

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 **134 Travelier Trail Piedmont, SC**



Inspection Date:
09/25/2018

Prepared For:
Alice Rodriguez

Report Number:
08175

Inspector:
Alton Swaynghame

Table of Contents

SUMMARY REPORT	3
BUILDING DATA / RECEIPT INFORMATION	10
GROUNDS	11
ROOFING	14
EXTERIOR	17
ELECTRICAL	24
HEATING	26
COOLING / HEAT PUMPS	30
INSULATION / VENTILATION/ATTIC	33
PLUMBING	35
INTERIOR	38
FIREPLACES / WOOD STOVES	41
KITCHEN / LAUNDRY / UTILITY ROOM	43
BATHROOMS	45
BEDROOMS	48
DINING /FAMILY ROOMS	52
CRAWL SPACE/ SLAB ON GRADE	54
STANDARDS OF PRACTICE	59
MAINTENANCE ADVICE	67



A-1 Home Inspection Service, LLC

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

Summary Report

THE HOUSE IN PERSPECTIVE

The entire report is the expression of the general condition of the property. This report contains no past history of the property. Please refer to the disclosure statement for all history and known defects. This report should not be considered in place of the disclosure statement.

A property inspection is the first step in determining the condition of the property. It is responsibility of the client to have licensed professionals to further evaluate systems of concern for a technically exhaustive evaluation and pricing of repair, replacement or improvement. 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. Recommend that all recommendations be followed listed in this entire report.

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 and repair.*

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.*

Deferred Cost: *denotes 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.*

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

Appears serviceable is defined in this report as a unit or system is in usable condition but is not absent of defects. Cosmetic or defects that do not affect the use of the system are not reported are considered beyond this scope of the inspection.

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.

Deferred Cost: denotes 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.

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

Appears serviceable is defined in this report as a unit or system is in usable condition but is not absent of defects. Cosmetic or defects that do not affect the use of the system are not reported are considered beyond this scope of the inspection.

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

ITEMS NOT OPERATING

None

MAJOR CONCERNS

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

Major Concern: In the crawl space at the rear foundation wall at the Kitchen noted that block pier that be damaged removed with only a small piece that is supporting the two block above and the floor system. The pier needs to be repaired before the blocks fall causing major floor sagging.

POTENTIAL SAFETY HAZARDS

Safety Issue: / Repair: Observed raised concrete sidewalk at front of house causing a trip hazard.

Safety Issue: The hand railing at the second floor is loose.

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.

Monitor: The Trane heat pump (air conditioning and heating systems) is relatively old. The unit appears to be 19 years old in which the average life is 15 years. It will require a 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. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.

IMPROVEMENT / REPAIR ITEMS

Repair: Noted several roof shingles that are raised at the front of the house (nails popping). Recommend seal down to prevent being torn off during a wind storm.

Repair: The gutters are filled with leaves and need to be cleaned out.

Repair: At the front right of the house noted large crack around the top of the two windows at the arc between the brick and wood boxing. The windows need to be caulked with silicon to storm water penetration and wood decay.

Repair: Noted wood decay behind the gutters at the fascia board located at the front right and rear right corners of the house.

Repair: Observed rot/damage to the fascia board across the front of the garage and at the left corner of the garage. Also the soffit is damaged at the left corner of the garage.

Repair: The fascia board at the right side of the screen porch is rotten/damaged where the board is butted into the roof. The board needs to be replaced.

Repair: At the front left of the house noted a damaged / disconnected foundation vent/ screen.

Repair: At the front of the house noted several damaged window wood shutters.

Repair: In the master bathroom noted missing/damaged caulking at the shower tile walls.

Repair: In the master bathroom the quarter round molding and the baseboard around the walls at the bathtub need to be installed.

Repair: At the Whirlpool bathtub the hot water faucet leaks water. The faucet set needs to be replaced.

Repair: Observed old water stain at the master bathroom.

Repair: In the hall bathroom at the 2nd floor bathtub faucet drips water.

Repair: In the crawl space the air conditioning handler unit and /or condensation drain pipe is clogged by evidence of water dipping from the bottom of the handler unit and standing water on the ground. There was no water observed draining from the PVC drain pipe that extends to the exterior right side of the house. Recommend licensed HVAC technician to service the unit.

Monitor: Observed old water stains on the ceiling in the kitchen that probably occurred when the past roof shingles.

Improve: In the Family Room noted the sub-flooring was bouncy. This is due to the long floor joists expansion observed in the crawl space.

IMPROVEMENT / REPAIR RECOMMENDATION

The improvement /repair items listed are a synopsis of the potentially significant improvements and repairs that are needed. 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. This inspection is not an inspection of compliance with any building codes. This report is not an all-inclusive listing of all defects or violations of any building codes. It is the responsibility of the client, not the inspector, to ask for further evaluations of areas of concern to determine cost of repair. It is important to read the entire report. All defects and recommendations are not listed in the summary. All references to the property will be orientated as front side as the roadside, right side as viewed from the front, left as viewed from the front, rear the rear side. For pricing of repairs recommend having licensed contractors evaluate the systems and property.

The summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your South Carolina real estate agent or an attorney for a South Carolina property. This inspector and inspection company does not make any judgment to the advisability of purchasing this property in the written report or in a verbal consultation.

All references to home and building and property should be considered the same in this report.

Departures from the state standards of practice and ASHI standards of practice are listed in the agreement, scope, limitations, recommendations through the body of the report and summary. Any item, description or system not listed in this report is not present or considered beyond the scope or this inspection.

Older homes have a higher potential of maintenance issues, system failures and defect. Due to the limited nature of a home inspection these costs can not be foreseen. Recommend budgeting for high costs of maintenance and repair for this home.

Any and all hidden or latent defects or concerns are beyond the scope of this inspection. A house full of furniture and items, all areas concealed by anything is considered inaccessible and beyond the scope of this inspection.

This inspection is not a forensic examination of the property, engineering report, listing of any cosmetic defects or building codes inspection. Items are inspected as to their function and serviceability only.

CLIENT ACCEPTANCE AND ACKNOWLEDMENT

By accepting this report, client acknowledges that client has read this contract, that client will read the report and all attachments before purchasing: the property, that client understands the terms and conditions and that client agrees to be bound by these terms and conditions and to pay inspection fees. The final report will not be released until payment is received by the Inspection Company. By accepting this report the client agrees to follow all recommendations listed this report or release Alton Swaynghame and A1 Home Inspection LLC of any liability for any information, defects, repairs or any damages related to the property. All terms of this agreement hold true and is agreed on by client for all inspection and follow up inspection or testing.

THE SCOPE RECOMMENDATIONS AND LIMITATIONS OF THE INSPECTION

This inspection is done in accordance with the South Carolina State Law. Items inspected are described in the report except as may be noted in the "Limitations and recommendations of Inspection" sections within this report. This is a visible inspection only.

Note this inspector does not operate any system in the shut down position, light pilots, turn on the water, turn on any breaker that is off, de winterize or winterize the property and am not responsible for reporting any defects in any of these systems.

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, insurance policy or warranty of any kind.

This inspection does not include any future condition or problem with this house or property.

This inspector does not make any measurements, calculations, moisture readings or any probing.

Any item or system not reported on in this inspection report is not present or considered beyond the scope of this inspection.

Any house built before or around 1978 could contain lead based paint. Recommend having any house that could be the age that could contain lead based paint recommend have lead based paint testing done by a licensed professional.

When remodeling a house it is common to find items of concern or defects in concealed areas, areas that were not visible at the time of the inspection. These items and defects are not a part of this inspection.

Inaccessible areas are not inspected, inaccessible areas include but not limited to the following: areas between walls, areas between floors and ceilings, between floors, attics areas near the edges, crawl spaces with less than 24 inches of clearance, under decks, between ceiling and roofs, all locked areas, under and behind cabinets, all areas blocked by boxes, items and furniture, all areas under concrete and any area that cannot be seen by walking through the house without moving any item.

Our inspection does not test for or identify whether or not a house has ever been used for a Meth Lab or any other health related issues. Recommend having testing done by a licensed professional.

Vermin infestation is beyond the scope of this inspection. There is no reporting of vermin or the evidence of vermin in this report. Recommend having a pest control evaluation of vermin if this is important to you.

A1 Home Inspection LLC does not accept any liability or liability for errors or omissions of any information provided in this report exceeding the value of the inspection fee. This inspection does not include a mold, radon, asbestos, dust, hazardous material or air quality inspection. Mold is present in all houses, it is not always visible or any odor present, recommend having environmental testing by a licensed professional. Recommend having the house brought up to current building codes by a licensed contractor. This report is not a building code or gas code check report. A1 Home Inspection LLC does not offer any warranty or predict the future of any unit, appliance or part of the property inspected. A1 Home Inspection LLC is not responsible for any work done by contractors after the inspection in their carrying out our recommendations or other work. This inspection is a visible observation of the general condition of the property. Any areas that are not readily accessible are not a part of this inspection.

This inspection is not a technically exhaustive inspection of the mechanical units. Acceptance of this report by a client by email, from an agent, in person or by any other means, is the acceptance of all terms of the report. If any terms or conditions in this report are not acceptable to the client, A1 Home Inspection LLC must receive written notice from the client within 10 days of the report, or all terms are accepted. If written notice is received from the client within 10 days of the inspection date that they do not accept the terms of the inspection report, then the client must return the full report and relieve A1 Home Inspection LLC and Alton Swayngame of any liability for any content in the report or of any information in the report or property and the client must not use any information provided by the inspection report.

A-1 Home Inspection LLC

Inspection Agreement

GENERAL STANDARDS OF PRACTICE AND REPORT CONDITIONS (Page 1 of 2)

The Clients Alice Rodriguez agree to the following: in consideration for the fee of --- \$325.00 the inspection company is providing, at the request of Clients), a real estate inspector to perform a "Real Estate Inspection" on the property located at: 134 Travelier Trail Piedmont, SC.

ARBITRATION: THIS CONTRACT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE PARTIES, AND IT IS EXPRESSLY AGREED THAT INSPECTOR, AT ITS SOLE OPTION, MAY REQUIRE THE SUBMISSION OF ANY DISPUTE, CONTROVERSY, OR CLAIM, ARISING OUT OF OR RELATING TO THIS AGREEMENT BASED IN CONTRACT OR TORT WILL BE SUBMITTED TO BINDING ARBITRATION PURSUANT TO THE SC UNIFORM ARBITRATION ACT, SC CODE ANN 15-48-10 (NC PROPERTY NC CODE ANN 50-42) TO THE EXTENT PROVIDED BY LAW.

REAL ESTATE INSPECTION AGREEMENT

The cursory limited visual inspection pertains solely to items listed on the inspection report which are readily accessible at the time of the inspection. The Inspection to be done under this agreement is only an attempt to identify items in need of immediate repair or specific hazards. The presence of Client(s) has been requested and encouraged during the inspection and shall be at the Client(s) own risk. This inspection is supplemental to any real estate transfer or seller's Disclosure Statement and shall not be used as a substitute for such Disclosure Statements). The Client(s) agree that the scope of the inspection to be provided is defined by the SC LLR Standards of practice in SC and the NCHILB Standards of Practice in NC including any departures made by the inspection company. A copy of the Standards is available to you upon request. These are the agreed standards of practice for the performance of this inspection.

The cursory limited inspection intends to reduce risk but will not eliminate risk, the inspection to be done will not identify all repair needs or hazards be they in accessible or inaccessible areas. When inspection of any system or component is limited or designated as not inspected due to inaccessibility or for any other reasons, Client(s) must understand that conditions affecting the structure, systems or components may be present. All findings should be considered partial or incomplete until further evaluated by a qualified repair person prior to dosing.

Since this inspection is based upon visual observations made on one day during a limited time period, the inspection company cannot be responsible for any condition affecting any system or component which is intermittent and not detectable during the inspection. No warranties or guarantees are expressed or implied. The inspection company will not light pilot lights, activate the main water, gas or electric systems, energize electrical circuits which are off or otherwise operate other than user controls.

The written inspection report provided by the inspection company will contain the opinions of the inspector. These opinions would not be applicable to future changing conditions. Although code compliance and engineering evaluation are specifically excluded from the inspection, some codes may be used as a reference and basis for the opinion of the inspector. The inspection services to be provided are further defined and limited by the report and any attached addenda.

GENERAL STATEMENTS AND AGREEMENTS THAT APPLY TO THIS INSPECTION

Unless specifically stated, the report will not include opinions of the following: code compliance, durability, environmental concerns, compliance with any conservation or energy standard, efficiency, fitness for purpose, flood or seismic risks, underground plumbing, structural adequacy and integrity, measurements and calculations, mold, radon, Chinese drywall, meth lab, asbestos, water or air quality, underground storage tanks, electro-magnetic fields, repair cost estimates, building value appraisals, automatic gates, solar systems, future life, future performance, especially that of foundations, insurability, merchantability, obsolescence, quality, safety of any item inspected. In addition, the report will nor contain information relating to: septic systems, wells, cisterns, private water supplies water quality or volume, central vacuum systems, solar systems whether active or inactive, security systems, soils systems, lead paint, asbestos, radon, toxic or flammable materials, refrigerators, freezers, remote overhead door transmitters/receivers, floor coverings, wall coverings, free standing kitchen appliances, detached out buildings, laundry appliances, water conditioners, swimming pools, spas, tennis courts, playground equipment or other recreational or leisure appliances and self-cleaning or continuous-cleaning capabilities of ovens. Further, the inspection will not include any analysis of any wood destroying organisms or insects and wood and non-wood infesting insects such as fleas, cockroaches, bees, mites, ticks, flies, etc.

Any opinion in the report pertaining to aforementioned items is to be considered partial and incomplete. Before completion of any contractual agreements on the property inspected, Client(s) agrees to obtain second opinions or cost estimates by appropriate specialists on items where performance may be reported as questionable, all recommendations, in need of repair or unsafe. It is specifically understood and agreed that the inspection company and the Client(s) are bound only by the terms and conditions of this agreement and have not relied on any other representations, oral or otherwise. Any conditions requiring repair, replacement or servicing should be evaluated by professionals in appropriate trades before closing. Client(s) give permission to the inspection company to discuss report findings with Realtors, owners, repair persons and other interested persons.

DISCLAIMER OF WARRANTIES AND GUARANTEES - The inspection company or inspector(s) make no guarantee or warranty as to any of the following:

1. That all repair needs and hazards have been discovered or disclosed in accessible or inaccessible areas.
2. That inspection company or the inspector will pay for the repair of undiscovered problems or conditions.
3. That any of the items inspected are designed or constructed in a good or workmanlike manner. Page 2
4. That any of the items inspected will continue to perform in the future as they are performing at the time of inspection.
5. That the building will not experience or contain wood destroying insect activity Or damage.
- 6 . No guaranty or warranty of merchantability or fitness of use of the condition of the property.

The Client(s) agree and understand that the inspection company is not an insurer and does not insure against defects in the property, and that the maximum liability incurred by the inspection company or the inceptor(s) for errors and omissions in the inspection, including any liability of any inspector, owner or employee of the inspection company if any, to the Client(s) shall be limited to the amount of the fee paid for the applicable inspection as a result of a settlement. Such damages are the sole and exclusive remedy of Client(s). Client(s) agree to pay all legal expenses and reasonable compensation for loss of time that may be incurred by any inspector, owner or employee of the inspection company as a result of any legal action by the Client(s) where the Client(s) do not prevail. Client(s) understand that comprehensive inspections may be available from other companies.

The Client(s) agree to notify Inspection Company in writing of any complaints or items in question within 14 days of discovery and to allow the inspection company and the inspector access to the property to evaluate these items before corrective action is taken. Immediate repair should be made in life threatening situations. In other than life threatening situations, Client(s) failure to permit the inspection company to reinspect the item in issue shall mean that Client(s) has waived any claim against the inspection company with respect to that item. In do event shall any action be brought against the inspection company for a breach of this Agreement at any time beyond one (1) year after the date of this Agreement.

The inspection is not a technically exhaustive examination: If there is concern, the client should have comprehensive inspections conducted by specialists in each field or trade. Client(s) agrees that in the event any portion of the contract, report or addenda is ruled inadmissible as evidence that the remainder of all aforementioned documents, or any portion thereof: shall remain admissible as evidence. Changes to this contract .are not accepted without specific written approval of the owner of the inspection company.

Entire Agreement. This Agreement, and the written report issued by the inspector, constitutes the sole Agreement between Client(s) and the inspection company. If any part of this agreement is thrown out by any court it is agreed that the rest of the agreement is still in effect.

Third Party Indemnification. This inspection and the report are not intended for the use or benefit of anyone other than the Clients. No third party shall have any right arising from the inspector or the report. In consideration for the inspection company furnishing the report. Client(s) shall indemnify and hold the Inspection company harmless from any claims, demands or costs as a result of any third party demand or claim arising out of the inspection or the report.

This liability agreement will remain enforced for this and all future inspection services of any kind for this referenced buyer/borrower and property.

By my signature below, I acknowledge that I have read this contract, that I will read the report and all attachments before purchasing the property, that I understand the terms and conditions and that I agree to be bound by these terms and conditions and to pay inspection fees. The final report will not be released until payment is received by the Inspection company. I (client) agree to follow all recommendations listed in the report or relinquish all liability connected to Alton Swaynghame A1 Home inspection LLC.

Client(S): _____ DATE: _____

(IF This IS A JOINT PURCHASE, SIGNATURE REPRESENTS AUTHORITY TO SIGN FOR ALL PARTIES)

A1 Home Inspection Service LLC, Alton Swaynghame,
864-346-0241, Email aswaynghamw@yahoo.com

BUILDING DATA / RECEIPT INFORMATION

RECEIPT

Inspection Date: 09/25/2018
Inspection Number: 08175
Client Name: Alice Rodriguez
Inspection Address: 134 Travelier Trail Piedmont, SC
Inspected by: Alton Swaynghame

Realtor: Connor Lichtenfelt
Paid by:

BUILDING DATA

Approximate Age: 40+ Years
Style: Two Story Single Family
General Appearance: Good
Main Entrance Faces: North
Weather Condition: Clear
Temperature: 83
Ground cover: Dry

GROUNDS

Service Walks	<input type="checkbox"/> None <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Satisfactory <input type="checkbox"/> Pitched towards home	<input type="checkbox"/> Flagstone <input type="checkbox"/> Marginal <input type="checkbox"/> Settling cracks	<input type="checkbox"/> Brick <input checked="" type="checkbox"/> Poor	<input type="checkbox"/> Other <input checked="" type="checkbox"/> Trip Hazard <input type="checkbox"/> Not visible
----------------------	---	---	--	--



Safety Issue: / Repair: Observed raised concrete sidewalk at front of house causing a trip hazard.

Driveway	<input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Fill cracks and seal	<input type="checkbox"/> None <input type="checkbox"/> Asphalt <input type="checkbox"/> Marginal <input type="checkbox"/> Pitched towards home	<input type="checkbox"/> Gravel <input type="checkbox"/> Poor	<input type="checkbox"/> Other <input type="checkbox"/> Settling cracks <input type="checkbox"/> Trip hazard
-----------------	---	---	--	---

Patio	<input type="checkbox"/> Concrete <input type="checkbox"/> Satisfactory <input type="checkbox"/> Pitched towards home (See Remarks page)	<input checked="" type="checkbox"/> None <input type="checkbox"/> Flagstone <input type="checkbox"/> Marginal <input type="checkbox"/> Settling crack	<input type="checkbox"/> Brick <input type="checkbox"/> Kool-Deck® <input type="checkbox"/> Poor <input type="checkbox"/> Settling crack	<input type="checkbox"/> Other
--------------	---	--	---	--------------------------------

Deck (flat, floored, roofless area)	<input type="checkbox"/> Treated <input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> None <input type="checkbox"/> Painted/Stained <input type="checkbox"/> Marginal	<input type="checkbox"/> Railing/balusters recommended <input type="checkbox"/> Poor <input type="checkbox"/> Not visible
--	---	---	--

Front Porch	<input type="checkbox"/> Wood <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> None <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Marginal	<input type="checkbox"/> Railing/balusters recommended <input type="checkbox"/> Brick <input type="checkbox"/> Poor <input type="checkbox"/> Not visible
--------------------	---	--	--

Screen Porch	<input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> None <input type="checkbox"/> Concrete <input type="checkbox"/> Marginal	<input type="checkbox"/> Railing/balusters recommended <input type="checkbox"/> Brick <input type="checkbox"/> Poor <input type="checkbox"/> Not visible
---------------------	--	---	--



Balcony <i>(2nd floor platform)</i>	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Railing/balusters recommended
Railing: <input type="checkbox"/> Yes	<input type="checkbox"/> No	
Condition: <input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Stoops/Steps	<input type="checkbox"/> None	
Condition: <input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Cracked	<input type="checkbox"/> Settled
		<input type="checkbox"/> Railing recommended
		<input type="checkbox"/> Damaged Wood
Fencing	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Type: Chain Link
Condition: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Landscaping Affecting Foundation	(See Remarks page):	
Negative grade at: <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> East	<input type="checkbox"/> West
<input type="checkbox"/> Recommend additional backfill	<input type="checkbox"/> North	<input type="checkbox"/> South
<input type="checkbox"/> Trim back trees/shrubberies	<input type="checkbox"/> Recommend window wells/covers	<input type="checkbox"/> Satisfactory
	<input type="checkbox"/> Wood in contact with soil	

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	<input checked="" type="checkbox"/> All	<input type="checkbox"/> Percent	<input type="checkbox"/> None	<input type="checkbox"/> Limited By:
Inspected From	<input type="checkbox"/> Roof	<input type="checkbox"/> Ladder at eaves	<input checked="" type="checkbox"/> Ground w/binoculars	
Style of Roof				
Type:	Combination:	<input type="checkbox"/> Gable	<input checked="" type="checkbox"/> Hip	<input type="checkbox"/> Mansard
Pitch:	Combination:	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Medium	<input type="checkbox"/> Steep
			<input type="checkbox"/> Shed	<input type="checkbox"/> Flat
				<input type="checkbox"/> Other
Roof Covering				
Roof #1:	Type: Architectural Shingle	Estimated Layers: One	Approximate age of cover: 5 years	
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
	<input type="checkbox"/> Curling	<input type="checkbox"/> Cupping	<input type="checkbox"/> Missing tabs/shingles/tiles	
	<input type="checkbox"/> Moss Buildup	<input type="checkbox"/> Nail Popping	<input type="checkbox"/> Ponding	<input type="checkbox"/> Burn Spots
	<input type="checkbox"/> Exposed Felt	<input type="checkbox"/> Other		
Repair: Noted several roof shingles that are raised at the front of the house (nails popping). Recommend seal down to prevent being torn off during a wind storm.				
Ventilation System				
Combination:	<input checked="" type="checkbox"/> Soffit	<input checked="" type="checkbox"/> Ridge	<input type="checkbox"/> Gable	<input type="checkbox"/> Top
	<input type="checkbox"/> Turbine	<input type="checkbox"/> Powered	<input type="checkbox"/> Other	
Appears adequate:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No (See Remarks page)	
Flashing Material				
Combination:	<input type="checkbox"/> Galv./Aluminum	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Copper	<input checked="" type="checkbox"/> Not Visible
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
	<input type="checkbox"/> Rusted	<input type="checkbox"/> Recommend Sealing <input type="checkbox"/> Pulled away from chimney/roof		
Valley				
Combination:	<input type="checkbox"/> Galv./Aluminum	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Copper	<input type="checkbox"/> Not Applicable
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Not Visible	
			<input type="checkbox"/> Poor	
Skylights				
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal
			<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Poor
Plumbing Vents				
	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal
			<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Poor

LIMITATIONS AND RECOMMENDATIONS OF ROOFING INSPECTION

Roofing flashings were partially concealed and were not inspected in the concealed areas, recommend further evaluation by a licensed professional of all flashings.

There were some flashings that were not visible at the time of the inspection, such as under vinyl siding.

Flashing around chimneys are not inspected and any future leaks around chimneys and flashing is beyond the scope of this inspection.

- 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.
- Recommend removing all old antennae from the roof of the house.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- The presence of or the condition of any roof mounted structure such as lighting rods or dishes or TV equipment are not a part of this inspection.
- Flat roofs and membrane roofing are known for leaking. This inspector does not make any judgment as to leaks in roofing.
- Determining if the shingles are stapled or nailed is beyond the scope of this inspection.
- Due to the limited nature of my visible observations I recommend having all plumbing boots and flashings checked for separations or leaks.
- Lightning rods are not inspected and are beyond the scope of this inspection.

The report is an opinion of the general quality and condition of the roof. Reporting the number of layers of roofing shingles may not can be determined and is not a part of this inspection. The inspector cannot, and does not offer an opinion or warranty as to whether the roof has leaked in the past, leaks now or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. Leaks around flashings cannot be judged and are not a part of this inspection. Due to the limited nature of my visible observations I recommend having the roof inspected by a licensed roofing contractor before closing to get pricing on repairs and condition if defects exists.

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
<i>Asphalt Shingles</i>	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance
<i>Asphalt Multi-Thickness Shingles*</i>	20-30 years	Heavier and more durable than regular asphalt shingles
<i>Asphalt Interlocking Shingles*</i>	15-25 years	Especially good in high-wind areas
<i>Asphalt Rolls</i>	10 years	Used on low slope roofs
<i>Built-up Roofing</i>	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
<i>Wood Shingles*</i>	10-40 years ¹	Treat with preservative every 5 years to prevent decay
<i>Clay Tiles*</i> <i>Cement Tiles*</i>	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base
<i>Slate Shingles*</i>	30-100 years ²	Extremely durable, but brittle and expensive
<i>Asbestos Cement Shingles*</i>	30-75 years	Durable, but brittle and difficult to repair
<i>Metal Roofing</i>	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
<i>Single Ply Membrane</i>	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)		<input type="checkbox"/> None	Location(s):	
Viewed from:	<input type="checkbox"/> Roof	<input type="checkbox"/> Ladder at eaves	<input checked="" type="checkbox"/> Ground w/binoculars	
Chase:	<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Stone	<input type="checkbox"/> Metal	<input type="checkbox"/> Framed <input type="checkbox"/> Blocks
Evidence of:	<input type="checkbox"/> Cracked chimney cap	<input type="checkbox"/> Loose mortar joints		
Flue:	<input type="checkbox"/> Tile	<input type="checkbox"/> Holes in metal	<input type="checkbox"/> Rust	<input type="checkbox"/> Flaking
Evidence of:	<input type="checkbox"/> Scaling	<input type="checkbox"/> Metal	<input type="checkbox"/> Cracks	<input type="checkbox"/> Creosote
		<input type="checkbox"/> Unlined		<input checked="" type="checkbox"/> Not Visible
		<input type="checkbox"/> Have flue(s) cleaned and re-evaluated		
		<input type="checkbox"/> Note evaluated (See Remarks page)		
<input type="checkbox"/> Recommend cricket/saddle flashing				

Gutters & Downspouts		<input type="checkbox"/> None	(See Remarks page)	
<input checked="" type="checkbox"/> Insides need to be cleaned				
Condition:	<input checked="" type="checkbox"/> Galvanized/Alum.	<input type="checkbox"/> Copper	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Rusting
Extension needed:	<input type="checkbox"/> Hole in main run	Leaking:		<input type="checkbox"/> Joints
	<input type="checkbox"/> North	<input type="checkbox"/> South	<input type="checkbox"/> Corners	<input type="checkbox"/> West
			<input type="checkbox"/> East	

Repair: The gutters are filled with leaves and need to be cleaned out.

Siding		<input checked="" type="checkbox"/> Brick	<input type="checkbox"/> Hardi-board	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Stucco
Condition:	<input type="checkbox"/> Stone	<input type="checkbox"/> Slate	<input type="checkbox"/> Fiberboard	<input type="checkbox"/> EIFS (See Remarks)	<input type="checkbox"/> Other	
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommend repair/painting		



Repair: At the front right of the house noted large crack around the top of the two windows at the arc between the brick and wood boxing. The windows need to be caulked with silicon to storm water penetration and wood decay.

Window / Door Frames

Condition: Wood Alum. covered Vinyl Metal Other
 Satisfactory Marginal Poor
 Recommend painting **Damaged wood**



Repair: At the front of the house noted several damaged window wood shutters.

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

Condition: Wood Metal Vinyl Other
 Satisfactory Marginal Poor
 Recommend painting **Damaged wood**



Repair: Noted wood decay behind the gutters at the fascia board located at the front right and rear right corners of the house.

Repair: Observed rot/damage to the fascia board across the front of the garage and at the left corner of the garage. Also the soffit is damaged at the left corner of the garage.



Repair: The fascia board at the right side of the screen porch is rotten/damaged where the board is butted into the roof. The board needs to be replaced.

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

Weatherstripping: Satisfactory Marginal Poor
 Condition: Satisfactory Marginal Poor

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



View of Garage

LIMITATIONS AND RECOMMENDATIONS OF EXTERIOR INSPECTION

This inspection does not determine the load capacity of the deck, recommend having a licensed structural engineer further evaluate before using the decks.

Garage door reverses are not inspected. Recommend having this safety feature checked before closing if one is present.

Any and all exterior detached out buildings are beyond the scope of this inspection.

Exterior flashings were partially concealed and were not fully inspected, recommend further evaluation by a licensed professional of all flashings.

Deck and porch flashings were not visible and were not inspected.

Reporting on the presents of or the condition of a mail box is beyond the scope of this home inspection.

- A representative sample of exterior components was inspected rather than every occurrence of components.
- Determining whether wood is treated or not is beyond the scope of this inspection.
- Siding or exterior cladding is not removed to determine the presents of or the absence of window and door flashing, recommend referring to the builder for that information.
- All flashings and vapor barriers under exterior cladding are not visible and are beyond the scope of this inspection.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, storm windows, 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.
- All decks, stairs and porches 30 inches high or higher need properly installed railing by a licensed contractor.
- If brick is present, recommend sealing all cracks between the brick and door and window frames.
- Determining if there is asbestos siding under vinyl siding is beyond the scope of an inspection.

Gutters are not tested and underground drainage systems are not tested. Any deteriorated wood under guttering is not visible and is not a part of this inspection. Underground line supply or drains are not a part of this inspection. Deteriorated wood under painted areas is not a part of this inspection. Recommend sealing and painting all cracks and peeling and unpainted areas. Any wells in use or not, are not inspected or reported on the property. Recommend getting information from the seller on the well information. Recommend having the pool if present inspected by a licensed contractor and recommend that proper safe guards such as fencing locks and signage be installed by current building codes and local codes. Holes, storm shelters or pits are not inspected or reported in this inspection.

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

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:



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 AND RECOMMENDATIONS OF ELECTRICAL INSPECTION

Recommend installing a main disconnect if one is not present.

Recommend installing a 200 amp main service with a main disconnect if one is not present.

The electrical system is inspected for operation and function not any building code.

All outlets and switches are not tested. All switches are not determined to be connected to fixtures.

Smoke alarms are not tested.

All wiring hidden under insulation in a attic, in walls, hidden under items of any kind are beyond the scope of this inspection.

Toxic drywall can cause problems with electrical system and plumbing. This report does not report on or determine if Toxic drywall is present. Recommend evaluation by a licensed professional to determine if toxic drywall is present.

- 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 inspecting remote control devices, motion detector lights, 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.
- Underground electrical wires and service are not a part of this inspection.
- Recommend installing a wired in smoke alarm with on each floor and in each bedroom if they do not exist.
- Smoke alarms are not test. Recommend having the smoke alarms checked, install new batteries and have alarms that are not wired into the electrical system be updated by a licensed electrical contractor.
- Attic fans are not tested due to damage they may do to the house. Recommend having this system inspected before closing.
- Heated breakers and heated or hot wiring are not a part of this inspection.

This inspection report is not an electrical codes check. All wiring not visible is not a part of this inspection. All two pole wiring, ceramic post or old wiring with poor insulation if present is recommended to be replaced by a licensed contractor for the betterment of the property. All fuse panels should be upgraded to current standards by a licensed contractor. All wire splices and wire ends should be protected in enclosed junctions. Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. If the service amp. Is less than 100 amp, upgrade may be needed to operate large electrical appliances. Recommend the electrical system be brought up to current standards. Electrical panel covers may not be removed by this inspector if these covers are not accessible, unsafe, wet or did not have enough clearances.

RECOMMENDED SAFETY UPGRADE: It is recommended that ALL ionization alarms - regardless of age - be replaced with photoelectric smoke alarms. Extensive research clearly shows that photoelectric smoke alarms are far more reliable in most real-world fire scenarios. Nearly 95% of the smoke alarms installed in US residences are IONIZATION alarms. Ionization alarms are approved smoke alarms and DO comply with the legal requirements in MOST jurisdictions. However, significant research shows that ionization alarms RESPOND TOO SLOWLY to the smoldering fires responsible for most residential fire deaths. Ionization alarms are also notorious for nuisance tripping from cooking, shower steam, etc. Ionization alarms will fail to adequately warn occupants about 55% of the time. With photoelectric alarms the occupants will receive sufficient warning about 96% of the time. Ionization technology alarms pose a significant life-safety risk. Combination alarms are not recommended. The type of alarm installed was not verified as part of this inspection. Interested parties should consult with a qualified trade specialist for service.

Heating

HEATING DESCRIPTION.

Forced Air System	
Unit#1	Brand name: Trane Model# ? Approx. age: 19 year(s) Located in Crawl Space—services the 1 st floor
Energy source:	<input type="checkbox"/> Gas <input type="checkbox"/> LP <input type="checkbox"/> Oil <input checked="" type="checkbox"/> Electric Hot air systems: <input type="checkbox"/> Belt drive <input checked="" type="checkbox"/> Direct drive <input type="checkbox"/> Gravity Heat exchanger: <input type="checkbox"/> Visual with mirror <input type="checkbox"/> N/A (sealed) <input checked="" type="checkbox"/> Not accessible Condition: <input type="checkbox"/> Rusted <input type="checkbox"/> Flame distortion <input type="checkbox"/> Other View is extremely limited - See Remarks page about options
Heat pump:	<input type="checkbox"/> Aux. Elec. <input type="checkbox"/> Aux. Gas <input type="checkbox"/> Aux. geothermal <input type="checkbox"/> N/A Emergency heat tested: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
CO test:	Tester: <input type="checkbox"/> Plenum/register <input type="checkbox"/> Not tested <input checked="" type="checkbox"/> N/A
Distribution:	<input type="checkbox"/> Metal duct <input checked="" type="checkbox"/> Insul. flex duct <input type="checkbox"/> Cold air returns
Flue piping:	<input type="checkbox"/> Metal <input type="checkbox"/> PVC <input type="checkbox"/> Proper pitch <input type="checkbox"/> Rusted <input checked="" type="checkbox"/> N/A
Filter:	<input checked="" type="checkbox"/> Standard <input type="checkbox"/> Electrostatic <input type="checkbox"/> Paper <input type="checkbox"/> N/A Condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Replace/clean <input type="checkbox"/> Missing
Operated:	When turned on by thermostat: <input checked="" type="checkbox"/> Fired <input type="checkbox"/> Did not fire
Operation:	Satisfactory: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Recommend HVAC technician examine





Repair: In the crawl space the air conditioning handler unit and /or condensation drain pipe is clogged by evidence of water dipping from the bottom of the handler unit and standing water on the ground. There was no water observed draining from the PVC drain pipe that extends to the exterior right side of the house. Recommend licensed HVAC technician to service the unit.

Unit#2 Brand name: Model# ? Approx. age: year(s) Located in Attic Space serviced the 2nd floor

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



LIMITATIONS AND RECOMMENDATIONS OF HEATING INSPECTION

No judgment is made as to whether or not the exterior coil is compatible with the interior coil.

No cabinet covers are removed during the inspection.

All defects that do not affect the use of this system are not reported in this report.

I do not recommend using space heaters in the house at any time.

If the gas is off no gas appliance can be inspected.

Determining that the duct work is properly sized is beyond the scope of this inspection.

The HVAC system is inspected for operation and function not building code.

- 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.
- Determining if mold is present in a HVAC system is beyond the scope of this inspection.
- Determining if a duct system needs to be cleaned for any reason is beyond the scope of this inspection.
- Determining if bacteria or any hazardous materials are present in the HVAC system is beyond the scope of this inspection.
- Refrigerant levels are not checked or no gauges used in this inspection.
- Recommend installing a CO detector on each floor inside of sleeping areas if there is a flame fired furnace or appliance.

If the furnace or heating is located in the bedrooms, we recommend evaluation by a licensed heating contractor. The inspector does not light pilots and if the pilot is off the inspector cannot do a full inspection if there is a flame fired unit. Recommend having the pilots lit and inspected before closing. Asbestos materials have been used in heating systems, determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection. The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Heat exchangers and safety devices are beyond the scope of an inspection. This inspection is not a building or gas code inspection. Recommend having all fuel fired HVAC systems inspected by a licensed HVAC contractor. Recommend having the HVAC system inspected by a licensed HVAC contractor before to closing for a technically exhaustive inspection.

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

COOLING DESCRIPTION & OBSERVATIONS

A/C Condenser (Left---1st floor)		<input type="checkbox"/> None	
Brand name: Trane	Model # TWP024C100A3	Serial# P086RJRFF	Approx. age: 19 Yrs
Outside shutoff: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
Condition: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Rusted
Energy source: <input checked="" type="checkbox"/> Electric		<input type="checkbox"/> Gas	<input type="checkbox"/> Other
		Level: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Central air: <input type="checkbox"/> Air cooled	<input type="checkbox"/> Water cooled	<input type="checkbox"/> Gas chiller	<input checked="" type="checkbox"/> Heat pump
Operated: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Not operated due to outside temperature
Temperature differential: Family Room 15 °F	Kitchen 14 °F	Master Bedroom 14 °F	
(See Remarks page)			
Refrigerant lines: <input type="checkbox"/> Leak	<input type="checkbox"/> Damaged	<input checked="" type="checkbox"/> Insulation missing	<input type="checkbox"/> Satisfactory
Through wall unit(s): <input type="checkbox"/> N/A	Operated: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Needs service

Monitor: The Trane heat pump (air conditioning and heating systems) is relatively old. The unit appears to be 19 years old in which the average life is 15 years. It will require a 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. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs.

A/C Condenser (Right---2nd floor)		<input type="checkbox"/> None	
Brand name: Frigidaire	Model # F38C-024K	Serial# FTA0330401530	Approx. age: 15 Yrs
Outside shutoff: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
Condition: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Rusted
Energy source: <input checked="" type="checkbox"/> Electric		<input type="checkbox"/> Gas	<input type="checkbox"/> Other
		Level: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Central air: <input type="checkbox"/> Air cooled	<input type="checkbox"/> Water cooled	<input type="checkbox"/> Gas chiller	<input checked="" type="checkbox"/> Heat pump
Operated: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Not operated due to outside temperature
Temperature differential :Bedroom 13 °F	Bedroom 13 °F	Bedroom 13 °F	
(See Remarks page)			
Refrigerant lines: <input type="checkbox"/> Leak	<input type="checkbox"/> Damaged	<input type="checkbox"/> Insulation missing	<input checked="" type="checkbox"/> Satisfactory
Through wall unit(s): <input type="checkbox"/> N/A	Operated: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Needs service

Repair: The Frigidaire heat pump that services the 2nd floor is 15 years old and nearing the end of life.



LIMITATIONS AND RECOMMENDATIONS OF COOLING / HEAT PUMPS INSPECTION

No judgment is made as to whether or not the exterior coil is compatible with the interior coil.
No cabinet covers are removed during the inspection.

All defects that do not greatly affect the use of this system are not reported in this inspection.

AC units are not tested if the exterior temp. is below 56 degrees.

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- Recommend changing all HVAC filters when you move in.
- All HVAC registers are not checked to see if air flow is present.
- Refrigerant levels are not checked or no gauges used in this inspection.
- Recommend having the duct work cleaned by a licensed contractor if you are concerned about this issue.

The inspector does not perform pressure tests on the coolant systems; therefore no representation is made regarding the coolant charge or line integrity. Subjective judgment of systems capacity is not a part of the inspection. The lack of duct work in areas that are not visible is not a part of this inspection. The inspector does not judge the need for duct cleaning. An appliance warranty is recommended for at least the first year. Recommend having the HVAC system inspected by a licensed HVAC contractor before closing for a technically exhaustive inspection.

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:	<input type="checkbox"/> Stairs <input checked="" type="checkbox"/> Pulldown <input type="checkbox"/> Scuttlehole <input type="checkbox"/> Knee wall <input type="checkbox"/> No access
Inspected from:	<input type="checkbox"/> Access panel <input checked="" type="checkbox"/> In the attic <input type="checkbox"/> Other
	Location: <input type="checkbox"/> Bedroom Closet <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Hall
Flooring:	<input type="checkbox"/> Complete <input checked="" type="checkbox"/> Partial <input type="checkbox"/> None
Insulation:	Fiberglass: <input type="checkbox"/> Batts <input checked="" type="checkbox"/> Loose <input type="checkbox"/> Cellulose <input type="checkbox"/> Not Visible
	<input type="checkbox"/> Vermiculite <input type="checkbox"/> Rockwool Average inches:12 Approx. 30 R-rating:
	(See Remarks page)
	Installed in: <input type="checkbox"/> Floor <input type="checkbox"/> Rafters <input type="checkbox"/> Walls <input checked="" type="checkbox"/> Not Visible
Roof sheathing:	<input type="checkbox"/> Rotted <input type="checkbox"/> Stained <input type="checkbox"/> Delaminated <input checked="" type="checkbox"/> Satisfactory
	Evidence of condensation/leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (See Remarks page)
Fans exhausted to:	Attic: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Outside: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not visible
	(See Remarks page)
Chimney chase:	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Needs work <input type="checkbox"/> Not visible <input checked="" type="checkbox"/> N/A
Structural problems observed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Roof structure:	Rafters: <input type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Trusses <input type="checkbox"/> Others Collar ties present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Sheathing: <input checked="" type="checkbox"/> Plywood <input type="checkbox"/> Flakeboard <input type="checkbox"/> Wood 1x <input type="checkbox"/> Other
	Ceiling joist: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> Other <input type="checkbox"/> Not Visible
Vapor barriers:	<input checked="" type="checkbox"/> Not visible <input type="checkbox"/> Improperly installed
	<input type="checkbox"/> Kraft faced <input type="checkbox"/> Plastic (See Remarks page)



LIMITATIONS AND RECOMMENDATIONS OF INSULATION / VENTILATION INSPECTION

- 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.
- Ventilation is not visible, this inspection is a visible inspection only, this ventilation inspection is very limited and this inspector will not be able to make any judgment as to the serviceability or adequacy of the ventilation system. Recommend having a licensed energy auditor further evaluate.
- 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. Any home containing attic insulation built before 1985 could contain vermiculite which contains natural asbestos. Recommend having the insulation tested by a professional lab to determine if the insulation contains asbestos.
- 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.
- All areas of crawl space insulation, wall insulation and attic insulation area viewed or judged for their presence. These areas are partially viewed as a sampling of the general presents of insulation.
- Determining if mold is present on the insulation is beyond the scope of this inspection.
- Recommend removing or not using a whole house exhaust fan if present.
- It is typical that there not be insulation over a garage or the exterior walls of a garage.

Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. All areas of a attic, non visible areas and crawl spaces are not inspected for insulation

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

Water Heater	
Brand name:	Whirlpool Model # E2F50LD045V Serial# 1103T402716 Approx. age: 7 yr.(s)
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Other
Capacity:	50 gallons Seismic restraints needed: <input type="checkbox"/> N/A <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Relief valve:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Extension proper: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Missing
Vent pipe:	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Pitch proper <input type="checkbox"/> Rusted <input type="checkbox"/> Other



LIMITATIONS AND RECOMMENDATIONS OF PLUMBING INSPECTION

Dripping faucets are common and may not be dripping at the time of the inspection. Expect these issues to occur as time goes on or when you move in.

Recommend insulating all supply lines that are located in none condition areas.

Recommend setting your water heater on at least 120 degrees, less than that can be a health hazard.

Determining that a pumping station is present is beyond the scope of this inspection.

Determining if a waste pumping station is operational is beyond the scope of this inspection.

The plumbing system is inspected for operation and function not current building code.

All plumbing, gas lines, supply lines and waste lines located in a slab were not visible and could not be inspected.

Septic systems, obtaining permit records, determining adequacy of systems and future conditions are not inspected other than the operation from a visible inspection. Condition of the drain lines and septic tank are beyond the scope of this inspection.

Pex tubing connections has had some problems with failing. If this house has pex tubing, recommend investigating the problems by searching pex problems on the internet. This report will not report any recalled items or problems with the product.

All plumbing hidden in walls are beyond the scope of this inspection.

- 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.
- Recommend having the plumbing system inspected by a licensed plumber before to closing for a technically exhaustive evaluation.
- Recommend having all wells in use tested for water quality.
- Determining whether or not shower drain pans leak or are water tight is beyond the scope of this inspection.
- Determining the presents of or the effectiveness of a radon chimney is beyond the scope of this inspection.
- Cast iron supply lines can and most likely will leak in the future.
- Cast Iron drain lines can and most likely will leak in the future.
- Notice, determining the presence of polybutylene plastic piping systems or any recalled product is beyond the scope of this inspection.

All underground waste and supply lines are not inspected. Any lines that are not readily accessible or not visible are not a part of this inspection. Washing machine drain lines are not inspected for operation. Determining if a washing machine drain line is connected to the waste line is beyond the scope of this inspection, recommend having a licensed plumber evaluate prior to closing. Washer drain lines should at least 2 inches in diameter, if they are less than 2 inches, they may not drain properly.

The presence of lead in any piping is not a part of this inspection. Older supply lines made of metal or galvanized pipe can contain lead. Recommend having a presents of lead in water test performed by a licensed professional if steel or copper piping is present if you are concerned about this issue.

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 NA **Where:**

Stairs

Satisfactory Marginal Poor None
 Handrail: Satisfactory Marginal Poor
 Risers/Treads: Satisfactory Marginal Poor Risers uneven

Safety Issue: The hand railing at the second floor is loose.



Smoke Detectors

(See Remarks page)
 Present: Yes No Operates: Yes No Not tested

LIMITATIONS AND RECOMMENDATIONS OF INTERIOR INSPECTION

Recommend going to www.energystar.org to get helpful hints on how to save money and energy.

*Note that freshly painted walls, ceilings and new floor coverings can conceal conditions that the home inspector can not detect. These conditions could be evident after you move in to the house. All items that were concealed are beyond the scope of this home inspection.

A building full of furniture and boxes could block defect. Recommend viewing and inspecting the building with all the furniture and boxes removed before closing.

Some ceiling tiles before 1996 could contain asbestos, determining if asbestos is present anywhere in the house is beyond the scope of this inspection.

This building inspection does not identify the presents of toxic drywall. Toxic drywall has been present in buildings since 1990. It can have a rotten egg smell and can cause damaged to all metals in the building and can cause health problems. Recommend having the drywall tested for toxic drywall by a professional lab..

No measurements in the walls, flooring or ceilings are made.

- 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. All areas not visible are not a part of this inspection.
- Determining the presents of or the absence of tempered glass in any window, glass door or glass product in the house is beyond the scope of this inspection.
- Recommend that all windows be brought operating condition for fire safety.
- When someone moves out of a house there will be damages done to walls, corners and painting may need to be done. These items are considered cosmetic are not a part of this inspection.
- Reporting of or determining the origins of odors are beyond the scope of this inspection.
- Determining the presents of any environment hazards such as but not limited to(radon, lead paint, asbestos, meth lab chemicals, electrometric waves, viruses, mold, transmittable diseases) are beyond the scope of this inspection.
- Wall and ceiling cracking are common and are considered cosmetic and are beyond the scope of this inspection.
-

Determining the condition of insulated windows is not possible due to the temperature, weather and lighting variations. Determining if windows operate in a fully functional manor is beyond the scope of this inspection. Each window is not inspected and operated.

Determining whether or not glass is or is not tempered is beyond the scope of this inspection. Check with owner for further information. Determining the condition of walls behind wallpaper, paneling, drywall, plaster and furnishings cannot be judged. Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please consult the American Lung Association or an asbestos specialist. Recommend having air quality testing and inspection done by a licensed professional. This report is not a mold, asbestos, or any hazardous materials report or inspection of the presents of these materials on or in the property.

. 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	<input type="checkbox"/> None	Location(s):
<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Woodburner stove (See Remarks page)
<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> Metal insert	<input type="checkbox"/> Metal <input checked="" type="checkbox"/> Non Venting
<input type="checkbox"/> Blower built-in	<i>Operates:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> <i>Damper operates</i> <input type="checkbox"/> <i>Damper missing</i>
<input type="checkbox"/> Open joints or cracks in firebrick should be sealed		
Hearth:	Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Mantle: <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Loose
<input type="checkbox"/> Recommend having flue cleaned and re-examined		

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.

Smoke Detectors

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

Kitchen / Breakfast / Laundry Room

DESCRIPTION OF KITCHEN / BREAKFAST / LAUNDRY ROOM

Countertops	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Cabinets	Condition: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Recommend repairs
Plumbing Comments	Faucet leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipes leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Drainage: <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Poor
		Water pressure: <input checked="" type="checkbox"/> Adequate	<input type="checkbox"/> Poor
Walls & Ceiling	Condition <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Moisture stains
Heat Source Present	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Floor	Condition <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor <input type="checkbox"/> Sloping <input type="checkbox"/> Squeaks
Appliances	(See Remarks page)		
Disposal: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Range: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Trash compactor: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>Operates:</i> <input type="checkbox"/> Yes	<input type="checkbox"/> No	
Exhaust fan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Refrigerator: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Microwave: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Monitor: Observed old water stains on the ceiling in the kitchen that probably occurred when the past roof shingles.			
Electrical	Outlets present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	GFCI protected: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i> <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (Remarks)
	Open ground/reverse polarity within 6' of water: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety hazard



View of Kitchen

BREAKFAST ROOM

Location:

- | | | | | | |
|-----------------------|--|--|---|---|-----------------------------------|
| Walls & Ceiling: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Typical Cracks | |
| Moisture stains: | <input type="checkbox"/> Yes | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | |
| Flooring: | <input type="checkbox"/> Satisfactory | <input checked="" type="checkbox"/> Marginal | <input type="checkbox"/> Poor | | |
| Ceiling fan: | <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | |
| Electrical: Switches: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Outlets: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Heat source present: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Floor | <input type="checkbox"/> Walls | <input type="checkbox"/> Ceilings |
| Doors & Windows: | <input checked="" type="checkbox"/> Satisfactory | <input type="checkbox"/> Marginal | <input type="checkbox"/> Poor | <input type="checkbox"/> Cracked glass | |



Improve: In the breakfast area noted damaged to several flooring boards.

LAUNDRY

Location:						
Cross connections:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None apparent	Heat source present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Dryer vented:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Ceiling	<input type="checkbox"/> Not vented		
Electrical: Open ground/reverse polarity within 6' of water:				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety hazard
Appliances present:	<input checked="" type="checkbox"/> Washer	<input checked="" type="checkbox"/> Dryer	<input type="checkbox"/> Water heater	<input type="checkbox"/> Furnace	<input type="checkbox"/> Other	
Gas pipe: Valve shutoff:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cap Needed	<input checked="" type="checkbox"/> N/A		

LIMITATIONS AND RECOMMENDATIONS OF APPLIANCES INSPECTION

Roof dryer vents can cause fires, recommend having this vent cleaned before closing.

The interior of or the condition of a dryer vent is beyond the scope of this inspection.

The only dryer vent that should be installed in a house is UL approved vent, a white dryer vent is not safe to be connected to a dryer vent.

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

A1 Home Inspection LLC does not offer any warranty or predict the future performance of any appliance on the property. Self or continuous cleaning operations, clocks, timers, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved. Determining the adequacy of washing and drying functions of dishwashers is not a part of this inspection. Refrigerators, freezers and built-in ice makers are not a part of this inspection.

Bathrooms

BATHROOMS DESCRIPTION

Bath:	Master				
Sinks	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Tubs	Faucet leaks:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Showers	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Toilet:	Bowl loose	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Cracked bowl <input type="checkbox"/> Toilet leaks
Whirlpool:	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Na	

Repair: At the Whirlpool bathtub the hot water faucet leaks water. The faucet set needs to be replaced.



Shower/Tub area: Ceramic/Plastic Fiberglass Masonite Other
 Condition: Satisfactory Marginal Poor Rotted floors
 Caulk/Grouting needed: Yes No Where: Shower
 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 Master Bathroom



Repair: In the master bathroom noted missing/damaged caulking at the shower tile walls.



Repair: In the master bathroom the quarter round molding and the baseboard around the walls at the bathtub need to be installed.

Monitor: Observed an old water stain at the master bathroom that probably occurred when the past roof shingles.

Hall Bath	2 nd Floor			
Sinks	Faucet leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Tubs	Faucet leaks:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Showers	Faucet leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Toilet:	Bowl loose	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Cracked bowl <input type="checkbox"/> Toilet leaks
Whirlpool:	<i>Operates:</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Na		
Shower/Tub area:		<input type="checkbox"/> Ceramic/Plastic <input checked="" type="checkbox"/> Fiberglass	<input type="checkbox"/> Masonite	<input type="checkbox"/> Other
	Condition:	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Rotted floors
	Caulk/Grouting needed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Where:	
Drainage:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Water pressure:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Walls/Ceiling:	Moisture stains present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Outlets present:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	GFCI protected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>Operates:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
	Open ground/reverse polarity within 6' of water:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Potential safety hazards present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(See Remarks page)	
Heat source present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	(See Remarks page)	
Exhaust fan:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>Operates:</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No



Repair: In the hall bathroom at the 2nd floor bathtub faucet drips water.

Hall Bath	1 ST floor			
Sinks	Faucet leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Tubs	Faucet leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Showers	Faucet leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Toilet:	Bowl loose	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Cracked bowl <input type="checkbox"/> Toilet leaks
Whirlpool:	<i>Operates:</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Na		
Shower/Tub area:		<input type="checkbox"/> Ceramic/Plastic <input checked="" type="checkbox"/> Fiberglass	<input type="checkbox"/> Masonite	<input type="checkbox"/> Other
	Condition:	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Rotted floors
	Caulk/Grouting needed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Where:	
Drainage:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Water pressure:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Walls/Ceiling:	Moisture stains present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Outlets present:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	GFCI protected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>Operates:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
	Open ground/reverse polarity within 6' of water:		<input type="checkbox"/> Yes <input type="checkbox"/> No	
	Potential safety hazards present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	(See Remarks page)	
Heat source present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	(See Remarks page)	
Exhaust fan:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No



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.

Dining /Family/Formal Living Rooms

DINING ROOM DESCRIPTION

Location:							
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical Cracks			
	Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				
Flooring:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor				
Ceiling fan:	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor			
Electrical:	Switches:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Heat source present:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Floor	<input type="checkbox"/> Walls	<input type="checkbox"/> Ceilings	
Doors & Windows:		<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Cracked glass		

FAMILY ROOM DESCRIPTION

Location:							
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical Cracks			
	Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No				
Flooring:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor				
Ceiling fan:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor			
Electrical:	Switches:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Heat source present:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Floor	<input type="checkbox"/> Walls	<input type="checkbox"/> Ceilings	
Doors & Windows:		<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Cracked glass		



Improve: In the Family Room noted the sub-flooring was bouncy. This is due to the long floor joists expansion observed in the crawl space.

FORMAL LIVING ROOM DESCRIPTION

Location: Front Right

Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical Cracks		
	Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
Flooring:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor			
Ceiling fan:	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor		
Electrical:	Switches:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Heat source present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		<input checked="" type="checkbox"/> Floor	<input type="checkbox"/> Walls	<input type="checkbox"/> Ceilings
Doors & Windows:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Cracked glass		

Crawl Space/ Slab on Grade

CRAWL SPACE/ SLAB ON GRADE DESCRIPTION

Crawl Space	<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Combination basement/crawl space	<input type="checkbox"/> No
	Access		

Access	<input checked="" type="checkbox"/> Exterior	<input type="checkbox"/> Interior hatch door	<input type="checkbox"/> Via basement
	Inspected from:	<input type="checkbox"/> Access panel	<input checked="" type="checkbox"/> In the crawl space

Foundation Walls	<input checked="" type="checkbox"/> Concrete block	<input type="checkbox"/> Poured concrete	<input type="checkbox"/> Stone	<input type="checkbox"/> Wood
	<input checked="" type="checkbox"/> Brick	<input checked="" type="checkbox"/> Piers & columns	<input type="checkbox"/> Other	
	<input type="checkbox"/> Cracks	<input type="checkbox"/> Movement	<input type="checkbox"/> Have evaluated	<input type="checkbox"/> Monitor

Horizontal cracks:	<input type="checkbox"/> North	<input type="checkbox"/> South	<input type="checkbox"/> East	<input type="checkbox"/> West	<input checked="" type="checkbox"/> None
Step cracks:	<input type="checkbox"/> North	<input type="checkbox"/> South	<input type="checkbox"/> East	<input type="checkbox"/> West	<input checked="" type="checkbox"/> None
Vertical cracks:	<input type="checkbox"/> North	<input type="checkbox"/> South	<input type="checkbox"/> East	<input type="checkbox"/> West	<input checked="" type="checkbox"/> None
Covered walls:	<input type="checkbox"/> North	<input type="checkbox"/> South	<input type="checkbox"/> East	<input type="checkbox"/> West	<input checked="" type="checkbox"/> None
Movement apparent:	<input type="checkbox"/> North	<input type="checkbox"/> South	<input type="checkbox"/> East	<input type="checkbox"/> West	<input checked="" type="checkbox"/> None
Condition:	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Have evaluated	<input type="checkbox"/> Monitor	

Condition reported above reflects visible portion only

Floor	<input checked="" type="checkbox"/> Dirt	<input type="checkbox"/> Concrete	<input type="checkbox"/> Gravel	<input type="checkbox"/> Other
--------------	--	-----------------------------------	---------------------------------	--------------------------------

Drainage	<input type="checkbox"/> Outside drain	<input checked="" type="checkbox"/> None apparent
	Evidence of moisture damage:	<input checked="" type="checkbox"/> No
	<input type="checkbox"/> Yes	

Sump Pump:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Working	<input type="checkbox"/> Not working	<input type="checkbox"/> Not tested
------------	------------------------------	--	----------------------------------	--------------------------------------	-------------------------------------

Ventilation	<input checked="" type="checkbox"/> Wall vents	<input type="checkbox"/> Power vents	<input type="checkbox"/> None apparent
--------------------	--	--------------------------------------	--

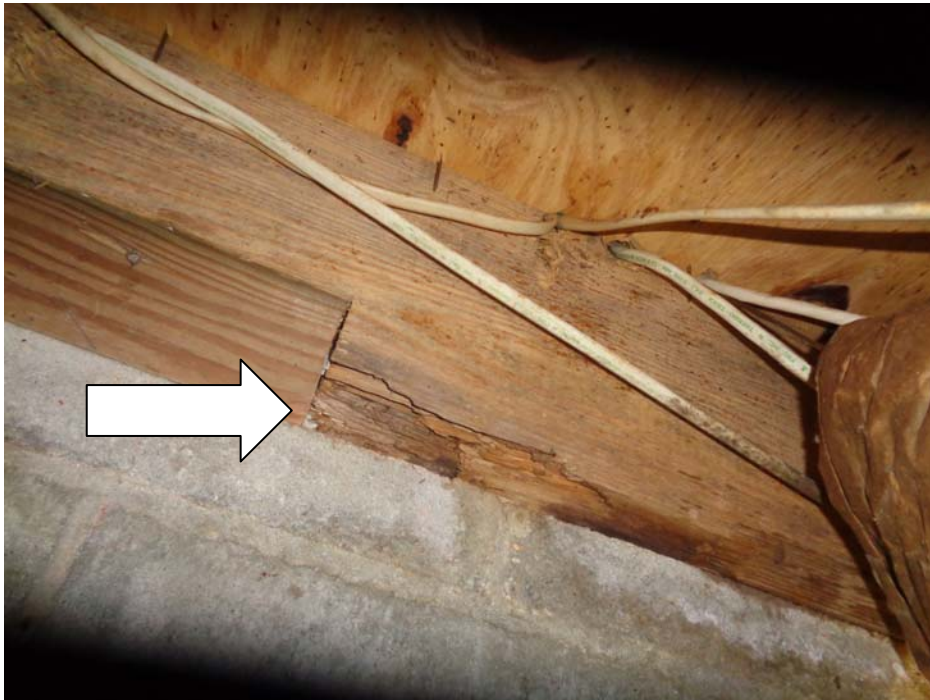


Repair: At the front left of the house noted a damaged / disconnected foundation vent/ screen.

Girders (1), Columns (2)	<input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Block	<input type="checkbox"/> Concrete	<input type="checkbox"/> Not visible
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor		
Joists	<input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Steel	<input type="checkbox"/> Other	
Sub Floor		<input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Concrete	<input type="checkbox"/> Other
Moisture Stains		<input checked="" type="checkbox"/> None	<input type="checkbox"/> Walls	<input type="checkbox"/> Sub floor	<input type="checkbox"/> Other
Insulation		<input type="checkbox"/> None	<input type="checkbox"/> Walls	<input type="checkbox"/> Ceiling	<input checked="" type="checkbox"/> Floor
Vapor Barrier	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	(See Remarks page)		
	<input type="checkbox"/> Kraft face	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> Other	<input type="checkbox"/> Not visible	



Major Concern: In the crawl space at the rear foundation wall at the Kitchen noted that block pier that be damaged removed with only a small piece that is supporting the two block above and the floor system. The pier needs to be repaired before the blocks fall causing major floor sagging.



Repair: In the crawl space under the front door noted repairs to the sill plate, however noted damage wood that was not removed. Recommend licensed contractor to review to determine if repairs are needed.





View of Crawl Space

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. All foundation walls below grade are not inspected.

Insulation is not removed to inspect any floor framing, wall framing or attic framing. Any areas blocked by insulation is not inspected and is beyond the scope of this inspection.

- 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.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Judging if a basement or crawl space leaks or allows water to enter it is beyond the scope of this inspection. Judging or reporting if there is a foundation drainage system is present or if a installed drainage system operates is beyond the scope of this inspection. Basements and crawl spaces can leak in wet conditions. This cannot be predicted and is beyond the scope of this inspection.
- Determining if a crawl space has or will have water entering from any source is beyond the scope of this inspection.
- Water entering a crawl space or basement will be different based on weather conditions, this inspection is a visual inspection at the time of the inspection, what happens after and before this inspection is beyond the scope of this inspection.
- All crawl spaces, attics and walls contain mold spores. Determining the type of mold and the concentration of the different types of mold requires mold testing done by a licensed professional. This testing is beyond the scope of this inspection.

•
All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Floor covering is not removed during inspection. This inspection is not a building codes inspection. Recommend having wood decks if present inspected by a structural engineer to determine its safe use as far as the weight limit and safety. Due to the limited nature of my visible observations, I recommend having all structural components, foundation, floor framing, wall framing, roof framing , exterior add on framing and out buildings inspected by a licensed structural engineer to determine the adequacy of any structural system or component, if you are interested in determining. Any damages or the extent of damages done by wood infestation due to moisture or pests, active or inactive (including termites or fire ants) is not a part of this inspection. Recommend having a wood infestation inspection and a CL100 report done by a licensed pest control contractor. The crawl space is viewed from the crawl space door if there are any moisture, obstructions, unsafe conditions or crawl space less than 24 inches. This inspection is not a wood infestation inspection or report of any conditions that may or may not be present in any part of a house.

Any future settling of the lot, foundation or slab is beyond the scope of this inspection. Determining if the house has been built on a land filled area is beyond the scope of this inspection. If you are concerned with future settling recommend having a geological inspection by a licensed professional.

1. Introduction
2. Purpose & Scope
3. Structural Components
4. Exterior
5. Roofing System
6. Plumbing System
7. Electrical System
8. Heating System
9. Air Conditioning System
10. Interior
11. Insulation & Ventilation
12. Fireplaces & Solid Fuel Burning Appliances
13. General Limitations & Exclusions
Glossary

Note: Underlined words are defined in the Glossary

As approved by ASHI Membership July, 1999
Effective 1 January 2000
© 1999 American Society of Home Inspectors®

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 a 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.