☐ Metal duct	☑ Insul. flex duct	☐ Cold air returns		
Flue piping:	☐ Metal	☐ PVC	☐ Proper pitch	☐ Rusted	☑ N/A
Filter:	☑ Standard	☐ Electrostatic	☐ Paper	☐ N/A	
	Condition: ☑ Satisfactory	☐ Replace/clean	☐ Missing		
Operated:	When turned on by thermostat:	☐ Fired	☑ Did not fire		
Operation:	Satisfactory: ☐ Yes	☐ No	☐ **Recommend HVAC technician examine**		



View of Furnace in Attic

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

HEATING SYSTEM REMARKS (General Information)

HEATING AND AIR CONDITIONING units have limited lives. Normal lives are:

GAS-FIRED HOT AIR……..	15-25 years
OIL-FIRED HOT AIR……...	20-30 years
CAST IRON BOILER……...	30-50 years
(Hot water or steam)	or more
STEEL BOILER……	30-40 years
(Hot water or steam)	or more
COPPER BOILER……..	10-20 years
(Hot water or steam)	
CIRCULATING PUMP (Hot water)…….	10-15 years
AIR CONDITIONING COMPRESSOR…	8-12 years
HEAT PUMP……..8-12 years	

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course, a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary things. **Caution: do not add water to a hot boiler!**

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a $1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. **During a visual inspection it is not possible to determine if the humidifier is working.**

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If furnace has not been serviced in last 12 months, you may want to have a furnace technician examine.

CO Test - This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on page 27.

Combustible Gas Test (Potential Safety Hazard) - If a combustible gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

Cooling / Heat Pumps

COOLING / HEAT PUMPS DESCRIPTION & OBSERVATIONS

A/C Condenser **Heat Pump** ☑ None

Brand name Model# Serial# Age Year

Outside shutoff: ☐ Yes ☐ No

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Rusted *Level*: ☐ Yes ☐ No

Energy source: ☐ Electric ☐ Gas ☐ Other

Central air: ☐ Air cooled ☐ Water cooled ☐ Gas chiller ☐ Heat pump

Operated: ☐ Yes ☐ No ☐ Not operated due to outside temperature

Refrigerant lines: ☐ Leak ☐ Damaged ☐ Insulation missing ☐ Satisfactory

Through wall unit(s): ☐ N/A *Operated*: ☐ Yes ☐ No ☐ Satisfactory ☐ Needs service

Repair: The Heating and Air conditioning could not be tested because at the time of inspection the Heat/AC unit was missing.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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COOLING SYSTEM / ELECTRICAL COMMENTS (General Information)

Electrical

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amps is sometimes difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically opens the circuit when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

The G.F.C.I. senses the flow of electricity through a circuit. If more current is flowing through the black ("hot") wire than the white ("neutral") wire, there is a current leakage. The G.F.C.I., which can sense a ground leak of as little as .005 amps, will shut off the current in 1/40 of a second, which is fast enough to prevent injury.

If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick, and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat.

Aluminum wiring in general lighting circuits has a history of overheating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

Reverse Polarity

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity". Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps, though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

Cooling

Testing A/C System and Heat Pump - The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

Insulation / Ventilation/Attic

INSULATION / VENTILATION DESCRIPTION

Attic

Access: ☐ Stairs ☑ Pulldown ☐ Scuttlehole ☐Full Door ☐ **No access**
Inspected from: ☐ Access panel ☑ In the attic ☐ Other
Location: ☑ Bedroom Closet ☐ Garage ☐ Hall
Flooring: ☐ Complete ☑ Partial ☐ None
Insulation: Fiberglass: ☐ Batts ☐ Loose ☑ Cellulose ☐ Other
☐ Vermiculite ☐ Rockwool Average inches: 12 Approx. 38 R-rating:
(See Remarks page)
Installed in: ☐ Floor ☑ Rafters ☐ Walls
Roof sheathing: ☐ Rotted ☐ Stained ☐ Delaminated ☑ Satisfactory
Evidence of condensation/leaks: ☐ Yes ☑ No **(See Remarks page)**
Fans exhausted to: Attic: ☑ Yes ☐ No Outside: ☑ Yes ☐ No ☐ Not visible
(See Remarks page)
Chimney chase: ☑ Satisfactory ☐ Needs work ☐ Not visible ☐ N/A

Structural problems observed: ☐ Yes ☑ No
Roof structure: Rafters: ☑ Wood ☐ Metal ☐ Other
☑ Trusses ☐ Others Collar ties present: ☑ Yes ☐ No
Sheathing: ☑ Plywood ☐ Flakeboard ☐ Wood 1x ☐ Other
Ceiling joist: ☑ Wood ☐ Metal ☐ Other ☐ Not Visible
Vapor barriers: ☑ Not visible ☐ Improperly installed
☐ Kraft faced ☐ Plastic **(See Remarks page)**

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Insulation / Ventilation (General Information)

Vapor Barriers

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

Ventilation

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation, such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

Insulation

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper installed.

Plumbing

PLUMBING DESCRIPTION

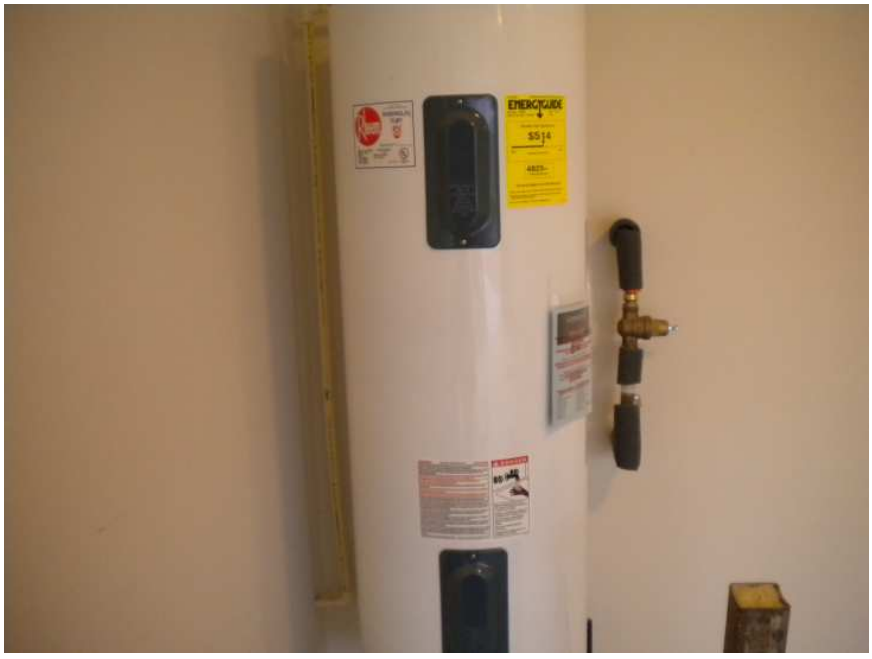
Water Service

Water entry piping: ☑ Not visible ☐ Copper/Galv. ☐ Plastic/PB ☐ Unknown
Water lines: ☐ Copper ☐ Galvanized ☑ Plastic ☐ **Polybutylene** ☐ Unknown
Lead *(other than solder joints)*: ☐ Yes ☐ No ☐ Service entry ☐ Unknown
Water pressure: ☑ Adequate ☐ Poor Cross connection ☐ Yes ☑ No
Pipes: ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Supported/insulated
Drain/waste/vent pipe: ☐ Copper ☐ Cast iron ☐ Plastic ☐ Other
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☑ Not visible
Waste discharge: ☐ Satisfactory ☐ Slow drain
Hose bibs: ☑ Yes ☐ No *Operates*: ☑ Yes ☐ No ☐ Not tested

Water Heater

Brand name: Rheem Model#82V52-2 Serial#0909243981 Approx. age:0 yr.(s)

☐ Gas ☑ Electric ☐ Oil ☐ Other
Capacity: 50 gallons Seismic restraints needed: ☐ N/A ☐ Yes ☑ No
Relief valve: ☑ Yes ☐ No **Extension proper:** ☑ Yes ☐ No ☐ Missing
Vent pipe: ☑ N/A ☐ Satisfactory ☐ Pitch proper ☐ Rusted ☐ Other



View of Water Heater

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

PLUMBING REMARKS (General Information)

Wells

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

Septic Systems

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

Polybutylene pipes are grey pipes that have a history of failure and should be examined by a licensed plumber.

Hose Bibs

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

Water Heater

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. ***Missing relief valves or improper extension present a safety hazard.***

Water Softeners

During a visual inspection, it is not possible to determine if water is being properly softened.

Plumbing

The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

Shut-Off Valves

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

Polybutylene Piping

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.

Interior

INTERIOR DESCRIPTION

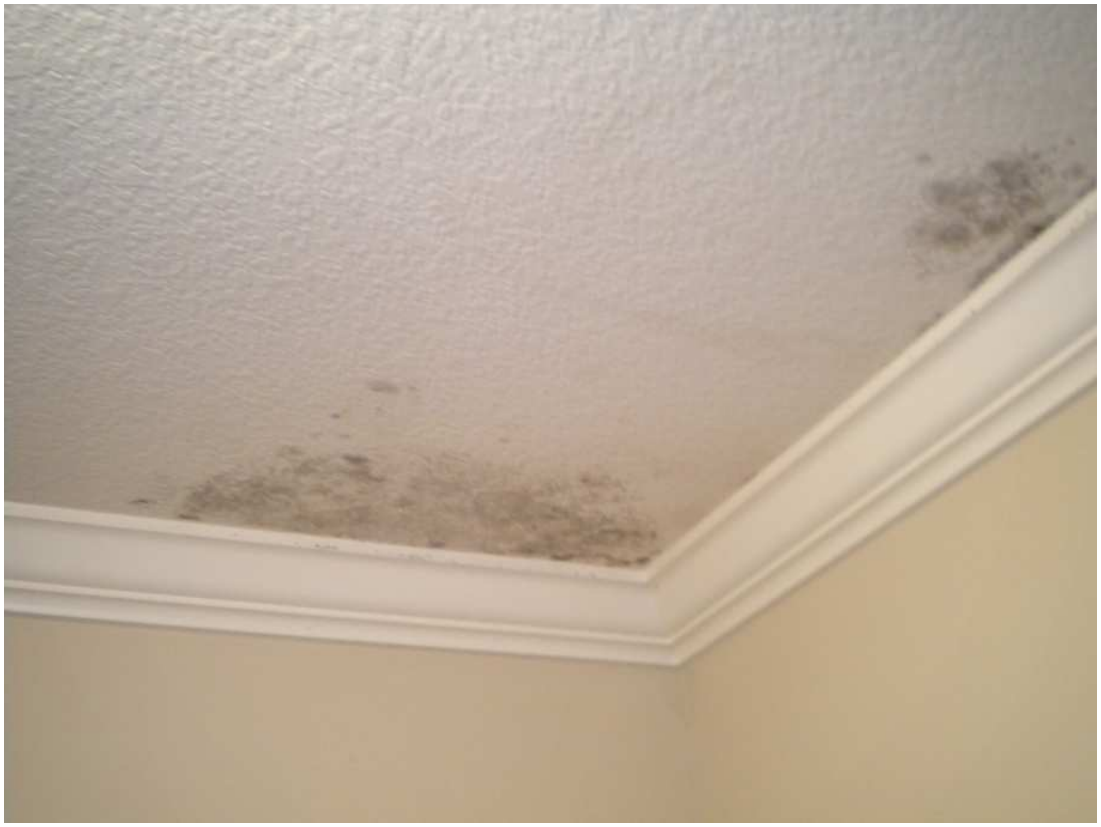
Interior Windows/Glass

General condition: ☑ Satisfactory ☐ Marginal ☐ Poor
☐ Surface deterioration: **(See Remarks page)** ☑ Representative number of windows operated

Evidence of leaking insulated glass: ☐ Yes ☑ No ☐ N/A
☐ Hardware missing ☐ Glazing compound needed ☐ Cracked glass
Safety glazing required ☐ N/A Where:

Stairs ☑ Satisfactory ☐ Marginal ☐ Poor ☐ None
Handrail: ☑ Satisfactory ☐ Marginal ☐ Poor
Risers/Treads: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Risers uneven

Smoke Detectors **(See Remarks page)**
Present: ☑ Yes ☐ No Operates: ☑ Yes ☐ No ☐ Not tested



View of Ceiling@ Foyer

Repair: In the Entrance foyer observed a 3 foot x 3 foot area of mildew / fungi material on the sheet rock ceiling. There also may be hidden damaged / fungi material in the sheet rock of the ceiling.

Repair: The coat closet located near the stairs, at the bonus room, is missing the baseboard.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

. ROOMS (INTERIOR) REMARKS (General Information)

Door Stops

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

Closet Guides

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

Cold Air Returns

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

Plaster on Wood Lath

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

Plaster on Gypsum Lath (Rock Lath)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

Wood Flooring

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

Nail Pops

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed, and are usually of no structural significance.

Carpeting

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Fireplaces / Wood Stoves

FIREPLACES / WOOD STOVES DESCRIPTION

Fireplace ☐ None Location(s): Family Room

☑ Gas ☐ Wood ☐ **Woodburner stove (See Remarks page)**

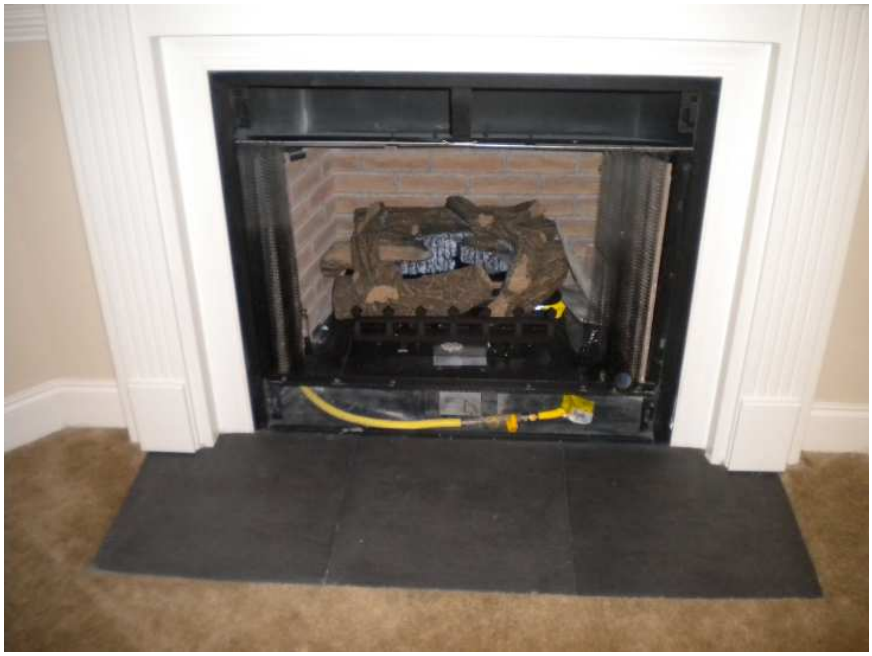
☐ Masonry ☐ Tile ☐ Metal ☑ Non Venting

☐ Blower built-in *Operates:* ☐ Yes ☐ No ☐ *Damper operates* ☐ *Damper missing*

☐ Open joints or cracks in firebrick should be sealed

Hearth: Adequate: ☑ Yes ☐ No Mantle: ☑ Adequate ☐ Loose

☐ **Recommend having flue cleaned and re-examined**



View of Fireplace@ Family Room

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

FIREPLACES (General Information)

Fireplaces

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

Woodburners

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork verifying that it was installed by a professional contractor.
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Smoke Detectors

Smoke detectors should be tested monthly. At least one detector should be on each level.

Kitchen / Laundry / Utility Room

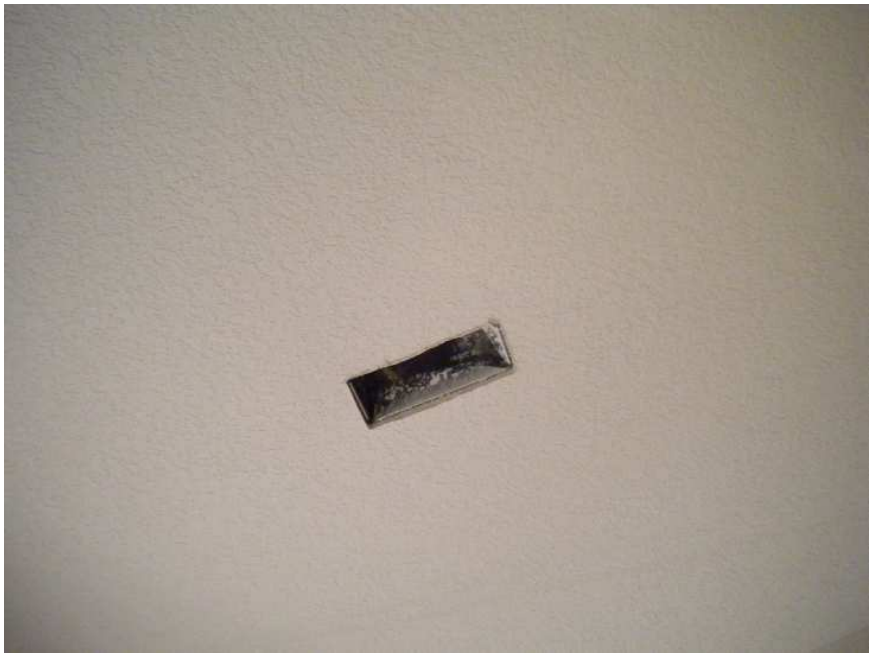
DESCRIPTION OF KITCHEN / LAUNDRY / UTILITY ROOM

Countertops	☑ Satisfactory	☐ Marginal	☐ Poor	
Cabinets				
Condition:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ **Recommend repairs**
Plumbing Comments				
Faucet leak:	☐ Yes	☑ No	Pipes leak:	☐ Yes ☑ No
Drainage:	☑ Adequate	☐ Poor	Water pressure:	☑ Adequate ☐ Poor
Walls & Ceiling				
Condition	☐ Satisfactory	☑ Marginal	☐ Poor	☐ Typical cracks ☑ Moisture stains

View of Ceiling@ Kitchen/Dining

Repair: Observed a slick spot on the ceiling texture at the ridge between the kitchen and the dining room that should be refinished.

Heat Source Present	☑ Yes	☐ No



View of Ceiling Vent@ Kitchen

Repair: The heating vent located on the ceiling in the kitchen is missing. Recommend replacing the vent.

Floor

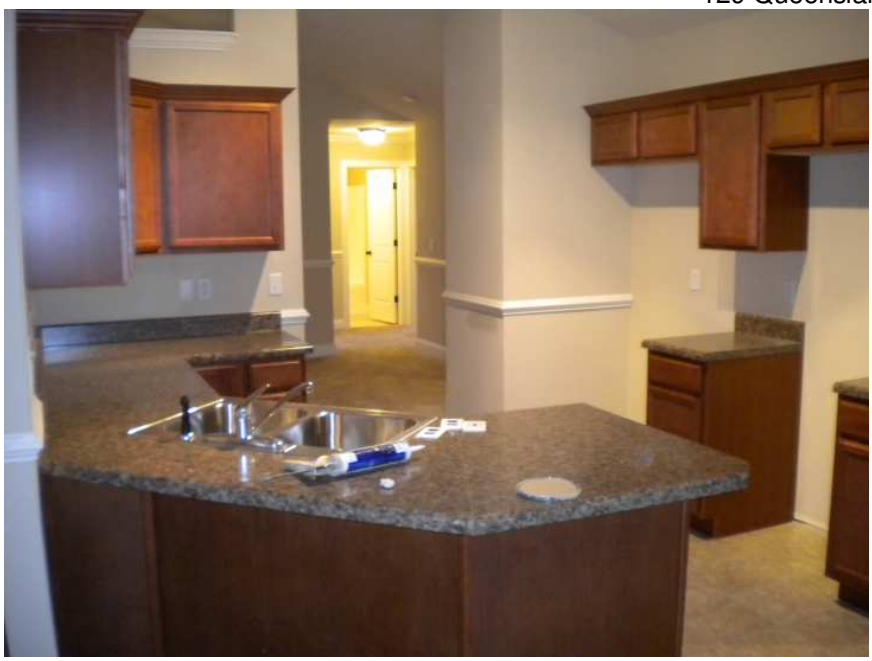
Condition	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Sloping	☐ Squeaks

Appliances **(See Remarks page)**

Disposal:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No
Dishwasher:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No
Range:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No
Oven:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No
Trash compactor:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No
Exhaust fan:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No
Refrigerator:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No
Microwave:	☐ Yes	☑ No	*Operates*:	☐ Yes	☐ No

Electrical

Outlets present:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
GFCI protected:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No **(Remarks)**
Open ground/reverse polarity within 6' of water:			☐ Yes	☑ No	☐ **Safety hazard**



View of Kitchen

LAUNDRY / UTILITY ROOM

Cross connections:	☐ Yes	☑ None apparent		Heat source present:	☑ Yes	☐ No	
Dryer vented:	☐ N/A	☑ Wall	☐ Ceiling	☐ Not vented			
Electrical: Open ground/reverse polarity within 6' of water:				☐ Yes	☑ No	☐ **Safety hazard**	
Appliances present:	☐ Washer	☐ Dryer	☐ Water heater	☐ Furnace	☐ Other		
Gas pipe: Valve shutoff:	☐ Yes		☐ No	☐ Cap Needed	☑ N/A		

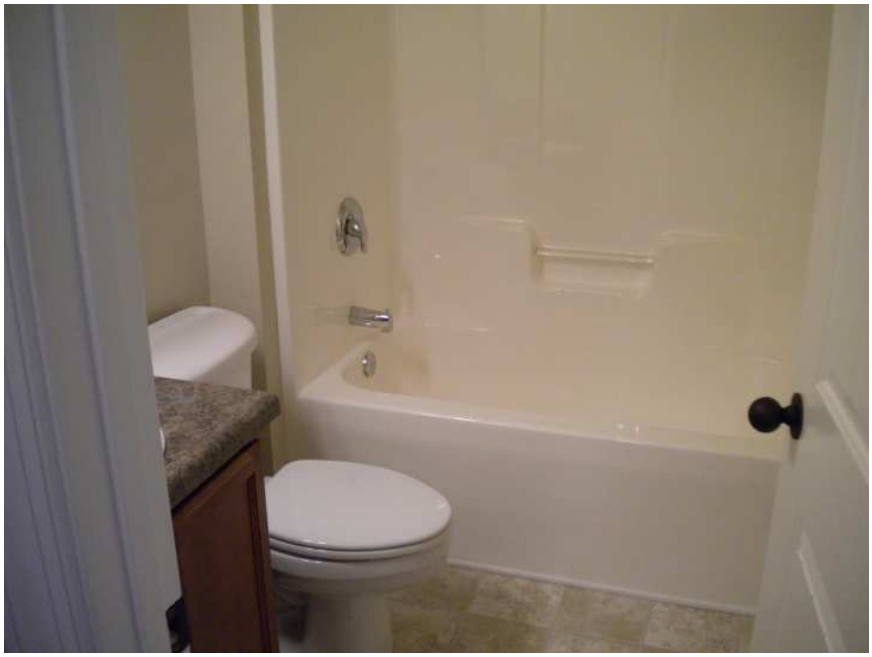
Improve: Observed the laundry room has no door stop.

Bathrooms

BATHROOMS DESCRIPTION

Hall Bath:

Sinks	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No
Tubs	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No
Showers	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No
Toilet:	Bowl loose	☐ Yes	☑ No	*Operates*:	☑ Yes	☐ No	☐ Cracked bowl	☐ Toilet leaks
Whirlpool:	*Operates*:	☐ Yes	☐ No					
Shower/Tub area:		☐ Ceramic/Plastic		☑ Fiberglass		☐ Masonite	☐ Other	
	Condition:	☑ Satisfactory		☐ Marginal		☐ Poor	☐ Rotted floors	
	Caulk/Grouting needed:	☐ Yes		☑ No		Where:		
Drainage:	☑ Satisfactory		☐ Marginal			☐ Poor		
Water pressure:	☑ Satisfactory		☐ Marginal			☐ Poor		
Walls/Ceiling:	Moisture stains present:	☐ Yes	☑ No					
Outlets present:	☑ Yes	☐ No	GFCI protected:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
	Open ground/reverse polarity within 6' of water:					☐ Yes	☑ No	
	Potential safety hazards present:			☐ Yes	☑ No	**(See Remarks page)**		
Heat source present:		☑ Yes		☐ No		**(See Remarks page)**		
Exhaust fan:	☑ Yes	☐ No		*Operates*:		☑ Yes	☐ No	



View of Hall Bathroom

Improve: Observed the Hall bathroom has no door stop.

Master Bath:

Sinks	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No
Tubs	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No
Showers	Faucet leaks:	☐ Yes	☑ No			Pipes leak:	☐ Yes	☑ No
Toilet:	Bowl loose	☐ Yes	☑ No	*Operates*:	☑ Yes	☐ No	☐ Cracked bowl	☐ Toilet leaks
Whirlpool:	*Operates*:	☐ Yes	☐ No					
Shower/Tub area:		☐ Ceramic/Plastic	☑ Fiberglass			☐ Masonite	☐ Other	
	Condition:	☑ Satisfactory	☐ Marginal			☐ Poor	☐ Rotted floors	
	Caulk/Grouting needed:	☑ Yes	☐ No			Where: At Tub		
Drainage:	☑ Satisfactory		☐ Marginal			☐ Poor		
Water pressure:	☑ Satisfactory		☐ Marginal			☐ Poor		
Walls/Ceiling:	Moisture stains present:	☐ Yes	☑ No					
Outlets present:	☑ Yes	☐ No	GFCI protected:	☑ Yes	☐ No	*Operates*:	☑ Yes	☐ No
	Open ground/reverse polarity within 6' of water:					☐ Yes	☑ No	
	Potential safety hazards present:		☐ Yes	☑ No		**(See Remarks page)**		
Heat source present:		☑ Yes	☐ No			**(See Remarks page)**		
Exhaust fan:	☑ Yes	☐ No	*Operates*:			☑ Yes	☐ No	

Repair: The wall switch located at the sink in the master bathroom did not operate. It appears there is no light fixture installed for this switch.

Repair/Improve: Observed the Master bathroom is missing the shower door, mirror, and towel racks.

BATHROOM REMARKS (General Information)

Stall Shower

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

Exhaust Fans

Bathrooms with a shower should have exhaust fans where possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fans is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

Slow Drains

On sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink pop-ups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. Don't use a caustic cleaner. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

Bedrooms

BEDROOMS DESCRIPTION

Location: Front right

Walls & Ceiling:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Typical Cracks			
Moisture stains:		☐ Yes	☑ No				
Flooring:	☑ Satisfactory	☐ Marginal	☐ Poor				
Ceiling fan:	☑ N/A	☐ Satisfactory	☐ Marginal	☐ Poor			
Electrical:	Switches:	☑ Yes	☐ No	Outlets:	☑ Yes	☐ No	
Heat source present:		☑ Yes	☐ No	☐ Floor	☐ Walls	☑ Ceilings	
Doors & Windows:		☑ Satisfactory	☐ Marginal	☐ Poor	☐ Cracked glass		

Location: Rear right Master

Walls & Ceiling:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Typical Cracks			
Moisture stains:		☐ Yes	☑ No				
Flooring:	☑ Satisfactory	☐ Marginal	☐ Poor				
Ceiling fan:	☐ N/A	☑ Satisfactory	☐ Marginal	☐ Poor			
Electrical:	Switches:	☑ Yes	☐ No	Outlets:	☑ Yes	☐ No	
Heat source present:		☑ Yes	☐ No	☐ Floor	☐ Walls	☑ Ceilings	
Doors & Windows:		☑ Satisfactory	☐ Marginal	☐ Poor	☐ Cracked glass		

Location: Bonus

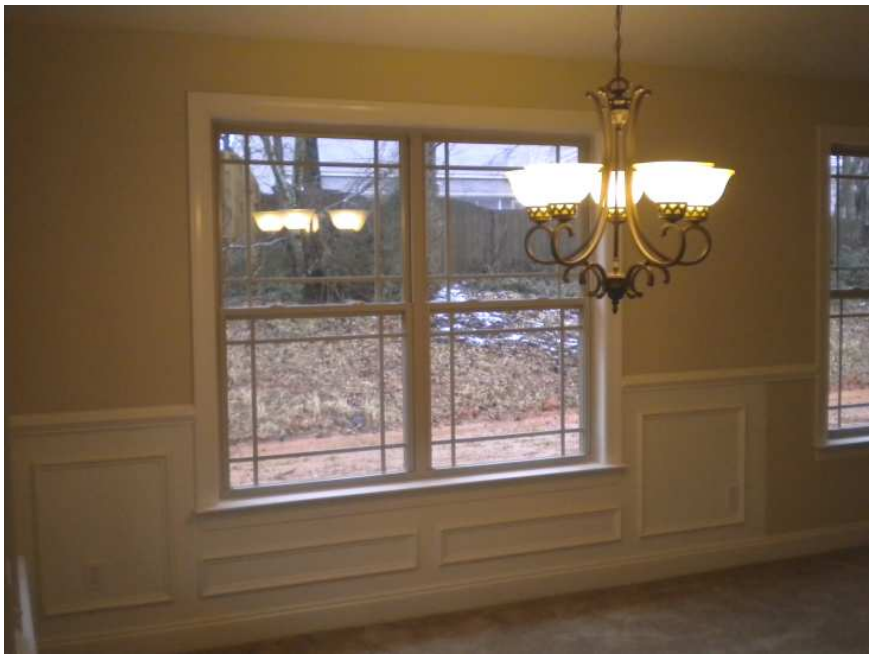
Walls & Ceiling:	☑ Satisfactory	☐ Marginal	☐ Poor	☐ Typical Cracks			
Moisture stains:		☐ Yes	☑ No				
Flooring:	☑ Satisfactory	☐ Marginal	☐ Poor				
Ceiling fan:	☑ N/A	☐ Satisfactory	☐ Marginal	☐ Poor			
Electrical:	Switches:	☑ Yes	☐ No	Outlets:	☑ Yes	☐ No	
Heat source present:		☑ Yes	☐ No	☐ Floor	☐ Walls	☑ Ceilings	
Doors & Windows:		☑ Satisfactory	☐ Marginal	☐ Poor	☐ Cracked glass		

Dining /Family Rooms

DINING ROOM DESCRIPTION

Location

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Typical Cracks
Moisture stains: ☐ Yes ☑ No
Flooring: ☑ Satisfactory ☐ Marginal ☐ Poor
Ceiling fan: ☑ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: Switches: ☑ Yes ☐ No Outlets: ☑ Yes ☐ No
Heat source present: ☑ Yes ☐ No ☐ Floor ☐ Walls ☑ Ceilings
Doors & Windows: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass

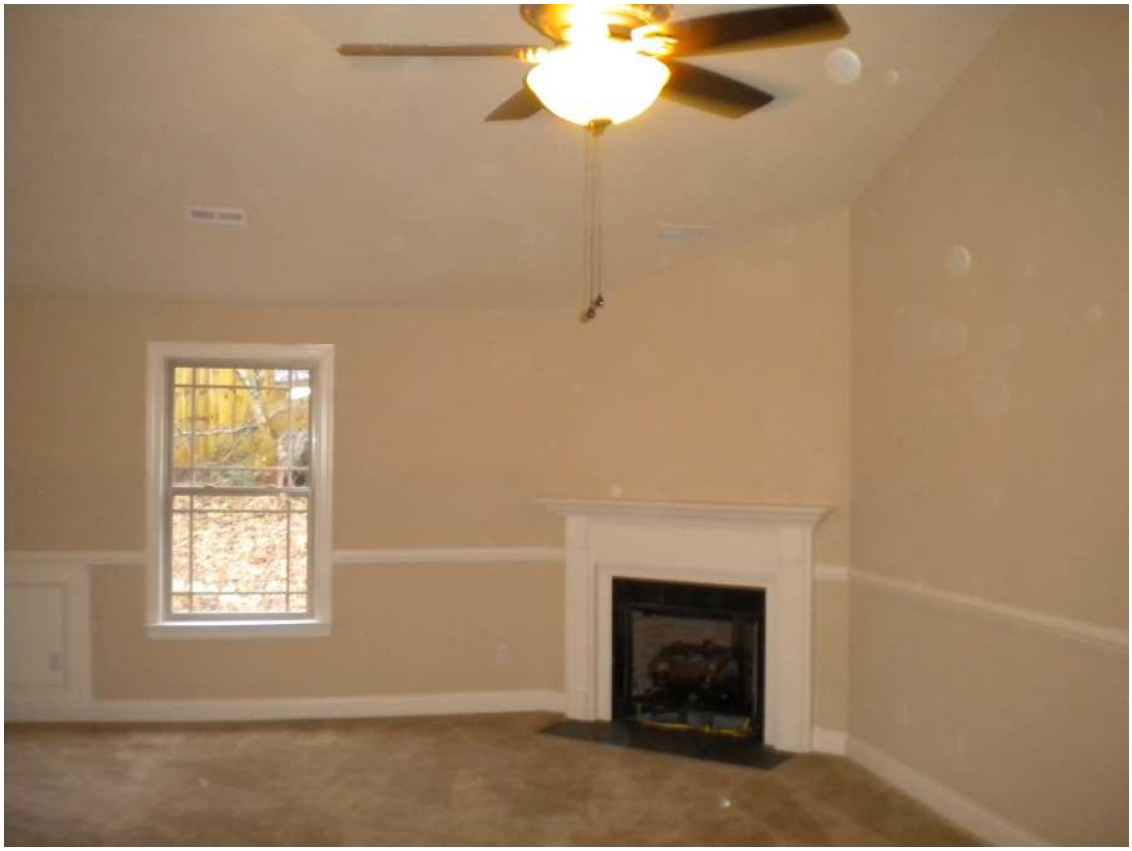


View of Dining Room

FAMILY ROOM DESCRIPTION

Location

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Typical Cracks
Moisture stains: ☐ Yes ☑ No
Flooring: ☑ Satisfactory ☐ Marginal ☐ Poor
Ceiling fan: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: Switches: ☑ Yes ☐ No Outlets: ☑ Yes ☐ No
Heat source present: ☑ Yes ☐ No ☐ Floor ☐ Walls ☑ Ceilings
Doors & Windows: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Cracked glass



View of Family Room

Crawl Space/ Slab on Grade

CRAWL SPACE/ SLAB ON GRADE DESCRIPTION

Slab On Grade ☐ N/A ☐ Not Visible Signs of settlement: ☐ Yes ☑ No

Foundation Walls

☐ Concrete block	☑ Poured concrete	☐ Stone	☐ Wood
☐ Brick	☐ Piers & columns	☐ Other	
☑ Cracks	☐ Movement	☐ **Have evaluated**	☐ Monitor

Repair: Observed cracks in the foundation wall located at the right side and rear of the house that need repair. Liquid cement may be applied to these cracks for filling to prevent moisture from entering.

Floor

☐ Dirt	☑ Concrete	☐ Gravel	☐ Other
☐ Typical cracks			

Drainage

☐ Outside drain	☐ Sump pump	☑ None apparent
Evidence of moisture damage:	☐ Yes	☑ No

Vapor Barrier ☐ Yes ☐ No **(See Remarks page)**

☐ Kraft face ☐ Plastic ☐ Other ☑ Not visible

LIMITATIONS OF CRAWL SPACE/ SLAB ON GRADE INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.

AMERICAN SOCIETY OF HOME INSPECTORS®

Standards of Practice

Note: Underlined words are defined in the Glossary

As approved by ASHI Membership July, 1999
Effective 1 January 2000

1. INTRODUCTION

1.1 The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members include private, fee-paid home inspectors. ASHI®'s objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home inspectors who are members of the American Society of Home Inspectors. Home inspections performed to these Standards of Practice are intended to provide the client with information regarding the condition of the systems and components of the home as inspected at the time of the Home Inspection.

2.2 The Inspector shall:

A. inspect:
1. readily accessible systems and components of homes listed in these Standards of Practice.
2. installed systems and components of homes listed in these Standards of Practice.

B. report:
1. on those systems and components inspected which, in the professional opinion of the inspector, are significantly deficient or are near the end of their service lives.
2. A reason why, if not self-evident, the system or component is significantly deficient or near the end of its service life.
3. the inspector's recommendations to correct or monitor the reported deficiency.
4. on any systems and components designated for inspection in these Standards of Practice which were present at the time of the Home Inspection but were not inspected and the reason they were not inspected.

2.3 These Standards of Practice are not intended to limit inspectors from:

A. including other inspection services, systems or components in addition to those required by these Standards of Practice.
B. specifying repairs, provided the inspector is appropriately qualified and willing to do so.
C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

A. inspect:
1. the structural components including foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.

B. describe:
1. the foundation and report the methods used to inspect the under-floor crawl space.
2. the floor structure.
3. the wall structure.
4. the ceiling structure.
5. the roof structure and report the methods used to inspect the attic.

3.2 The inspector is NOT required to:

A. provide any engineering service or architectural service.
B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR

4.1 The inspector shall:

A. inspect:
1. the exterior wall covering, flashing and trim.
2. all exterior doors.
3. attached decks, balconies, stoops, steps, porches, and their associated railings.
4. the eaves, soffits, and fascias where accessible from the ground level.
5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
6. walkways, patios, and driveways leading to dwelling entrances.

B. describe the exterior wall covering.

4.2 The inspector is NOT required to:

A. inspect:
1. screening, shutters, awnings, and similar seasonal accessories.
2. fences.
3. geological, geotechnical, or hydrological conditions.
4. recreational facilities.
5. outbuildings.
6. seawalls, break-walls, and docks.
7. erosion control and earth stabilization measures.

5. ROOF SYSTEM

5.1 The inspector shall:

A. inspect:
1. the roof covering.
2. the roof drainage systems.
3. the flashings.
4. the skylights, chimneys, and roof penetrations.

B. describe the roof covering and report the methods used to inspect the roof.

5.2 The inspector is NOT required to:

A. inspect:
1. antennae.
2. interiors of flues or chimneys which are not readily accessible.
3. other installed accessories.

6. PLUMBING SYSTEM

6.1 The inspector shall:

A. inspect:
1. the interior water supply and distribution systems including all fixtures and faucets.
2. the drain, waste and vent systems including all fixtures.
3. the water heating equipment
4. the vent systems, flues, and chimneys.
5. the fuel storage and fuel distribution systems.
6. the drainage sumps, sump pumps, and related piping.

B. describe:
1. the water supply, drain, waste, and vent piping materials.
2. the water heating equipment including the energy source.
3. the location of main water and main fuel shut-off valves.

6.2 The inspector is NOT required to:

A. inspect:
1. the clothes washing machine connections.
2. the interiors of flues or chimneys which are not readily accessible.
3. wells, well pumps, or water storage related equipment.
4. water conditioning systems.
5. solar water heating systems.
6. fire and lawn sprinkler systems.
7. private waste disposal systems.

B. determine:
1. whether water supply and waste disposal systems are public or private.
2. the quantity or quality of the water supply.
3. operate safety valves or shut off valves.

7. ELECTRICAL SYSTEM

7.1 The inspector shall:

A. inspect:
1. the service drop.
2. the service entrance conductors, cables, and raceways.
3. the service equipment and main disconnects.
4. the service grounding.
5. the interior components of service panels and sub panels.
6. the conductors.
7. the overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. the ground fault circuit interrupters.

B. describe:
1. the amperage and voltage rating of the service
2. the location of main disconnect(s) and sub panels
3. the wiring methods

C. report:
1. on the presence of solid conductor aluminum branch circuit wiring
2. on the absence of smoke detectors

7.2 The inspector is NOT required to:

A. inspect:
1. the remote control devices unless the device is the only control device.
2. the alarm systems and components.
3. the low voltage wiring, systems and components.
4. the ancillary wiring, systems and components not a part of the primary electrical power distribution system.

B. measure amperage, voltage, or impedance.

8. HEATING SYSTEM

8.1 The inspector shall:

A. inspect:
1. the installed heating equipment.
2. the vent systems, flues, and chimneys.

B. describe
1. the energy source.
2. the heating method by its distinguishing characteristics.

8.2 The inspector is NOT required to:

A. inspect:
1. the interiors of flues or chimneys which are not readily accessible.
2. the heat exchanger.
3. the humidifier or dehumidifier.
4. the electronic air filter.
5. the solar space heating system.

B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING SYSTEMS

9.1 The inspector shall:

A. inspect the installed central and through-wall cooling equipment.

B. describe:
1. the energy source.
2. the cooling method by its distinguishing characteristics.

9.2 The inspector is NOT required to:

A. inspect electronic air filters.

B. determine cooling supply adequacy or distribution balance.

10. INTERIOR

10.1 The inspector shall:

A. inspect:
1. the walls, ceilings, and floors.
2. the steps, stairways, and railings.
3. the countertops and a representative number of installed cabinets.
4. a representative number of doors and windows.
5. garage doors and garage door operators.

10.2 The inspector is NOT required to:

A. inspect:
1. the paint, wallpaper, and other finish treatments.
2. the carpeting.
3. the window treatments.
4. the central vacuum systems.
5. the household appliances.
6. recreational facilities.

11. INSULATION & VENTILATION

11.1 The inspector shall:

A. inspect:
1. the insulation and vapor retarders in unfinished spaces.
2. the ventilation of attics and foundation areas.
3. the mechanical ventilation systems.

B. describe:
1. the insulation and vapor retarders in unfinished spaces.
2. the absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to:

A. disturb insulation or vapor retarders.
B. determine indoor air quality.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

A. inspect :
1. the system components.
2. the vent systems, flues, and chimneys.

B. describe:
1. the fireplaces and solid fuel burning appliances.
2. the chimneys.

12.2 The inspector is NOT required to:

A. inspect:
1. the interiors of flues or chimneys.
2. the firescreens and doors.
3. the seals and gaskets.
4. the automatic fuel feed devices.
5. the mantles and fireplace surrounds.
6. the combustion make-up air devices.
7. the heat distribution assists whether gravity controlled or fan assisted.

B. ignite or extinguish fires.
C. determine draft characteristics.
D. move fireplace inserts or stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

A. Inspections performed in accordance with these Standards of Practice
1. are not technically exhaustive.
2. will not identify concealed conditions or latent defects

B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. The inspector is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.

B. Inspectors are NOT required to determine:
1. the condition of systems or components which are not readily accessible.
2. the remaining life of any system or component.
3. the strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. the methods, materials, or costs of corrections.
6. future conditions including, but not limited to, failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. the market value of the property or its marketability.

10. the advisability of the purchase of the property.
11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances.
14. the operating costs of systems or components.
15. the acoustical properties of any system or component.

C. Inspectors are NOT required to offer:
1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform work in any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

D. Inspectors are NOT required to operate:
1. any system or component which is shut down or otherwise inoperable.
2. any system or component which does not respond to Normal Operating Controls.
3. shut-off valves.

E. Inspectors are NOT required to enter:
1. any area which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. the under-floor crawl spaces or attics which do not conform to recognized standards for clearance.

F. Inspectors are NOT required to inspect:
1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. systems or components which are not installed.
3. decorative items.
4. systems or components located in areas which are not entered in accordance with these Standards of Practice.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

G. Inspectors are NOT required to:
1. perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
3. dismantle any system or component, except as explicitly required by these Standards of Practice.

GLOSSARY OF UNDERLINED WORDS*

Alarm Systems
Warning devices, installed or free-standing, including but not limited to; carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps and smoke alarms

Architectural Service
Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract

Automatic Safety Controls
Devices designed and installed to protect systems and components from unsafe conditions

Component
A part of a system

Decorative
Ornamental; not required for the proper operation of the essential systems and components of a home

Describe
To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components

Dismantle
To take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance

Engineering Service
Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes

Further Evaluation
Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection

Home Inspection
The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice

Household Appliances
Kitchen, laundry, and similar appliances, whether installed or free-standing

Inspect
To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using Normal Operating Controls and opening Readily Openable Access Panels

Inspector
A person hired to examine any system or component of a building in accordance with these Standards of Practice

Installed
Attached such that removal requires tools

Normal Operating Controls
Devices such as thermostats, switches or valves intended to be operated by the homeowner

Readily Accessible
Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property

Readily Openable Access Panel
A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities
Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories

Report

To communicate in writing

Representative Number
One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components

Roof Drainage Systems
Components used to carry water off a roof and away from a building

Significantly Deficient
unsafe or not functioning

Shut Down
A state in which a system or component cannot be operated by Normal Operating Controls

Solid Fuel Burning Appliances
A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction

Structural Component
A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System
A combination of interacting or interdependent components, assembled to carry out one or more functions

Technically Exhaustive
An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-Floor Crawl Space
The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe
A condition in a readily accessible, installed component or system which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards

Wiring Methods
Identification of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube," etc.

**Note: In these Standards of Practice, redundancy in the description of the requirements, limitations and exclusions regarding the scope of the Home Inspection is provided for clarity.*

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ❑ Change the locks on all exterior entrances, for improved security.
- ❑ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ❑ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ❑ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ❑ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ❑ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ❑ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ❑ Install rain caps and vermin screens on all chimney flues, as necessary.
- ❑ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ❑ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ❑ Examine heating/cooling air filters and replace or clean as necessary.
- ❑ Inspect and clean humidifiers and electronic air cleaners.
- ❑ If the house has hot water heating, bleed radiator valves.
- ❑ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ❑ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ❑ Repair or replace leaking faucets or shower heads.
- ❑ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ❑ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ❑ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ❑ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ❑ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ❑ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.

- ❑ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ❑ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ❑ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ❑ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ❑ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ❑ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ❑ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ❑ Replace or clean exhaust hood filters.
- ❑ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ❑ Replace smoke detector batteries.
- ❑ Have the heating, cooling and water heater systems cleaned and serviced.
- ❑ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ❑ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ❑ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ❑ If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.