Certified Home Inspections

CONFIDENTIAL PROPERTY INSPECTION REPORT

2006 Mains St., Anywhere, NY 00000

Building Inspection Report

Inspection Date:
00/00/2006

Prepared For:
John Doe

Prepared By:
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MEMBER

Report Overview

THE HOUSE IN PERSPECTIVE

This is low quality home. Numerous improvements are required. A substantial investment will be required to bring the house up to acceptable condition. The costs of these repairs and the end result should be weighed against the cost of demolition and reconstruction.

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.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

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.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 45 degrees F. Weather conditions leading up to the inspection have been relatively dry.

Executive Summary

CONVENTIONS USED IN THIS REPORT

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

⌦ denotes **major** discoverable items which may have a cost significance greater than $1500 to correct and/or have structural, operating or safety implication.

☒ denotes items where correction is recommended. These items were of a **safety** type and none should require greater than a $1500 expenditure if taken individually.

☑ denotes items of a **maintenance** type and none should require greater than a $1500 expenditure if taken individually.

⍰ denotes an area where further investigation and/or **monitoring** is needed. These items are for note only.

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements 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.

MAJOR ITEMS

⌦ The foundation exhibits evidence of substantial bowing and cracking at the front and rear wall. This is usually the result of excessive soil pressure on the foundation. Lot drainage and foundation improvements should be addressed. A structural engineer and/or a qualified contractor should be consulted to further evaluate this condition, provide remedies available for correction and a written estimate.

⌦ The basement shows evidence of moisture penetration in the form of: (water staining (wet areas (prior attempts to repair (elevated storage. While it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home, the visible evidence suggests that basement leakage will be a chronic occurrence. Further monitoring of the foundations will be required to determine what improvements will be required.

⌦ The composition shingle roofing on the entire house should be replaced. It is recommended that roofing materials be removed prior to re-roofing. It is reported that this roof covering is approximately 25+ years old. Contact a roofing contractor for a written estimate.

⌦ The liner on the interior of the chimney is deteriorated and collapsing. Contact a chimney contractor for a written estimate.

⌦ The vinyl siding installation is non-standard. Finishing and trim are inconsistent with standard installation techniques. Contact a qualified contractor for further evaluation, possible remedies and a written estimate.

⌦ Evidence of extensive mildew was observed in the main attic. This condition is usually the result of insufficient ventilation. Contact a qualified contractor for remediation and adequate ventilation techniques.

⌦ The installation of the vent free gas heater in the converted garage is suspect. Contact a qualified contractor for further evaluation, possible remedies and a written estimate.

⌦ The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed, given its age and current condition replacement may be necessary. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

SAFETY ITEMS

☒ No safety springs/cables were noted on the garage door springs. The installation of safety springs/cables would improve safety.

☒ The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.

☒ Loose wiring in the basement should be secured.

- ☒ Improper electrical connections in the garage should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.
- ☒ An outlet in the garage is loose. It should be replaced.
- ☒ The installation of the distribution wiring in the garage is non-standard. It is suspected that installation was performed by an amateur, rather than a licensed electrician.
- ☒ The installation of the oil supply line and flue for the furnace is inconsistent with standard installation techniques. Contact a qualified heating contractor for further evaluation and a written estimate.
- ☒ For improved safety, it is recommended that a handrail be provided for the basement stairway.
- ☒ The door at the top of the basement stairwell should open away from the stairs. It is recommended that this door be altered for improved safety.
- ☒ The installation of smoke detectors outside sleeping areas is recommended.

MAINTENANCE ITEMS

- ☑ Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, or a battery power supply in the event of a power interruption. Please refer to the "Plumbing" section, where there may be more information on the sump pump. (Note: It is usually not possible to verify the discharge location of the sump pump line during an inspection.)
- ☑ The plumbing vent stack flashing on the main slope should be replaced.
- ☑ It is recommended that the seller of the home be consulted regarding any available warranties.
- ☑ The grading in various locations should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.
- ☑ Basement window well(s) in various locations should be improved. Window wells protect basement windows from surface water and prevent contact with the soil.
- ☑ Covers should be provided for basement window wells in various locations to prevent storm water from accumulating within the well.
- ☑ A drainage swale (if effect, a wide and shallow ditch) should be created at the rear wall. Drainage swales are intended to divert storm water away from the house and ultimately off the lot.
- ☑ The walkway presents a trip hazard. This condition should be altered for improved safety.
- ☑ Sections of the soffit/fascia throughout were observed to be loose. The fascia (the wooden board to which the gutter is typically fastened) shows evidence of substantial rot throughout. Repair or replacement should be undertaken as necessary.
- ☑ Vegetation growing on or within 6 inches of exterior walls should be kept trimmed away from siding, window trims, and the eaves.
- ☑ The window frames require painting and caulking on the exterior.
- ☑ As is very typical, the basement windows have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided.
- ☑ The exterior door should be trimmed or adjusted to work properly.
- ☑ The overhead garage door is substantially rotted. It should be repaired or replaced as necessary.
- ☑ The heating system requires servicing. The dirty air filter should be replaced.
- ☑ Damaged insulation on refrigerant lines should be repaired.
- ☑ The outdoor unit of the air conditioning system requires cleaning.
- ☑ The attic insulation should be evened out in the main attic.
- ☑ Ideally, the attic access hatch in the main attic should be better insulated.
- ☑ The level of attic ventilation in the main attic should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will

help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

- ☑ The passage of air between the attic soffit vents and the roof cavity in the main attic appears to be obstructed. "Baffles" should be provided to hold back insulation and allow for free movement of air within the roof space. This area should be further investigated and improved where necessary.
- ☑ Exhaust vent pipes in the main attic should be insulated and vented to the building exterior.
- ☑ The installation of the waste piping in the basement is not workmanlike. Unsealed opening in the waste piping in the basement should be corrected. Disconnected plumbing was visible at the rear wall.
- ☑ The installation of the sump pump in the basement should be improved to ensure proper performance. The sump pit in the basement should be covered for improved safety. The sump pump piping is leaking at the rear wall.
- ☑ The floor tile is cracked in the kitchen.
- ☑ The original wood frame windows in many locations are in disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.
- ☑ The clothes dryer should be vented to the building exterior.

MONITOR ITEMS

- ◈ Evidence of condensation (in the form of mildew) was observed on the underside of the roof sheathing in the main attic. This condition can weaken the sheathing and ultimately necessitate replacement. During any planned re-roofing, the sheathing should be investigated to determine if replacement is needed.
- ◈ The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Rebuilding of this chimney will ultimately be necessary. A rain cap and vermin screen should be installed on the masonry chimney.
- ◈ As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- ◈ It would be wise to insulate the "rim joist" cavities in the basement.
- ◈ Basement window well(s) in various locations should be improved. Window wells protect basement windows from surface water and prevent contact with the soil.
- ◈ Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- ◈ Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. ***The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.*** A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- ◈ Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Concrete Block •Basement Configuration
Floor Structure:	•Wood Floor Joist •Steel Columns •Wood Floor Beams •Board/Plank Sub Floor
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters
Roof Sheathing:	•Solid Plank
Attic Access Location:	•Hallway •Attic Method Of Inspection: Viewed From Access Hatch

STRUCTURAL COMPONENT OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

⌦ The foundation exhibits evidence of substantial bowing and cracking at the front and rear wall. This is usually the result of excessive soil pressure on the foundation. Lot drainage and foundation improvements should be addressed. A structural engineer and/or a qualified contractor should be consulted to further evaluate this condition, provide remedies available for correction and a written estimate.

⌦ The basement shows evidence of moisture penetration in the form of: •water staining •wet areas •prior attempts to repair •elevated storage. ***While it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home, the visible evidence suggests that basement leakage will be a chronic occurrence.*** Further monitoring of the foundations will be required to determine what improvements will be required.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that chronic basement leakage problems are experienced, excavation, dampproofing and/or the installation of drainage tiles may be necessary. Your plans for using the basement may also influence the approach taken to curing any leakage that is experienced. Basement leakage rarely affects the structural integrity of a home. If the leakage can be tolerated, expensive repairs can usually be avoided.

☑ Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, or a battery power supply in the event of a power interruption. Please refer to the "Plumbing" section, where there may be more information on the sump pump. (Note: It is usually not possible to verify the discharge location of the sump pump line during an inspection.)

◈ Evidence of condensation (in the form of mildew) was observed on the underside of the roof sheathing in the main attic. This condition can weaken the sheathing and ultimately necessitate replacement. During any planned re-roofing, the sheathing should be investigated to determine if replacement is needed.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.

- Furniture and/or storage restricted access to some structural components.

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

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering: •Composition Shingle •Number of roofing layers observed: One
Chimneys: •Masonry •Lined
Gutters and Downspouts: •None Installed
Method of Inspection: •Walked On Roof

ROOFING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

⌦ The composition shingle roofing on the entire house should be replaced. It is recommended that roofing materials be removed prior to re-roofing. It is reported that this roof covering is approximately 25+ years old. Contact a roofing contractor for a written estimate.

⌦ The liner on the interior of the chimney is deteriorated and collapsing. Contact a chimney contractor for a written estimate.

◈ The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Rebuilding of this chimney will ultimately be necessary. A rain cap and vermin screen should be installed on the masonry chimney.

☑ The plumbing vent stack flashing on the main slope should be replaced.

DISCRETIONARY IMPROVEMENTS

It is recommended that the seller of the home be consulted regarding any available warranties.

The installation of rain caps and vermin screens on chimneys is a logical improvement.

LIMITATIONS OF ROOFING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of.
- Evidence of prior leakage may be disguised by interior finishes.
- A chimney was not entirely visible during the inspection of the roofing system.

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

Exterior Components

DESCRIPTION OF EXTERIOR

Lot Grading:	•Graded Away From House
Driveways:	•Asphalt
Walkways / Patios:	•Pavers
Porches, Decks, and Steps:	•Concrete
Soffit and Fascia:	•Vinyl
Wall Cladding:	•Vinyl Siding
Window Frames:	•Wood •Vinyl
Entry Doors:	•Metal •French •Storm Door(s)
Overhead Garage Door(s):	•Wood

EXTERIOR OBSERVATIONS

The exterior siding that has been installed on the house is relatively low maintenance.

The exterior of the home has lacked maintenance.

RECOMMENDATIONS / OBSERVATIONS

☑ The grading in various locations should be improved to promote the flow of storm water away from the house. This can usually be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

☑ Basement window well(s) in various locations should be improved. Window wells protect basement windows from surface water and prevent contact with the soil.

☑ Covers should be provided for basement window wells in various locations to prevent storm water from accumulating within the well.

☑ A drainage swale (if effect, a wide and shallow ditch) should be created at the rear wall. Drainage swales are intended to divert storm water away from the house and ultimately off the lot.

☑ The walkway presents a trip hazard. This condition should be altered for improved safety.

☑ Sections of the soffit/fascia throughout were observed to be loose. The fascia (the wooden board to which the gutter is typically fastened) shows evidence of substantial rot throughout. Repair or replacement should be undertaken as necessary.

⌦ The vinyl siding installation is non-standard. Finishing and trim are inconsistent with standard installation techniques. Contact a qualified contractor for further evaluation, possible remedies and a written estimate.

☑ Vegetation growing on or within 6 inches of exterior walls should be kept trimmed away from siding, window trims, and the eaves.

☑ The window frames require painting and caulking on the exterior.

☑ As is very typical, the basement windows have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided.

☑ The exterior door should be trimmed or adjusted to work properly.

☑ The overhead garage door is substantially rotted. It should be repaired or replaced as necessary.

☒ No safety springs/cables were noted on the garage door springs. The installation of safety springs/cables would improve safety.

☒ The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected.

- The inspection does not include an assessment of geological conditions and/or site stability.
- There was an absence of historical evidence due to the installation of new siding.
- Storage in the garage restricted the inspection.
- Interior finishes and/or insulation restricted the inspection of the garage.

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

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•200 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Overhead •Aluminum
Main Disconnect:	•Breakers •Located in the basement •Main Service Rating 200 Amps
Service Ground:	•Copper •Ground Rod Connection
Main Distribution Panel:	•Breakers •Located in the basement •Panel Rating 200 Amps
Branch/Auxiliary Panel(s):	•None visible
Distribution Wiring:	•Copper
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•None found

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

RECOMMENDATIONS / OBSERVATIONS

☒ Loose wiring in the basement should be secured.

☒ Improper electrical connections in the garage should be improved. All electrical connections should be made inside junction boxes fitted with cover plates.

☒ An outlet in the garage is loose. It should be replaced.

☒ The installation of the distribution wiring in the garage is non-standard. It is suspected that installation was performed by an amateur, rather than a licensed electrician.

DISCRETIONARY IMPROVEMENTS

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

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

Heating System

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source: •Oil
Heating System Type: •Forced Air **- Manufacturer:** Unknown **BTU Rating:** Unknown **# Of Zones:** 1
Heat Distribution Methods: •Ductwork
Other Components:

HEATING OBSERVATIONS

The furnace is estimated to be 9 years old. The typical life cycle for a unit such as this is 20-25 years. Some units will last longer; others can fail prematurely.

RECOMMENDATIONS / OBSERVATIONS

☑ The heating system requires servicing. The dirty air filter should be replaced.

☒ The installation of the oil supply line and flue for the furnace is inconsistent with standard installation techniques. Contact a qualified heating contractor for further evaluation and a written estimate.

LIMITATIONS OF HEATING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one time visit to a home.

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

Cooling / Heat Pump System

DESCRIPTION OF COOLING / HEAT PUMP SYSTEM

Energy Source: •Electricity •240 Volt Power Supply
System Type: •Air Cooled Central Air Conditioning **- Manufacturer:** Lennox **Location:** Exterior
Other Components:

SYSTEM OBSERVATIONS

The compressor employed in the system is estimated to be 20+/- years old.

RECOMMENDATIONS / OBSERVATIONS

☑ Damaged insulation on refrigerant lines should be repaired.

? As is not uncommon for homes of this age and location, the air conditioning system is older. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

☑ The outdoor unit of the air conditioning system requires cleaning.

☒ The temperature drop measured across the evaporator coil of the air conditioning system is lower than considered typical. This usually indicates that servicing is needed, given its age and current condition replacement may be necessary. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available for correction.

LIMITATIONS OF COOLING / HEAT PUMP SYSTEM INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•3+ inches Fiberglass in the main attic
Roof Cavity Insulation:	•None visible
Exterior Wall Insulation:	•Unknown
Basement Wall Insulation:	•None visible
Floor Cavity Insulation:	•None visible
Air / Vapor Barrier(s):	•None Visible
Roof / Attic Ventilation:	•Soffit Vents •Gable Vents

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- ⍰ It would be wise to insulate the "rim joist" cavities in the basement.
- ☑ The attic insulation should be evened out in the main attic.
- ☑ Ideally, the attic access hatch in the main attic should be better insulated.
- ☑ The level of attic ventilation in the main attic should be improved. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.
- ⌧ Evidence of extensive mildew was observed in the main attic. This condition is usually the result of insufficient ventilation. Contact a qualified contractor for remediation and adequate ventilation tyechniques.
- ☑ The passage of air between the attic soffit vents and the roof cavity in the main attic appears to be obstructed. "Baffles" should be provided to hold back insulation and allow for free movement of air within the roof space. This area should be further investigated and improved where necessary.
- ☑ Exhaust vent pipes in the main attic should be insulated and vented to the building exterior.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests 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 beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.
- The attic was viewed from the access hatch only.
- Insulation within the roof cavity obstructed a view of structural members.

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

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source: •Private Water Supply
Service Pipe to House: •Plastic •Service Pipe Size: 1 inch
Main Valve Location: •Basement
Supply Piping: •Copper
Waste Disposal System: •Private Sewage System (Reported by Real Estate Representative)
Drain / Waste / Vent Piping: •Plastic •Galvanized Steel •Cast Iron
Cleanout Location: •Basement
Water Heater: **Manufacturer:** General Electric •Approximately 40 gallon capacity •Approximate age: 1 years •Electric •Location: Basement
Other Components: •Sump Pump

PLUMBING OBSERVATIONS

The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

RECOMMENDATIONS / OBSERVATIONS

☑ The installation of the waste piping in the basement is not workmanlike. Unsealed opening in the waste piping in the basement should be corrected. Disconnected plumbing was visible at the rear wall.

☑ The installation of the sump pump in the basement should be improved to ensure proper performance. The sump pit in the basement should be covered for improved safety. The sump pump piping is leaking at the rear wall.

DISCRETIONARY IMPROVEMENTS

Supply piping may be susceptible to freezing during extremely cold weather. Heating or insulating this pipe would be wise.

LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited 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, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- An inspection of the sewage system is outside the scope of this inspection.

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

Interior Components

DESCRIPTION OF INTERIOR

Wall Finishes:	•Drywall/Plaster
Ceiling Finishes:	•Drywall/Plaster •Wood
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood
Doors:	•Hollow Core
Window Styles and Glazing:	•Casement •Double/Single Hung •Fixed Pane •Single Pane with Storm Window •Double Glazed
Fireplace(s):	•Gas
Kitchen Appliances Tested:	•Not Inspected
Laundry Appliances Tested:	•Not Inspected
Laundry Facility:	•240 Volt Circuit for Dryer •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Smoke Detectors

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

☑ The floor tile is cracked in the kitchen.

☑ The original wood frame windows in many locations are in disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.

⌦ The installation of the vent free gas heater in the converted garage is suspect. Contact a qualified contractor for further evaluation, possible remedies and a written estimate.

☒ For improved safety, it is recommended that a handrail be provided for the basement stairway.

☒ The door at the top of the basement stairwell should open away from the stairs. It is recommended that this door be altered for improved safety.

☒ The installation of smoke detectors outside sleeping areas is recommended.

☑ The clothes dryer should be vented to the building exterior.

◈ Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

◈ Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. ***The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.*** A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

◈ Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

DISCRETIONARY IMPROVEMENTS

Operational smoke detectors are recommended outside sleeping areas within the home.

It is strongly encouraged that the dryer be vented to the building exterior.

It may be desirable to install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- No access was gained to the wall cavities of the home.
- The dishwasher was not run for a full cycle.
- The washing machine faucets were not tested.

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

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.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!