785 Asboth, Pea Ridge, Arkansas 72751

Inspection Date:
05/24/2011

Prepared For:
Josh and Casey Peckham

Prepared By:
Kelso Home Inspections
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Report Number:
052011A

Inspector:
Paul Kelso

TABLE OF CONTENTS

REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

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.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

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

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

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

BUILDING DATA

Approximate Age:	5+ Years
Style:	Single Family
Main Entrance Faces:	For the sake of the report the house faced the east.
State of Occupancy:	Vacant
Weather Conditions:	Sunny
Recent Rain:	Yes
Ground cover:	Wet

RECEIPT

Kelso Home Inspections
2472 N. Robin Road
Fayetteville, Arkansas 72703
(479) 236-6544

Date: **05/24/2011**

Inspection Number: **052011A**

Name: **Josh and Casey Peckham**

Inspection:	$265
Other**	
Total:	$265

☑ Check #: **1027**
☐ Cash

Inspected By: Paul Kelso
License/Certification #: **AR HI 1417**

SERVICE WALKS ☐ None ☐ ***Public sidewalk needs repair***

Material: ☑ Concrete ☐ Flagstone ☐ Gravel ☐ Brick ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Trip Hazard***

☐ ***Pitched towards home*** ☐ ***Settling cracks*** ☐ Not visible ☐ Typical cracks

DRIVEWAY/PARKING ☐ None

Material: ☑ Concrete ☐ Asphalt ☐ Gravel/Dirt ☐ Brick ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Fill cracks and seal

☐ ***Pitched towards home*** ☐ ***Trip hazard*** ☐ ***Settling Cracks*** ☐ Typical crack

PORCH *(covered entrance)* ☐ None

Support Pier: ☐ Concrete ☐ Wood ☑ Not visible ☐ Other

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Railing/Balusters recommended***

Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Safety Hazard***

STOOPS/STEPS ☑ None ☐ ***Uneven risers***

Material: ☐ Concrete ☐ Wood ☐ Other ☐ ***Railing/Balusters recommended***

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Cracked*** ☐ ***Settled***

☐ ***Rotted/Damaged*** ☐ ***Safety Hazard***

PATIO ☐ None

Material: ☑ Concrete ☐ Flagstone ☐ Kool-Deck® ☐ Brick ☐ ***Trip hazard***

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Settling Cracks***

☐ ***Pitched towards home*** (***See remarks page***) ☐ Drainage provided ☑ Typical cracks

DECK/BALCONY *(flat, floored, roofless area)* ☑ None

Material: ☐ Wood ☐ Metal ☐ Composite ☐ Not visible ☐ ***Railing/Balusters recommended***

Finish: ☐ Treated ☐ Painted/Stained ☐ Other

☐ ***Improper attachment to house*** ☐ ***Railing loose***

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Wood in contact with soil***

DECK/PATIO/PORCH COVERS ☐ None ☑ ***Earth to wood contact*** ☐ ***Moisture/Insect damage***

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Posts/Supports need Repair***

Recommend: ☐ Metal Straps/Bolts/Nails/Flashing ☐ ***Improper attachment to house***

FENCE/WALL ☐ Not evaluated ☐ None

Type: ☐ Brick/Block ☑ Wood ☐ Metal ☐ Chain Link ☐ ***Rusted*** ☐ Other

Condition: ☑ Satisfactory to ☑ Marginal ☐ Poor ☐ ***Loose Blocks/Caps*** ☐ Typical cracks

Gate: ☐ N/A ☐ Satisfactory ☑ Marginal ☐ Poor ☑ ***Planks damaged***

LANDSCAPING SLOPED TO FOUNDATION (***See remarks page***)

Negative Grade: ☐ East ☐ West ☑ North ☐ South ☐ Satisfactory

☐ ***Recommend additional backfill*** ☐ ***Recommend window wells/covers*** ☐ ***Trim back trees/shrubberies***

☐ ***Wood in contact with/improper clearance to soil*** ☐ Yard drains observed - not tested

RETAINING WALL ☑ None Material: ☐ ***Drainage holes recommended***

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Safety Hazard*** ☐ ***Leaning/cracked/bowed***

(Relates to the visual condition of the wall)

HOSE BIBS ☐ None ☐ No anti-siphon valve

Operates: ☑ Yes ☐ No ☐ Not tested ☐ Not on

GENERAL COMMENTS

Maintain a positive drainage slope away from the foundation.

ROOF

ROOF VISIBILITY ☑ All ☐ Partial ☐ None ☐ Limited by:

INSPECTED FROM ☑ Roof ☐ Ladder at eaves ☐ Ground (***Inspection Limited***) ☐ With Binoculars

STYLE OF ROOF

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

Pitch: ☐ Low ☑ Medium to ☑ Steep ☐ Flat

ROOF COVERING

Roof: Type: Asphalt Estimated Layers: 1+ Layers Approximate age of cover: 5-10+ years

VENTILATION SYSTEM **Type:** ☑ Soffit ☑ Ridge ☐ Gable ☐ Roof

Appears Adequate: ☑ Yes ☐ No ☐ Turbine ☐ Powered ☐ Other

(***See Interior remarks page***) (***See Attic section***)

FLASHING **Material:** ☑ Galv/Alum ☐ Asphalt ☐ Not visible ☐ Rubber ☐ Copper ☐ Foam ☐ Other ☐ Lead

Condition: ☐ Not visible ☑ Satisfactory to ☑ Marginal ☐ Poor ☐ ***Rusted*** ☐ ***Separated from chimney/roof*** ☐ ***Recommend Sealing*** ☐ Other

VALLEYS ☐ N/A **Material:** ☐ Galv/Alum ☐ Asphalt ☐ Lead ☐ Copper ☑ Not visible ☐ Other

Condition: ☑ Not visible ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Rusted*** ☐ Holes ☐ ***Recommend Sealing***

CONDITION OF ROOF COVERINGS **Roof:** ☐ Satisfactory ☑ Marginal ☐ Poor

Condition: ☐ Curling ☐ Cracking ☐ Ponding ☐ Burn Spots ☑ Holes/Torn Shingles ☐ Nail popping ☑ Granules missing ☐ Alligatoring ☐ Blistering ☐ Missing Tabs/Shingles/Tiles ☐ Moss buildup ☐ Exposed felt ☐ Cupping ☐ Incomplete/Improper Nailing

SKYLIGHTS ☑ N/A ☐ ***Cracked/Broken*** ☐ Not visible

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

PLUMBING VENTS ☑ Yes ☐ No ☑ Satisfactory to ☑ Marginal ☐ Poor

☐ ***Recommend roofer evaluate*** ☐ Not Visible

Conditions reported above reflect visible portion only

GENERAL COMMENTS

Roof covering appeared a bit older than 5 years but was in overall adequate condition with a few areas that were in need of light maintenance work. Rubber boots around plumbing vents had started to tear, recommend replacing rubber boots as necessary.

EXTERIOR

CHIMNEY(S) ☑ None Location(s):

Viewed From: ☐ Roof ☐ Ladder at eaves ☐ Ground with binoculars
Rain Cap/Spark Arrestor: ☐ Yes ☐ No ☐ ***Recommended***
Chase: ☐ Brick ☐ Stone ☐ Metal ☐ Blocks ☐ Framed
Evidence of: ☐ Holes in metal ☐ Cracked chimney cap ☐ Loose mortar joints ☐ Flaking ☐ Loose Brick ☐ Rust
Flue: ☐ Tile ☐ Metal ☐ ***Unlined*** ☐ Not visible
Evidence of: ☐ Scaling ☐ Cracks ☐ Creosote ☐ ***Not evaluated*** ***(See remarks page)***
☐ ***Have flue(s) cleaned and re-evaluated*** ☐ ***Recommend Cricket/Saddle/Flashing***
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

GUTTERS/SCUPPERS/EAVESTROUGH ☐ None ☐ ***Needs to be cleaned*** ☐ ***Downspouts needed***
Material: ☑ Galvanized/Aluminum ☐ Vinyl/Plastic ☐ Copper ☐ Other
Condition: ☑ Satisfactory to ☑ Marginal ☐ Poor ☐ ***Rusting***
Leaking: ☐ Corners ☐ Joints ☐ ***Hole in main run***
Attachment: ☐ Loose ☐ ***Missing spikes*** ☐ ***Improperly sloped*** ***(See remarks page)***
Extension needed: ☐ North ☐ South ☐ East ☐ West

SIDING ***(*See remarks page EIFS)***
Material: ☐ Metal/Vinyl ☐ Stone ☐ Slate ☑ Block/Brick ☐ Fiberboard ☐ Fiber-cement
☐ EIFS* ☐ Asphalt ☐ Wood ☐ Stucco ☐ Other
☐ Typical cracks ☐ ***Monitor*** ☐ ***Weep holes noted*** ☐ Peeling paint ☐ ***Loose/Missing/Holes***
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend repair/painting***

TRIM, SOFFIT, FASCIA, FLASHING
Material: ☐ Wood ☐ Fiberboard ☑ Aluminum/Steel ☐ Fiber Cement ☐ Stucco
☐ ***Recommend repair/painting*** ☐ ***Damaged wood*** ☐ Other
Condition: ☑ Satisfactory to ☑ Marginal ☐ Poor

CAULKING
Condition: ☐ Satisfactory ☑ Marginal ☐ Poor
☑ ***Recommend around windows/doors/masonry ledges/corners/utility penetrations***

WINDOWS & SCREENS ☐ ***Failed/fogged insulated glass***
Material: ☐ Wood ☐ Metal ☑ Vinyl ☐ Aluminum/Vinyl Clad
Screens: ☐ Torn ☐ Bent ☐ Not installed ☐ Glazing/caulk needed
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Wood rot*** ☐ ***Recommend repair/painting***

STORMS WINDOWS ☑ None ☐ Not installed ☐ Wood ☐ Metal ☐ Wood/metal comb.
Putty: ☐ Satisfactory ☐ ***Glazing/caulk needed*** ☐ N/A
Condition: ☐ Satisfactory ☐ ***Broken/cracked*** ☐ ***Wood rot*** ☐ ***Recommend repair/painting***

SLAB-ON-GRADE/FOUNDATION ☐ N/A (See Basement/Crawl Space)
Stem Wall: ☐ Concrete block ☐ Poured concrete ☐ Other
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☑ Not visible
Slab: ☐ Post tensioned ☐ Poured concrete ☐ Other
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ***(See comments page)*** ☑ Not visible

GENERAL COMMENTS

Gutters were in overall adequate condition. Maintain downspout discharge away from the house. Recommend add gutters to the north and south sides as necessary. Siding and trim appeared to be all intact and in overall satisfactory condition. Normal caulking maintenance would be helpful, recommend caulking the interior and exterior of windows to help prevent moisture penetration.

ELECTRICAL/A/C - HEAT PUMP

SERVICE ENTRY

☑ Underground ☐ Overhead ☐ ***Weather head/mast needs repair*** Condition: ☑ Sat. ☐ Marginal ☐ Poor
Exterior outlets: ☑ Yes ☐ No **Operative:** ☑ Yes ☐ No ☐ ***Overhead wires too low***
GFCI present: ☑ Yes ☐ No **Operative:** ☑ Yes ☐ No ☐ ***Less than 3' from balcony/deck/windows***
☐ **Reverse polarity** ☐ ***Open ground*** ☐ ***Safety Hazard***

The back porch electrical outlet had its own GFCI and operated properly. The front and north exterior electrical outlets were in series with the GFCI outlet in the garage.

BUILDING(S) EXTERIOR WALL CONSTRUCTION

Type:	☑ Not visible	☐ Framed	☐ Masonry	☐ Other
Condition:	☐ Satisfactory	☐ Marginal	☐ Poor	☑ Not visible

EXTERIOR DOORS *Entrance (1); To garage (2); To patio (3)*

Weatherstripping: 1,2 Satisfactory 3 Marginal ☐ Poor ☐ Missing ☐ Replace
Door Condition: 1,2,3 Satisfactory ☐ Marginal ☐ Poor

The windows within 2 feet of the back door did not appear to be safety tempered glass – potential safety hazard.

EXTERIOR A/C - HEAT PUMP

UNIT: ☐ N/A **Location:** North exterior
Brand: Evcon Model #: AC042X1021G Approximate age: 5+ yrs.
Outside Disconnect: ☑ Yes ☐ No Maximum fuse/breaker rating: 40 Amp Fuses/breakers installed: 30 Amp
Level: ☑ Yes ☐ No ☐ ***Cabinet/housing rusted*** ☐ ***Improperly sized fuses/breakers***
Condenser Fins: ☐ ***Damaged*** ☑ Need cleaning ☐ ***Damaged base/pad***
Condition: ☑ Satisfactory to ☑ Marginal ☐ Poor

GENERAL COMMENTS

Condenser coils may be dirty, have reviewed and cleaned as necessary. Recommend filling any open areas where utilities enter the house with expanding foam or similar to help prevent 'critters' from entering, see picture summary for pictorial description.

GARAGE

TYPE ☐ None
☑ Attached ☐ Detached ☐ 1-car ☑ 2-car ☐ 3-car ☐ 4-car

AUTOMATIC OPENER
☑ Yes ☐ No ☑ Operable ☑ Inoperable ☐ ***Remote not available***

SAFETY REVERSE
Inoperable: ☑ Pressure reverse ☐ Electric eye ☑ ***Need(s) adjusting*** ☑ ***Safety hazard***

ROOFING
Material: ☑ Same as house Type: Approx. Age: Approx. layers:

GUTTERS / EAVESTROUGH ☐ None
Condition: ☑ Satisfactory to ☑ Marginal ☐ Poor

SIDING / TRIM
Siding: ☑ Same as house ☐ Wood ☐ Metal ☐ Vinyl
Trim: ☑ Same as house ☐ Wood ☐ Aluminum ☐ Vinyl

FLOOR
Material: ☑ Concrete ☐ Gravel ☐ Asphalt ☐ Dirt ☐ Other
Condition: ☑ Satisfactory ☑ Typical cracks ☐ ***Large settling cracks*** ☐ ***Recommend evaluation/repair***
Burners less than 18" above garage floor: ☑ N/A ☐ Yes ☐ No ☐ ***Safety hazard***

SILL PLATES
☑ Not visible ☐ Floor level ☐ Elevated ☐ ***Rotted/Damaged*** ☐ ***Recommend repair***

OVERHEAD DOOR(S) ☐ N/A
Material: ☐ Wood ☐ Fiberglass ☐ Masonite ☑ Metal ☐ ***Recommend repair***
Condition: ☑ Satisfactory to ☑ Marginal ☐ Poor ☐ ***Overhead door hardware loose***
Recommend Priming/Painting Inside & Edges*:** ☑ Yes ☐ No ☐ ***Recommend lubrication ☐ ***Weatherstripping missing/damaged***

EXTERIOR SERVICE DOOR ☑ None
Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Damaged/Rusted***

ELECTRICITY PRESENT ☑ Yes ☐ No ☐ Not visible
Reverse polarity: ☐ Yes ☑ No **Open ground:** ☐ Yes ☑ No ☐ ***Safety hazard***
GFCI Present: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No ☐ ***Handyman/extension cord wiring***

FIRE SEPARATION WALLS & CEILING ***(Between garage & living area)***
☐ N/A ☑ Present ☐ ***Missing*** **Moisture Stains Present:** ☐ Yes ☑ No
Condition: ☑ Satisfactory ☐ ***Safety hazard(s)*** ☐ ***Recommend repair*** ☐ ***Holes walls/ceiling***
Fire door: ☑ Not verifiable ☐ ***Not a fire door*** ☐ ***Needs repair*** ☐ Satisfactory

GENERAL COMMENTS

The pressure reverse function did not operate properly at the time of the inspection – potential safety hazard. The pressure reverse function should sense that the door rested on something other than the ground and reverse direction. The NW electrical outlet in the garage was not GFCI protected – potential safety hazard. This was probably intended for a refrigerator/freezer plug-in as a refrigerator/freezer should not have GFCI, if it kicked off you could loose all the contents of the refrigerator/freezer. Recommend plugging in a refrigerator and blocking the access to the outlet or have a licensed electrician add GFCI protection to it. The Craftmaster brand garage door opener operated, the Accessmaster brand did not operate. Garage door was slightly bent but still operated. The south ceiling light fixture did not appear to operate at the time of the inspection.

KITCHEN

COUNTERTOPS ☑ Satisfactory ☐ Marginal ☐ ***Recommend repair/caulking***

CABINETS ☑ Satisfactory ☐ Marginal ☐ ***Recommend repair/adjustment***

PLUMBING COMMENTS

Faucet Leaks:	☐ Yes	☑ No	**Pipes leak/corroded:**	☐ Yes	☐ No	
Sink/Faucet:	☑ Satisfactory	☐ Corroded	☐ Chipped	☐ Cracked	☐ ***Recommend repair***	
Functional Drainage:	☑ Adequate	☐ Poor	**Functional Flow:**	☑ Adequate	☐ Poor	

WALLS & CEILING

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Typical cracks ☐ ***Moisture stains***

HEATING / COOLING SOURCE ☑ Yes ☐ No

FLOOR

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Sloping ☐ Squeaks

APPLIANCES ***(See remarks page)***

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

Anti-tip bracket installed behind oven/range: ☐ Yes ☑ No

Dishwasher Airgap:	☐ Yes	☑ No	**Dishwasher Drain Line Looped:**	☐ Yes	☑ No
Outlets Present:	☑ Yes	☐ No	Operable:	☑ Yes	☐ No
G.F.C.I.:	☑ Yes	☐ No	Operable:	☑ Yes	☐ No

Open ground/Reverse polarity within 6' of water: ☐ Yes ☑ No ☐ ***Potential safety hazard(s)***

GENERAL COMMENTS

Drain lines had no visible leaks or signs of backup at the time of inspection. There were no visible active piping leaks at the time of the inspection. Recommend looping the dishwasher drain line to where a portion of it is above the bottom of the sink, this will help prevent siphoning grey water back into the dishwasher. Countertops and cabinets had normal wear. No anti-tip bracket appeared to be installed behind the oven/range - potential safety hazard. The kitchen sink did not have a very good water flow when it was running the same time as the jetted tub faucet was running. A light in the ceiling kept turning itself on and off, recommend further review and correction as necessary. The dishwashing machine dripped about a teaspoon of water from the from right corner during operation, repair as necessary.

LAUNDRY ROOM

ROOM COMPONENTS

Laundry sink:	☐ N/A		**Faucet leaks:**	☐ Yes	☑ No	**Pipes leak:**	☐ Yes	☑ No
Cross connections:	☐ Yes	☑ No	**Heat source present:**	☑ Yes	☐ No	**Room vented:**	☐ Yes	☑ No
Dryer vented:	☐ N/A	☑ Wall	☐ Ceiling	☐ Floor	☐ Not vented			
	☐ ***Not vented to Exterior***		☐ ***Recommend repair***		☐ ***Safety hazard***			
Electrical:	Open ground/reverse polarity within 6' of water:			☐ Yes	☑ No	☐ ***Safety hazard***		
G.F.C.I. present:	☐ Yes	☑ No	**Operates:**	☐ Yes	☐ No			
Appliances:	☐ Washer	☐ Dryer	☐ Water heater	☐ Furnace				
Washer hook-up lines/valves:		☐ Leaking	☐ Corroded	☐ Not visible				
Gas Shut-off Valve:	☑ N/A	☐ Yes	☐ No	☐ Cap Needed	☐ ***Safety hazard***	☐ Not visible		

GENERAL COMMENTS

BATHROOM(S)

BATH: HALLWAY BATHROOM

SINKS / TUBS / SHOWERS

Faucet leaks: ☐ Yes ☑ No **Loose:** ☐ Yes ☑ No **Pipes leak:** ☐ Yes ☑ No
Fixture(s) Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

TOILET

Bowl Loose: ☐ Yes ☑ No **Operates:** ☑ Yes ☐ No ☐ Toilet leaks ☐ ***Cracked bowl/tank*** ☐ ***Cross connection***

SHOWER / TUB AREA / SINK(S)

Material: ☑ Ceramic/Plastic ☑ Fiberglass ☐ Masonite ☐ Other
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting Needed: ☐ Yes ☑ No Where:
Functional Drainage: ☑ Adequate ☐ Poor **Functional Flow:** ☑ Adequate ☐ Poor

WALLS / CEILING / CABINETS

Moisture stains present: ☐ Yes ☑ No **Outlets present:** ☑ Yes ☐ No
G.F.C.I. Present: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☐ Yes ☑ No **Potential safety hazards present:** ☐ Yes ☑ No

HEATING / COOLING SOURCE ☑ Yes ☐ No

Window/Door: ☑ Yes ☑ No (see note) ☑ Satisfactory ☐ Marginal ☐ Poor
Exhaust Fan: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No **Noisy:** ☐ Yes ☑ No

GENERAL COMMENTS

Bathroom had no window.

BATH: MASTER BATH

SINKS / TUBS / SHOWERS

Faucet leaks: ☐ Yes ☑ No **Loose:** ☐ Yes ☑ No **Pipes leak:** ☐ Yes ☑ No
Fixture(s) Condition: ☑ Satisfactory ☐ Marginal ☐ Poor

TOILET

Bowl Loose: ☐ Yes ☑ No **Operates:** ☑ Yes ☐ No ☐ Toilet leaks ☐ ***Cracked bowl/tank*** ☐ ***Cross connection***

SHOWER / TUB AREA / SINK(S)

Material: ☑ Ceramic/Plastic ☑ Fiberglass ☐ Masonite ☐ Other
Condition: ☑ Satisfactory to ☑ Marginal ☐ Poor ☐ Rotted floors
Caulk/Grouting Needed: ☐ Yes ☑ No Where:
Functional Drainage: ☑ Adequate ☐ Poor **Functional Flow:** ☑ Adequate ☐ Poor
Whirlpool Operable: ☐ N/A ☑ Yes ☐ No Access panel to pump/motor: ☑ Yes ☐ No

WALLS / CEILING / CABINETS

Moisture stains present: ☐ Yes ☑ No **Outlets present:** ☑ Yes ☐ No
G.F.C.I. present: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity within 6' of water: ☐ Yes ☑ No **Potential safety hazards present:** ☐ Yes ☑ No

HEAT / COOLING SOURCE ☑ Yes ☐ No

Window/Door: ☑ Yes ☐ No ☑ Satisfactory ☐ Marginal ☐ Poor
Exhaust Fan: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No **Noisy:** ☐ Yes ☑ No

GENERAL COMMENTS

The jetted tub reset GFCI was located in the closet. The window above the tub could not be verified to be safety tempered glass – potential safety hazard.

LOCATION: LIVING ROOM

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No Where:
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☑ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☑ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☑ N/A ☐ Yes ☐ No
Doors & Windows: Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

LOCATION: DINING ROOM

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No Where:
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ☑ N/A ☐ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☑ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☑ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☑ N/A ☐ Yes ☐ No
Doors & Windows: Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

LOCATION: NW BEDROOM

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No Where:
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☑ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☑ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☑ No
Doors & Windows: Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

Dining room had no door of its own.

LOCATION: NE BEDROOM

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☑ Yes ☐ No Where: On ceiling.
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☑ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☑ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☑ No
Doors & Windows: Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

The moisture stain on the ceiling appeared to come in from the plumbing vent above it. The plumbing vent's flashing and rubber boot appeared to be in decent condition yet the heavy rains may have pushed in the rubber boot and allowed rain to run down the plumbing vent and end up on the ceiling of the bedroom below it. Recommend monitoring and contacting a roofing contractor for further review and repair it the moisture penetration continues.

LOCATION: SE MASTER BEDROOM

Walls & Ceiling: ☑ Satisfactory ☐ Marginal ☐ Poor
Moisture stains: ☐ Yes ☑ No Where:
Floor: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ Squeaks ☐ Slopes
Ceiling Fan: ☐ N/A ☑ Satisfactory ☐ Marginal ☐ Poor
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☑ No ☐ Coverplates missing ☐ **Safety Hazard**
Heating/Cooling Source: ☑ Yes ☐ No **Holes:** ☐ Doors ☐ Walls ☐ Ceilings
Bedroom Egress Restricted: ☐ N/A ☐ Yes ☑ No
Doors & Windows: Operational: ☑ Yes ☐ No
Locks/Latches Operable: ☑ Yes ☐ No ☐ Missing ☐ Cracked Glass

GENERAL COMMENTS

INTERIOR

INTERIOR WINDOWS / GLASS

Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Needs repair***
☑ Representative number of windows operated ☐ Painted shut ***(See remarks page)***
Evidence of Leaking Insulated Glass: ☐ Yes ☑ No ☐ N/A **Safety Glazing Needed:** ☐ Yes ☑ No
☐ Glazing compound needed ☐ Cracked glass ☐ Hardware missing ☐ ***Broken counter-balance mechanism***
Security Bars Present: ☐ Yes ☑ No ☐ Not tested ☐ ***Safety hazard*** ☐ ***Test release mechanism before moving in***

FIREPLACE

☐ None Location(s): Living room
Type: ☑ Gas (Not Tested) ☐ Wood ☐ ***Woodburner stove (See remarks page)*** ☐ Electric ☑ Ventless
Material: ☐ Masonry ☑ Metal (pre-fabricated) ☐ Metal insert
☐ ***Open joints or cracks in firebrick/panels should be sealed*** ☐ ***Fireplace doors need repair***
Hearth Adequate: ☑ Yes ☐ No **Mantle:** ☐ N/A ☑ Satisfactory ☐ Adequate ☐ Loose/missing
Physical Condition: ☑ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend having flue cleaned and re-examined***

STAIRS / STEPS / BALCONIES

☐ Satisfactory ☐ Marginal ☐ Poor ☑ None
Handrail: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Safety hazard***
Risers/Treads: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Risers/Treads uneven***

SMOKE / CARBON MONOXIDE DETECTORS

(See remarks page)
Present: Smoke Detector: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No ☐ Not tested
CO Detector: ☐ Yes ☑ No **Operates:** ☐ Yes ☐ No ☐ Not tested

ATTIC/STRUCTURE/FRAMING/INSULATION

☐ N/A
Access: ☐ Stairs ☑ Pulldown ☐ Scuttlehole/Hatch ☐ ***No access*** ☐ Other
Inspected From: ☐ Access panel ☑ In the attic ☐ Other
Location: ☐ Bedroom hall ☐ Bedroom closet ☑ Garage ☐ Other
Flooring: ☐ Complete ☑ Partial ☐ None
Insulation: Type: Cellulose ☐ Batts ☑ Loose Average inches: 7-9 Approx. R-rating: R-30
☐ ***Damaged*** ☐ ***Displaced*** ☐ ***Missing*** ☐ ***Compressed*** ☐ ***Recommend Baffles @ Eaves***
Installed In: ☐ Rafters ☐ Walls ☑ Between ceiling joists ☐ Not visible
☑ ***Recommend additional insulation if intending on reaching a higher insulation rating.***
Ventilation: ☑ ***Ventilation appears adequate*** ☐ ***Recommend additional ventilation***
Fans Exhausted To: ☐ N/A Attic: ☑ Yes ☐ No Outside: ☐ Yes ☑ No ☐ Not visible
HVAC Duct: ☑ Satisfactory ☐ ***Damaged*** ☐ ***Split*** ☐ ***Disconnected*** ☐ ***Leaking*** ☐ ***Repair/Replace***
Chimney Chase: ☑ N/A ☐ Satisfactory ☐ ***Needs repair*** ☐ Not visible
Structural Problems Observed: ☐ Yes ☑ No ☐ ***Recommend repair*** ☐ ***Recommend Structural Engineer***
Roof Structure: ☑ Rafters ☐ Trusses ☐ Wood ☐ Metal ☐ Other
Collar Ties Present: ☑ Yes ☐ No ☐ N/A
Roof Sheathing: ☐ Plywood ☑ OSB ☐ lx Wood ☐ ***Rotted*** ☐ ***Stained*** ☐ ***Delaminated***
Evidence of Condensation/Moisture Leaking: ☐ Yes ☑ No ***(See remarks page)***
Ceiling Joists: ☑ Wood ☐ Metal ☐ Other ☐ Not visible
Vapor Barriers: ☐ Kraft/foil faced ☐ Plastic ☑ Not visible ☐ Improperly installed
Firewall Between Units: ☑ N/A ☐ Yes ☐ No ☐ ***Needs repair/sealing*** ***(See remarks page)***
Electrical: ☐ ***Open junction box(es)*** ☐ ***Handyman wiring*** ☐ ***Visible knob-and-tube***

GENERAL COMMENTS

Rafters appeared to be in overall adequate condition. Roof sheathing, examined from the attic, showed no major defects or moisture damage. Insulation was average, but could be upgraded. Ventilation was normal. Recommend extending bathroom fan extensions toward the exterior. Vapor barrier not visible.

PLUMBING

WATER SERVICE

Main Shut-off Location: NE corner of lot

Water Entry Piping: ☐ Not visible ☑ Copper/Galv. ☐ **Plastic*** (PVC, CPVC, **Polybutylene**, PEX) ☐ Unknown
Visible Water Distribution Piping: ☑ Copper ☐ Galvanized ☐ **Plastic*** (PVC, CPVC, **Polybutylene**, PEX) ☐ Unknown
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor
Lead Other Than Solder Joints: ☐ Yes ☑ No ☐ Unknown ☐ Service entry
Functional Flow: ☑ Adequate ☐ Poor ☐ ***Water pressure over 80 psi***
Pipes, Supply/Drain: ☐ ***Corroded*** ☐ ***Leaking*** ☐ ***Valves broken/missing*** ☐ ***Dissimilar metal***
Drain/Waste/Vent Pipe: ☐ Copper ☐ Cast iron ☐ Galvanized ☑ PVC ☐ ABS
Condition: ☑ Satisfactory ☐ Marginal ☐ Poor **Cross connection:** ☐ Yes ☑ No
Traps Proper P-Type: ☐ N/A ☑ Yes ☐ No ☐ ***P-traps recommended***
Functional Drainage: ☑ Adequate ☐ Poor ☐ ***Recommend plumber evaluate***
Interior Fuel Storage System: ☐ Yes ☑ No Leaking: ☐ Yes ☐ No
Gas Line: ☐ Copper ☐ Brass ☑ Black iron ☐ Stainless steel ☐ CSST ☐ Not visible
Condition: ☑ Satisfactory to ☑ Marginal ☐ Poor

MAIN FUEL SHUT-OFF LOCATION

Behind back yard fence ☐ N/A

WELL PUMP

☑ N/A ☐ Submersible
Location: ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well
Pressure Gauge Operates: ☐ Yes ☐ No ☐ Unknown Well pressure: ??? psi ☐ Not visible

SANITARY / GRINDER PUMP

☑ N/A
Sealed Crock: ☐ Yes ☐ No **Check Valve:** ☐ Yes ☐ No **Vented:** ☐ Yes ☐ No

WATER HEATER #1

☐ N/A **Condition:** ☑ Satisfactory to ☑ Marginal ☐ Poor
Brand name: Rheem **Serial #:** RH 1105229427
Type: ☐ Gas ☑ Electric ☐ Oil ☐ Other
Unit Elevated: ☑ Yes ☐ No ☐ N/A ☐ ***Tank/Piping corroded/leaking***
Capacity: 50 gallons Disconnect: ☑ Yes ☐ No Approximate age: 5+ year(s)
Combustion Air Venting Present: ☐ Yes ☐ No ☑ N/A Seismic restraints needed: ☐ Yes ☐ No ☑ N/A
Relief Valve: ☑ Yes ☐ No **Extension proper:** ☑ Yes ☐ No ☐ ***Missing*** ☐ ***Recommend repair***
Vent Pipe: ☑ N/A ☐ Satisfactory ☐ Pitch proper ☐ ***Improper*** ☐ ***Rusted*** ☐ ***Recommend repair***

WATER SOFTENER

(Unit not evaluated) ☑ None found
Loop Installed: ☐ Yes ☐ No **Plumbing Hooked Up:** ☐ Yes ☐ No
Softener Present: ☐ Yes ☐ No **Plumbing Leaking:** ☐ Yes ☐ No

GENERAL COMMENTS

The water pressure of the house was tested to be approximately 60 psi, it is not recommended to have a psi reading greater than 80 psi. The temperature/pressure valve extension left the water heater and entered the closet wall as copper and appeared to exit the exterior wall in a plastic 'Pex' type tubing.

HEATING SYSTEM

HEATING SYSTEM - UNIT #1 Location: In the attic *(See remarks page)*

Brand Name: Luxaire Approximate age: 5+ year(s) ☐ Unknown
Model #: G2FD046H17G Serial #: A0H5758166

Energy Source:	☑ Gas	☐ LP	☐ Oil	☐ Electric	☐ Solid Fuel
Warm Air System:	☐ Belt drive	☑ Direct drive	☐ Gravity	☑ Central system	☐ Floor/Wall unit
Heat Exchanger:	☐ N/A (sealed)	☑ Visual w/mirror	☐ ***Flame distortion***	☐ ***Rusted***	☐ ***Carbon/soot buildup***
Carbon Monoxide:	☐ N/A	☐ Detected at Plenum/Register	☐ Not tested		
CO Test:	Tester: TIFF 8800	***Combustion Air Venting Present:***	☐ Yes	☑ No	☐ N/A
Controls:	Disconnect: ☑ Yes ☐ No	☑ Normal operating and safety controls observed			
Distribution:	☑ Metal duct	☑ Insul. flex duct	☑ Cold air returns	☐ Duct board	☐ ***Asbestos-like wrap***
Flue Piping:	☐ N/A	☐ Rusted	☐ Improper slope	☐ ***Safety hazard***	
Supports for Piping/Insulation:	☐ N/A	☐ Yes	☑ No		
Filter:	☑ Standard	☐ Electrostatic	☐ Satisfactory	☑ Needs cleaning/replacement	☐ Missing

When Turned On By Thermostat: ☑ Fired ☐ Did not fire Proper Operation: ☑ Yes ☐ No ☐ Not tested

Heat Pump: ☐ Aux. electric ☐ Aux. gas ☑ N/A **Sub-Slab ducts:** ☐ Yes ☑ No ☐ N/A

System Not Operated Due To: ☐ Exterior temperature ☐ Other

☐ ***Recommend technician examine*** ***System Condition:*** ☑ Satisfactory to ☑ Marginal ☐ Poor

OTHER SYSTEMS ☑ N/A ☐ Electric baseboard ☐ Radiant ceiling cable
☐ Gas space heater ☐ Woodburning stove ***(See Remarks page)***

Proper Operation: ☐ Yes ☐ No

System Condition: ☐ Satisfactory ☐ Marginal ☐ Poor

GENERAL COMMENTS

Furnace was in normal working order at the time of the inspection. Heat exchanger had limited visibility due to its high-efficiency design. Flue was drafting properly at the time of the inspection. Filter should be changed monthly. Gas appeared to be slightly leaking from the top fire port of the furnace which could be considered a potential safety hazard, recommend a licensed HVAC technician further evaluate and make the necessary repairs.

ELECTRIC/COOLING SYSTEM

MAIN PANEL Location: Garage **Condition:** ☑ Satisfactory ☐ Marginal ☐ Poor

Adequate Clearance To Panel: ☑ Yes ☐ No Amperage: 200 Volts 120/240 ☑ Breakers ☐ Fuses

Appears Grounded: ☑ Yes ☐ No ☐ Not visible

G.F.C.I. present: ☐ Yes ☑ No **Operative:** ☐ Yes ☐ No

A.F.C.I. present: ☑ Yes ☐ No **Operative:** ☑ Yes ☐ No

MAIN WIRE: ☐ Copper ☑ Aluminum ☐ Copper clad aluminum ☐ Not visible

☐ ***Tapping before the main breaker*** ☐ ***Double tapping of the main wire***

Condition: ☑ Satisfactory ☐ Poor ☐ **Federal Pacific Panel Stab Lok®** ***(See remarks page)****

BRANCH WIRE: ☑ Copper ☐ **Aluminum*** ☐ Copper clad aluminum ☐ Not visible

Condition: ☑ Satisfactory ☐ Poor ☐ ***Recommend electrician evaluate/repair****

☑ Romex ☐ BX cable ☐ Conduit ☐ ***Knob & tube*****

☐ ***Double tapping*** ☐ ***Wires undersized/oversized breaker/fuse***

☐ Panel not accessible ☐ Not evaluated

SUB PANEL(S) ☑ None apparent

☐ Panel not accessible ☐ Not evaluated

Branch Wire: ☐ Copper ☐ Aluminum ☐ Copper clad aluminum

Neutral/ground separated: ☐ Yes ☐ No Neutral isolated: ☐ Yes ☐ No ☐ ***Safety hazard***

Condition: ☐ Satisfactory ☐ Marginal ☐ Poor ☐ ***Recommend separating/isolating neutrals***

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:

Condition: ☑ Satisfactory to ☑ Marginal ☐ Poor

☐ Open grounds ☐ Reverse polarity ☐ GFCIs not operating

☐ ***Solid conductor aluminum branch wiring circuits**** ***(See remarks page)***

☐ Ungrounded 3-prong outlets ☐ ***Recommend electrician evaluate/repair****

GENERAL COMMENTS

Panel size appeared to be compatible to service size. Branch breaker distribution appeared normal. No signs of overheating were evident at the time of the inspection. Many light fixtures could not be tested as most of the light bulbs had been removed from the house.

COOLING SYSTEM – UNIT #1 ☑ Central system Location: Attached to furnace in attic Age: 5+ yrs.

Energy Source: ☑ Electric ☐ Gas ☐ Water ☐ Other

Unit Type: ☑ Air cooled ☐ Water cooled ☐ Gas chiller ☐ Geothermal ☐ Heat pump

Evaporator Coil: ☑ Satisfactory ☐ Not visible ☐ Needs cleaning ☐ Damaged

Refrigerant lines: ☐ ***Leak*** ☐ ***Damage*** ☐ ***Insulation missing*** ☑ Satisfactory

Condensate Line/Drain: ☑ To exterior ☐ To pump ☐ Floor drain ☐ Other

Operation: Differential: 14°F

Difference in temperature (split) should be 14-22° Fahrenheit ***(See remarks page)***

Condition: ☑ Satisfactory ☑ Marginal ☐ Poor

☐ ***Not operated due to exterior temperature*** ☐ ***Recommend HVAC technician examine/clean/service***

GENERAL COMMENTS

The A/C unit appeared to be operating on the lower side of the normal operating range with a cooling differential temperature of 14°F. Recommend keeping a regular maintenance schedule on the furnace and A/C units and components.

ITEMS NOT OPERATING

Many light fixtures.
Accessmaster brand garage door opener did not operate.
The south garage ceiling light fixture did not appear to operate at the time of the inspection.

MAJOR CONCERNS

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

None apparent.

POTENTIAL SAFETY HAZARDS

The pressure reverse function of the garage door did not operate properly at the time of the inspection.
No anti-tip bracket appeared to be installed behind the oven/range.
The windows within 2 feet of the back door and the window above the master tub could not be verified to be safety tempered glass.
The NW electrical outlet in the garage was not GFCI protected.
Gas appeared to be slightly leaking from the top fire port of the furnace which could be considered a potential safety hazard.

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.

Water heater that is 5+ years.

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.

Photo Summary

Figure 1: Bring the dishwashing machine drain line up to where it is higher that the bottom of the sink basin.

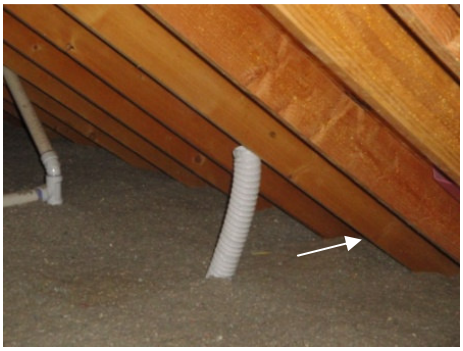


Figure 2: Bathroom exhaust fan extension could be taken off its nail and laid down toward the soffit venting of the eave.

Figure 3: Small tears in shingles.

Figure 4: Several small holes were noted in the shingles.

Figure 5: The electrical outlet in the NW corner of the garage did not appear to be GFCI protected.

Figure 6: Utility entrance that could be filled with expanding foam or similar.

Photo Summary

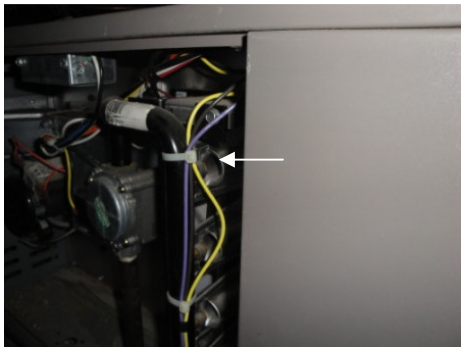


Figure 7: The top gas port was where the gas was slightly leaking.

Figure 8: Windows within 2 feet from the back exterior door did not appear to be safety tempered glass.

Figure 9: Rubber boot of a north plumbing vent could have pushed down during heavy rains and allowed water to travel downwards.

Figure 10: Moisture beneath the plumbing vent viewed from the attic.

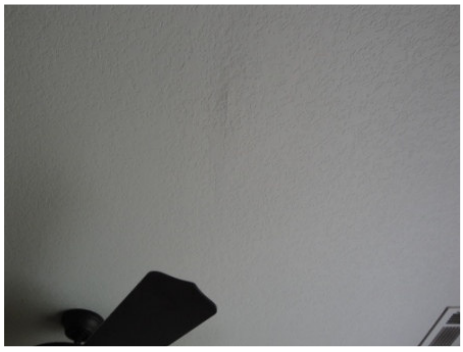


Figure 11: Moisture noted on the ceiling below the plumbing vent of figures #9 and #10.

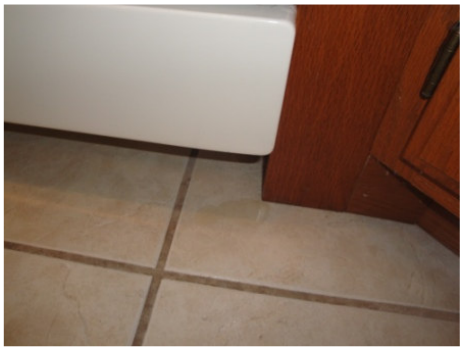


Figure 12: About a teaspoon of water under the dishwashing machine.

Photo Summary

Figure 13: Example of where to caulk exterior of windows.

Figure 14: Example of where to caulk interior of windows.

REMARKS

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, stainless steal 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.

Flower beds, 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 up to foundation.

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. Conditions can often 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.

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.

REMARKS

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.

Tar and Gravel Roofs are a 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 are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

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

* Not recommended for use on low slope roof

[1] Depending on local conditions and proper installation
[2] Depending on quality of slate

Roof coverings should be visually checked in the 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 the 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.

REMARKS

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. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels.

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. See page 34 for siding that have known problems, but are not always recognizable. EIFS This type of siding is a synthetic stucco and has experienced serious problems. It 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 siding 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.

ELECTRICAL/A/C - HEAT PUMP

REMARKS

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

Extension cord wiring to an automatic door opener should be removed and an outlet should be installed by the opener.

REMARKS

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. If a electric sensor is present, it should be tested occasionally to ensure it is working.

GARAGE SILL PLATES 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.

BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.

KITCHEN REMARKS

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.

APPLIANCES

(If report indicated appliances were operated, the following applies) Dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested.

No representation is made to continued life expectancy of any appliance.

ASBESTOS AND OTHER HAZARDS

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

WINDOWS

A representative number of windows are inspected.

BATHROOM(S)

REMARKS

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 when 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 fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

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

SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended.

WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

ROOMS REMARKS

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.

AN INSPECTION VERSUS A WARRANTY

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

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

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

REMARKS

WINDOW FRAMES AND SILLS

Window frames and sills are often 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.

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.

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.

SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

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.

SAFETY GLAZING

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

INSULATED GLASS

Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all effect the view of the windows at the time of the inspection.

REMARKS

BASEMENT

Any basement that has cracks or leaks is technically considered to have failed. Most block basements have step cracks in various areas. If little or no movement has occurred and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement wall can become expensive.

FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

MONITOR indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

HAVE EVALUATED We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

VAPOR BARRIER

Floors that are dirt or gravel should be covered with a vapor barrier.

MOISTURE PRESENT

Basement dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet.

Expensive solutions to basement dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. **No representation is made to future moisture that may appear.**

PALMER VALVE

Many older homes have a valve in the floor drain. This drain needs to remain operational.

DRAIN TILE

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

BASEMENT ELECTRICAL OUTLETS

We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.

REMARKS

CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur).

The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas.

Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

HAVE EVALUATED

We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

MONITOR

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

PLUMBING

REMARKS

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 the 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.

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.

CSST

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering.

REMARKS

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 (Hot water or steam)	30-50 years or more
STEEL BOILER (Hot water or steam)	30-40 years or more
COPPER BOILER (Hot water or steam)	10-20 years
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 thing **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.**

Have HVAC technician examine - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

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 the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

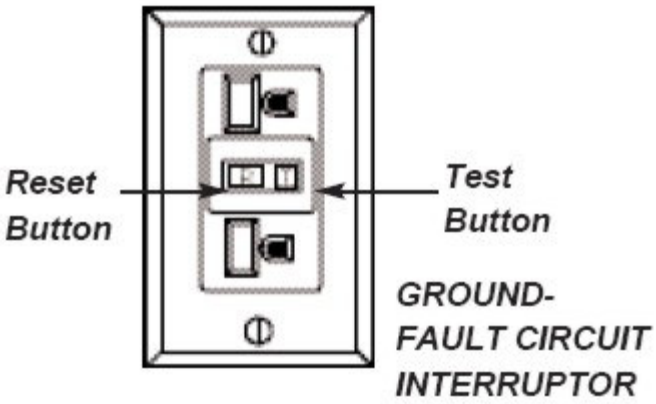
CO Test This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on the Heating System page.

Combustible Gas Detector If a 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.

ELECTRIC/COOLING SYSTEM

REMARKS

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be 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 shuts the circuit off 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.
See diagram below:



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. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok® Electrical panels may be unsafe. See www.google.com (Federal Pacific)

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

ARC FAULTS

In some areas arc faults are required in new homes, starting in 2002 and these control outlets in the bedrooms.

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.

COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding $500 dollars. **DO NOT RELY ON THESE PRICES... GET FURTHER ESTIMATES.**

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	$4,000 - $8,000
Install prefab fireplace	Each	2,000 - 4,000
Insulate attic	Square foot	.75 - 1.25
Install attic ventilating fan	Each	200 - 300
Install new drywall over plaster	Square foot	1.75 - 2.75
Install new warm air furnace	Each	1,800 - 3,500
Replace central air conditioning/heat pump	Per ton	1,000 – 1,500
Install humidifier	Each	300 - 500
Install electrostatic air cleaner	Each	800 - 1,500
Increase electrical service to 200 amps	Each	1,000 – 1,500
Run separate elec. line for dryer	Each	125 - 200
Run separate elec. line for A/C	Each	135 - 200
Install hardwired smoke detector	Each	100 - 180
Install new disposal	Each	150 - 250
Install new dishwasher	Each	500 – 1,000
Install new hot water boiler	Each	2,000 - 4,000
Install new 30-50 gallon water heater	Each	350 - 650
Install new 75 gallon water heater	Each	750 – 1,000
Dig and install new well	Each	get estimate
Install new septic system	Each	get estimate
Re-grade around exterior	Each	get estimate
Install new sump pump	Each	150 - 300
Build new redwood or pressure-treated deck	Square foot	15 - 30
Install storm windows	Each	60 - 150
Install wood replacement windows	Each	400 - 800
Install aluminum or vinyl replacement window	Each	150 - 400
Install new gutters and downspouts	Lineal foot	4.00 – 8.00
Install asphalt shingle o/existing	Square foot	1.20 - 1.70
Tear off existing roof and install new asphalt shingle roof	Square foot	2.50 - 4.00
Install 1-ply membrane rubberized roof	Square foot	get estimate
Install new 4-ply built-up tar & gravel	Square foot	get estimate
Remove asbestos from pipes in basement	Lineal foot	get estimate
Concrete drive or patio	Square foot	4.50 – 9.00
Plus removal of old	Square foot	1.50 - 3.00
Clean chimney flue	Each	100 - 200
Add flue liner for gas fuel	Each	900 - 1,200
Add flue liner for oil or wood	Each	2,800 - 3,500

Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a “condition” standpoint.

PREVENTIVE MAINTENANCE TIPS

I. **FOUNDATION & MASONRY**: ***Basements, Exterior Walls***: To prevent seepage and condensation problems.
a. Check basement for dampness & leakage after wet weather.
b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
c. Maintain grading sloped away from foundation walls.

II. **ROOFS & GUTTERS:** To prevent roof leaks, condensation, seepage and decay problems.
a. Check for damaged, loose or missing shingles, blisters.
b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
d. Check fascias and soffits for paint flaking, leakage & decay.

III. **EXTERIOR WALLS:** To prevent paint failure, decay and moisture penetration problems.
a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

IV. **DOORS AND WINDOWS:** To prevent air and weather penetration problems.
a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.

V. **ELECTRICAL:** For safe electrical performance, mark & label each circuit.
a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
c. Check exposed wiring & cable for wear or damage.
d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

VI. **PLUMBING:** For preventive maintenance.
a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
c. Have septic tank cleaned every 2 years.

VII. **HEATING & COOLING:** For comfort, efficiency, energy conservation and safety.
a. Change or clean furnace filters, air condition filters, electronic filters as needed.
b. Clean and service humidifier. Check periodically and annually.
c. Have oil burning equipment serviced annually.

VIII. **INTERIOR:** General house maintenance.
a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors & ceilings below.
b. Close crawl vents in winter and open in summer.
c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

IX. **Know the location of:**
- Main water shutoff valve.
- Main electrical disconnect or breaker.
- Main emergency shutoff switch for the heating system.

AMERICAN SOCIETY OF HOME INSPECTORS®

Standards of Practice

Effective 1 January 2000

1. INTRODUCTION

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

2. PURPOSE AND SCOPE

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

2.2 The *inspector* shall:

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

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

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

A. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.

B. specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
C. excluding *systems* and *components* from the inspection if requested by the client.

3. STRUCTURAL *SYSTEM*

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 ITALICIZED 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.