

Professional Building Inspection Service

Mand INC DBA Colorado Home Inspections
303-921-4569

1234 Elm St. Denver, CO



Client:
John & Jane Doe

Agent:
Realtors Name & Number
Phone Number:

Date Inspected:
June 5, 2010

Mand INC.

Professional Building Inspection Service

303-921-4569

Inspection Address: 1234 Elm St
Report Number:

John & Jane Doe

At your request, an inspection of the above property was performed on 6/5/10. Mand INC. is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs and items that were not discovered during the inspection.

Your attention is directed to your copy of the Inspection agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI®) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. **The report shall not be used by or transferred to any other person or company without the prior written consent of Mand INC and an additional payment of \$125.00.** Client's request that Mand INC release copies of the Inspection Report shall be at Client's risk with respect to the contents of the inspection agreement.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.

Sincerely,

Mark Walters
Professional Building Inspector

Report Overview

THE HOUSE IN PERSPECTIVE

This appears to be a good quality 22-year old home that has been maintained in good condition. Some of the systems of the home are aging and will require updating over time. As with all homes, ongoing maintenance is also required. *Despite the older systems, the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home. Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 70-80 degrees F. Weather conditions leading up to the inspection have been relatively wet.

CONVENTIONS USED IN THIS REPORT

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

Major Concern-: a system or component that is considered defective, deficient or need needs immediate attention.

Safety Issue-: denotes a condition that should be improved for safety.

Repair-: denotes a system or component should be further evaluated to determine what repairs are necessary.

Improve-: a typical flaw or maintenance item than should be improved for durability and/or functionality.

Monitor-: denotes a condition needing monitoring and/or further investigation to determine if repairs are necessary.

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

It is recommended that any concerns and all components/systems related, be evaluated/inspected and repaired as needed prior to closing. Further evaluation prior to closing is recommended so a properly licensed contractor/professional can evaluate these concerns further and inspect the remainder of the system or component for additional issues that mat be outside our area of expertise or the scope of our inspection. No destructive testing or dismantling of building components is performed. Representative samples of components are viewed in areas that are accessible at the time of the inspection.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

This overview page is provided to allow the reader a brief summary of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the ASHI Standards of Practice, limitation, Scope of Inspection and Inspection Agreement must be carefully read to fully assess the findings of the inspection.

- **Repair:** We were unable to open the casement windows located at the rear main level living room and master bathroom. Allow for repairs or replacement.
- **Repair:** The sprinkler system did not respond to normal operating controls. Allow for repairs and further evaluation by a qualified contractor.
- **Repair:** The outdoor unit of the air conditioning system is out of level. The outdoor unit of the air conditioning system requires cleaning. Recommend cleaning and servicing by a licensed HVAC contractor.
- **Repair:** The furnace was dirty at the time of the inspection. A qualified heating technician should clean and service the heating system and make necessary improvements for function and safety. A short-term test for gas leaks and carbon monoxide was performed. No gas leaks or carbon monoxide was detected outside of the burning chamber.
- **Repair: Safety Issue:** There is an open junction adjacent to the sump pit in the basement. This needs to be placed into a junction box. Allow for repairs and further evaluation by a licensed electrician.
- **Repair: Safety Issue:** The three-way switches are not operating properly at the front main level living room. Allow for repairs and further evaluation by a licensed electrician.
- **Safety Issue:** We were unable to determine that the whirlpool tub in the master bathroom is on a GFCI circuit. Allow for repairs and further evaluation by a licensed electrician.
- **Repair: Safety Issue:** The GFCI outlet at the upper level Jack and Jill bathroom would not re-set. Allow for repairs and further evaluation by a licensed electrician.
- **Repair, Safety Issue:** The front walkway presents a trip hazard. This condition should be altered for improved safety.

The list above is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. **In listing these items, the Inspector is not offering any opinion as to whom, how or when these concerns are addressed. Typical flaws and maintenance issues are usually items that can be resolved after possession. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the items contained in the report.**

THE SCOPE AND LIMITS OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report. This report is an opinion of the general condition of the home based on a limited visual inspection. Furniture, wall hangings, and possessions are not moved during the inspection. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered an engineering evaluation, guarantee or warranty of any kind. Liability for mistakes or omissions in this inspection report is limited to a refund of the fee paid for the inspection and report. Please call our office immediately for any clarifications or questions.

DESCRIPTION OF STRUCTURE

Foundation:	<ul style="list-style-type: none">•Poured Concrete•Basement and Crawl Space Configuration 95 % of the foundation was concealed from View
Columns and Beams:	<ul style="list-style-type: none">•Steel
Floor Structure:	<ul style="list-style-type: none">•Wood Joist
Ceiling Structure:	<ul style="list-style-type: none">•Truss
Roof Structure:	<ul style="list-style-type: none">•Trusses •Waferboard Sheathing
Wall Structure:	<ul style="list-style-type: none">•Wood Frame, Brick Veneer
Crawl Space Ventilation:	<ul style="list-style-type: none">•Exterior Wall Vents



STRUCTURE OBSERVATIONS

The construction of the house is of average quality with typical liberties taken with good building practice and with the quality of materials employed. The inspection did not disclose significant deficiencies in the structure. The foundation and other visible elements of the underbuilding support structure were generally in satisfactory condition for the age of the dwelling. However, we suggest attention to the items noted below. **Finished areas and storage restricted the inspection of the foundation and basement. The basement has been finished. Recommend verifying that the proper permits and inspections have been completed.**

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** Minor vertical cracks were observed in the foundation. This type and pattern of cracking is usually the result of concrete shrinkage as it cures. Shrinkage cracks are very common and are not normally a concern.
- **Monitor:** It is very common for shrinkage and/or settling cracks to develop in foundation walls. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, various methods of crack repair are available. These include interior patching with an epoxy resin or hydraulic cement and exterior repairs after excavation. The exterior repair, although more expensive, is more often successful in eliminating leakage.
- **FYI:** Expansive soils are found in much of the Colorado Front Range. These clay minerals act like a sponge and swell when water is added. This swelling can cause major structural damage. Colorado also has a semi-arid climate. Many naive (but well-intentioned) homeowners plant Kentucky Bluegrass or other water-thirsty plants next to their house and add lots of water to the foundation with sprinklers. I strongly suggest that you keep dry landscaping or drought tolerant landscaping without irrigation (also called 'Xeriscape') for at least the first 5 feet around the house (more if there are signs of expansive soil problems). You should minimize lawn irrigation and pay particular attention to any gutter and grading improvements that may be identified elsewhere in this report.
- **Monitor:** Minor concrete cracks were observed in the basement slab. This type of cracking is usually the result of slight movement and shrinkage as the concrete cures. Shrinkage cracks are very common and are not normally a concern.

Floors

- **Monitor:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Basement/Crawl space Leakage

- **Monitor:** The basement/crawl space shows evidence of moisture penetration. This was in the form of efflorescence. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

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

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

- **FYI:** A condition known as “efflorescence” was evident on portions of the foundation walls. This whitish, fuzzy material is a deposit left when moisture in the foundation evaporates on the inside surface, depositing crystals. This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage where appropriate, but no other action is indicated at this time.
- **Monitor, Improve:** Proper performance of the sump pit is critical to preventing leakage. The sump pit is used to collect storm water from the perimeter foundation drainage system. The operation of the sump pit should be carefully monitored. Water was below the inlet pipe (water is in the pit). Water should be kept below the inlet at all times. If removing water from the pit becomes necessary, improvements to control the water may be necessary. A sump pump should be considered.

LIMITATIONS OF STRUCTURE INSPECTION

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

- Only a representative sampling of visible structural components was inspected.
- Structural components concealed behind finished surfaces and or insulation could not be inspected.
- Furniture and/or storage restricted access to some structural components.
 - Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Limited clearances and the potential for damage to insulation and ceiling finishes below caused by walking in the attic, our inspection of the attic space is performed from the access opening only. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.
- The footing/caissons for this type of construction are below grade and not accessible, therefore they are not within the scope of this home inspection. No claims or evaluations are made for below grade components or systems. The finished walls and ceilings of the home restricted complete evaluation of the structural components. There were no visibly apparent problems at the time of the inspection. Complete evaluation would require removal of the interior finishes.
- 95 % of the foundation was concealed from View.

DESCRIPTION OF ROOFING

Roof Covering:	<ul style="list-style-type: none">•Asphalt Shingle•One Layer
Roof Flashings:	<ul style="list-style-type: none">•Metal
Roof Drainage System:	<ul style="list-style-type: none">•Roofing Material (Shingles)•Galvanized Steel•Downspouts discharge above & below grade
Method of Inspection:	<ul style="list-style-type: none">•Walked on roof
Roof Covering:	Less than 5-years-old
Chimneys:	<ul style="list-style-type: none">•Masonry/metal
Roof Ventilation:	<ul style="list-style-type: none">•Roof/soffit Vents



ROOFING OBSERVATIONS

The roof coverings are considered to be in generally good condition. In all, the roof coverings show evidence of normal wear and tear for a home of this age. Some typical indicators of aging (such as minor surface cracking and slightly raised seams) were visible. However, the wear is consistent over the entire surface and typical for a cover this age. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Trim away tree branches close to the roof.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** There was no active leakage observed at the time of the inspection.
- **FYI:** This inspection is not a warranty, guarantee or insurance policy and it's not intended to predict how long the roof will last or if it will leak. Leakage can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. We strongly suggest that you ask the seller, point-blank, "Has the roof ever leaked? If so when, where and what repairs were made?" All roofs should be inspected annually in order to last typical life spans. Expect to make minor repairs to any roof.

Sloped Roofing

- **Monitor:** The roofing appears to be good condition. We did not see evidence of active leaks nor need for immediate major repair. Leakage can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. We strongly suggest that you ask the seller, point-blank, "Has the roof ever leaked? If so when, where and what repairs were made?" All roofs should be inspected annually in order to last typical life spans. Expect to make minor repairs to any roof. This inspection is not a warranty, guarantee or insurance policy and it's not intended to predict how long the roof will last or if it will leak.
- **Monitor:** All roof systems require annual (or even more frequent) maintenance. Failure to perform routine roof maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. Any estimate of remaining life expectancy must be based upon the assumption that the roof will receive conscientious periodic maintenance.
- **Repair:** Tree branches should be trimmed away from the roof.
- **FYI:** It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

Gutters & Downspouts

- **Monitor:** Gutters and downspouts must be kept clean, clear and free flowing. Gutters that hold water will tend to sag, overflow and may cause water penetration to occur through framed walls. Properties with trees, especially large trees and or trees that are close to the home will need frequent and regular attention to assure that they do not interfere with the proper function of the gutters. Downspouts must deposit water away from the home.
- **Improve:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Improve:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.

- **Monitor:** The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.
- **Improve:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. The missing downspouts extension should be repaired promptly.

Chimneys

- **Improve:** The masonry chimney shows evidence of normal wear and tear. Cracks were evident at the masonry cap of the masonry chimney. Seal cracks to prevent water penetration.

Discretionary Improvements

Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris.

As a preventative measure, it may be wise to redirect all downspouts so they discharge at least five (5) feet from the house.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions: Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- The roof may have been inspected from grade level in order to avoid damage to the roofing materials and/or risk to the inspector, which may result of the inspector walks upon the roof. Unless there has been recent heavy rain it is impossible to determine a roof leak; it is possible that minor leaks go undetected unless it is actually raining at the time of the inspection. A roof can begin to leak at anytime.
- Interior finishes may disguise evidence of prior roof leakage.

DESCRIPTION OF EXTERIOR

Wall Covering:	<ul style="list-style-type: none">•Brick Veneer•Composition Board
Eaves, Soffits, And Fascias:	<ul style="list-style-type: none">•Composition Board
Exterior Doors:	<ul style="list-style-type: none">•Metal
Window/Door Frames and Trim:	<ul style="list-style-type: none">•Wood/vinyl
Entry Driveways:	<ul style="list-style-type: none">•Concrete
Entry Walkways And Patios:	<ul style="list-style-type: none">•Concrete
Porches, Decks, Steps, Railings:	<ul style="list-style-type: none">•Concrete/wood
Overhead Garage Door(s):	<ul style="list-style-type: none">•Wood x 2•Automatic Opener Installed x 1
Surface Drainage:	<ul style="list-style-type: none">•Level Lot
Retaining Walls:	<ul style="list-style-type: none">•None
Fencing:	<ul style="list-style-type: none">•Wood



EXTERIOR OBSERVATIONS

The exterior of the home is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

RECOMMENDATIONS / OBSERVATIONS

Driveway

- **Improve: Repair:** The soil below the driveway and walks has settled and/or heaved. Persisting movement may result in the need for resurfacing. Seal cracks to prevent water penetration.
- **Improve:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition.
- **Repair, Safety Issue:** The front walkway presents a trip hazard. This condition should be altered for improved safety.

Exterior Walls

- **FYI:** Brick/Stone Veneer is not a structural component or a weight-bearing wall. The structure is supported by the wood frame system behind the brick/stone veneer.
- **Monitor:** Composition board siding is present on the home. Composition board siding is not a solid wood material and is vulnerable to excessive absorption of water and relatively fast deterioration. Proper caulking and painting is imperative to ensure proper life expectancy.
- **Improve: Repair:** The exterior wood trim needs maintenance. Proper preparation, caulking and painting should be anticipated. Deterioration is accelerated when painting and proper maintenance is deferred. Without regular maintenance the material is vulnerable to excessive absorption of water and can be relatively fast to deteriorate. Regular maintenance of caulking and painting all joints, penetrations and fasteners is imperative to reduce damage.
- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.
- **Improve:** Caulking at material interfaces is recommended. Joints between dissimilar materials, such as stucco to wood, stucco to metal flashings, stucco to window and door frames, etc., should be sealed and caulked in order to prevent moisture infiltration into the structure.
- **Improve:** The siding and trim should be caulked and painted. Without regular maintenance the material is vulnerable to excessive absorption of water and can be relatively fast to deteriorate. Regular maintenance of caulking and painting all joints, penetrations and fasteners is imperative to reduce damage.

Lot Drainage

- **Improve, Monitor:** The grading should be improved to promote the flow of storm water away from the house. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. Not only will good drainage help the foundation to give its best service, but also the possibility of infiltration into below-grade areas will be reduced. Drainage around the house should be maintained in good condition. Do not remove splash blocks or downspout extensions and do not over water near the foundation. Downspouts that discharge below grade should be monitored and improved as necessary.
- **Improve: Repair:** Basement window wells should be improved. Window wells protect basement windows from surface water and avoid rot/insect damage by preventing wood contact with the soil.

Porch/Deck

- **Monitor:** A newer wood deck has been constructed at the rear of the home. Recommend verifying that the proper permits and inspections have been completed.
- **Repair:** The deck should be painted or stained to improve durability. The deck is noticeably worn, dry rot was also evident and should be repaired as necessary to improve durability.
- **Monitor:** Portions of the rear wood deck have been built at grade level. This configuration is prone to rot and insect activity.
- **Monitor:** Typical cracking and movement was evident at the front concrete porch. This is not a structural component of the home. Seal cracks to prevent water penetration. Monitor for further signs of movement.
- **Repair:** Loose and worn deck planks were evident at the rear wood deck areas. Allow for repairs or replacement.

Landscaping

- **Repair:** The proximity of the tree located at the left front corner of the home could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the tree.
- **Improve:** Vegetation is growing against the sides of the foundation and home. This can lead to insect or vermin infestation and has even been known to result in substantial damage when shooters grow up and behind the siding into the framing. Vegetation around the perimeter of the home should be cut back, leaving no less than six inches of clearance between any vegetation and the side of the home.
- **Safety Issue:** For improved safety, the metal lawn edging should be improved or removed.

Garage

- **Monitor:** The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Persisting movement may result in the need for resurfacing. All openings in the concrete slabs should be sealed to minimize moisture penetration.
- **Monitor:** Patching/staining of the drywall was evident at the ceiling of the garage. We tested with a moisture meter and moisture was not evident at the time of the inspection. Monitor for further signs of staining.
- **Monitor:** The pull down stairs at the garage are not intended for regular use. Typically weight restrictions apply when using these types of stairs. Care should be used when operating.

Discretionary Improvements

While it is not critical at this point, it may be prudent to consider painting the exterior of the house, a significant expense.

Re-surfacing of the driveway would be a logical improvement.

It would be wise to install a smoke detector in the garage.

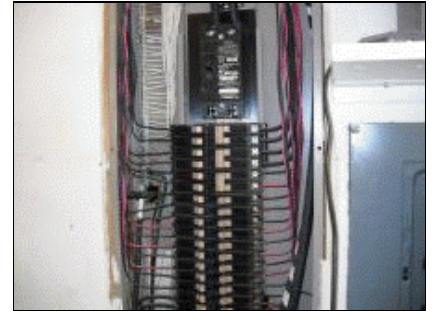
LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.
- **Automobile(s) in the garage restricted the inspection.**
- **Storage in the garage restricted the inspection.**
- **Interior finishes and/or insulation restricted the inspection of the garage.**
- **Access below decks and/or porches was extremely limited.**
- **Extensive vegetation at the exterior of the home limited our inspection.**

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•Main Service 120/240 Volt - Service Size: 200 Amp
Service Drop:	•Underground
Service Entrance Conductors:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers
Service Grounding:	•Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: Unknown Amp at the garage of the home
Sub Panel	• Garage
Distribution Wiring:	•Copper •Aluminum-Multi-Strand
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Exterior •Garage •Kitchen/bathroom
Smoke Detectors:	•Present



ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be considered a high priority for safety reasons. **Unsafe electrical conditions represent a shock hazard.** A licensed electrician should be consulted. Evidence of remodeling or modifications to the electrical system were evident at the time of the inspection. We Recommend inquiring with the owner as to the nature any permits and/or inspections that may have been required. Evaluation of permits, identifying the extent of the modifications and code compliance are beyond the scope of this home inspection.

RECOMMENDATIONS / OBSERVATIONS

- **FYI:** The electrical inspection consists of looking inside fuse/circuit breaker panels, testing receptacles and lights and observing wiring in accessible areas. The hidden nature of the electrical system prevents inspection of many components. Electrical components can not be inspected if access is blocked by furniture and/or storage. Most electrical problems are either shock and/or fire hazard. Repairs should be made by a qualified licensed electrician.
- **Improve: Repair:** The front and rear exterior lights were inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Improve:** The main distribution panel is full. A larger panel, or an auxiliary panel, would be necessary if additional circuits are desirable.
- **Repair: Safety Issue:** There is an open junction adjacent to the sump pit in the basement. This needs to be placed into a junction box. Allow for repairs and further evaluation by a licensed electrician.
- **Repair: Safety Issue:** The three-way switches are not operating properly at the front main level living room. Allow for repairs and further evaluation by a licensed electrician.
- **Safety Issue:** We were unable to determine that the whirlpool tub in the master bathroom is on a GFCI circuit. Allow for repairs and further evaluation by a licensed electrician.
- **Repair: Safety Issue:** The GFCI outlet at the upper level Jack and Jill bathroom would not re-set. Allow for repairs and further evaluation by a licensed electrician.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace
	•Manufacturer: –American Standard
	BTU rating IN 140K
	4 years old
Number of Zones	•1
Vents, Flues, Chimneys:	•Metal-Multi Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Combustion Air
	•Programmable Thermostat
	•Disposable Filter



HEATING OBSERVATIONS

This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary. The heating system is in generally good condition. The heating system is controlled by a “set back” thermostat. This type of thermostat will reduce heating costs. The furnace is a newer unit. Recommend verifying that the proper permits and inspections have been completed. The typical life expectancy for heating units is approximately 25 years. Some will last longer others will fail prematurely.

RECOMMENDATIONS / OBSERVATIONS

- **FYI:** Consideration should be given to purchasing a service contract for the heating system. This will ensure that the proper annual maintenance and repairs are performed.
- **Monitor:** Recommend changing the air filter every 6-8 weeks during the heating season. If a central air conditioning system is present we recommend changing the air filter every 6-8 weeks during the cooling season as well.
- **Repair:** The furnace was dirty at the time of the inspection. A qualified heating technician should clean and service the heating system and make necessary improvements for function and safety. A short-term test for gas leaks and carbon monoxide was performed. No gas leaks or carbon monoxide was detected outside of the burning chamber.

LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys that are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar and Space heating equipment/systems are not inspected. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.
- Comprehensive evaluation of the combustion compartment and heat exchanger is specifically excluded from this home inspection. This is due to the design and visibility limitations of the heating systems. Comprehensive evaluation can only be obtained by dismantling or specialized testing, which is beyond the scope of this home inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: - Lennox 22 years old -
Other Components:	•
Energy Source:	•240 Volt Power Supply



COOLING / HEAT PUMPS OBSERVATIONS

As the system is old, it will require repairs or replacement soon. This system has not been maintained. The system responded properly to operating controls. The typical life expectancy for AC units is approximately 25 years. Some will last longer others will fail prematurely.

RECOMMENDATIONS / OBSERVATIONS

- **FYI: AC CARE & TROUBLE SHOOTING TIPS:** 1. Monitor the outside compressor unit for levelness. The compressor may not function properly if tilted more than 5 degrees. 2. Keep shrubbery or vegetation several feet away from the compressor unit for proper cooling. 3. The air coming from the outside compressor unit should be slightly warmer than the ambient air temperature. 4. The cool air coming from the registers in each room should have a 14-22 degree f. Differential as compared to the air at the return register. This indicates proper function. 5. If the supply & return temperature differential is 25 degrees f. Or more, then a technician should check it. 6. Keep male dogs away from the compressor as urine can rot out the cooling coils. Monitor the compressor for corrosion. 7. Be careful not to bump the compressor cooling coils when in the area. 8. Monitor the insulation on the larger refrigerant line and replace as needed. 9. Monitor the end of the condensate drain line. It should drip water indicating proper function. 10. Monitor the plenum (large supply duct) at the furnace for signs of rust or leakage. 11. Keep the evaporator coil unit within the furnace plenum clean by replacing or cleaning the furnace filter monthly. 12. Cover the outside compressor unit when shutdown for the winter, and shut-off the electrical disconnect next to the compressor. 13. Have the entire central air conditioning system inspected and serviced annually by a licensed HVAC technician.
- **Repair:** The outdoor unit of the air conditioning system is out of level. The outdoor unit of the air conditioning system requires cleaning. Recommend cleaning and servicing by a licensed HVAC contractor.
- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance is not inspected. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•12-18 Inches Fiberglass in Main Attic •
Attic Access Location	•Hallway/garage
Attic Inspection	
Method of Inspection:	•Viewed from hatch
Roof Cavity Insulation:	•Unknown •Not Visible
Exterior Wall Insulation:	•Unknown
Basement Wall Insulation:	•Unknown
Crawl Space Insulation:	•None visible
Vapor Retarders:	•Plastic
Roof Ventilation:	•Roof/soffit
Crawl Space Ventilation:	•exterior wall vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer



INSULATION / VENTILATION OBSERVATIONS

Insulation levels are typical for a home of this age and construction. Upgrading insulation levels in a home is considered an improvement rather than a necessary repair. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve:** Ventilation of the crawl space appears to be insufficient. One (1) square foot of free vent area should be provided for every one hundred fifty (150) square feet of crawl space. Proper ventilation will help to control humidity and reduce the potential for rot. Crawl spaces can be vented to the building interior or exterior, depending on the configuration of the crawl space.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

DESCRIPTION OF PLUMBING

Water Supply Source:	•Unknown
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Water Pressure	•90 PSI
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 50: Manufacturer: State
Fuel Shut-Off Valves:	•Natural Gas Main Valve At The Gas Meter
Other Components:	•Sump Pit without a pump •Sprinkler System



PLUMBING OBSERVATIONS

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures are old. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. The typical life expectancy of water heaters is 7 to 12 years. One cannot predict with certainty when replacement will become necessary.
- **Improve:** The water heater burner is dirty. It should be cleaned and adjusted.
- **Improve:** A catch pan below the water heater should be considered. The pan will help reduce damage to the home if the water heater leaks. The water should be directed to the floor drain.

Waste / Vent

- **FYI:** The waste line of the home should be scoped to ensure that the pipe is in good condition, free of obstruction and that no breaks exist from the home to the main sewer city line.
- **Monitor:** No clean out for the main drain was found. Clean outs are useful when attempting to remove obstructions within the drainage piping. It may be prudent to have a clean out installed now, or verify its location with the existing owner.

Fixtures

- **Monitor:** The majority of plumbing fixtures are older. Improvements may be desirable.
- **Deferred Cost:** Shower stalls and tub surrounds, by their nature, have a limited life expectancy. The life of a shower stall usually varies from 3 to 20 years, depending on the quality of the installation (usually not verifiable during a visual inspection) and the level of maintenance. At some point (typically when leakage occurs), rebuilding the surround / stall becomes necessary.
- **FYI:** The steamer located at the at the basement shower stall is beyond the scope of this home inspection. Verify operation prior to closing.
- **Monitor:** Mineral build up was observed at faucets. This may suggest "hard" water. Continued build up at faucets and within pipes could affect the performance of the supply plumbing system. Water conditioning equipment could be installed. This situation should be monitored.
- **Monitor:** The left sink in the upper level Jack and Jill bathroom was observed to drain slowly, suggesting that an obstruction may exist.
- **Monitor:** The whirlpool tub in the master bathroom was observed to drain slowly, suggesting that an obstruction may exist.

- **FYI:** When the bathtubs and sinks were filled, it was noted that the water was discolored. The cause of this is unknown. The owner and a qualified plumber should be consulted. Water quality testing is beyond the scope of this home inspection.
- **Monitor:** We filled the whirlpool tub to approximately one inch above the jets and tested for functionality. NOTE: There is a possibility that contaminated water may develop in the piping below the unit when it is not operated on a regular basis. Recommend consulting with a pool or spa specialist to determine the best way to treat, maintain, and assure that the water is safe.
- **Repair:** The sprinkler system did not respond to normal operating controls. Allow for repairs and further evaluation by a qualified contractor.

Discretionary Improvements

Upgrading the old plumbing fixtures within the home would be a logical long term improvement.

Replacement of the aging faucets within the home would be a logical long term improvement.

A larger capacity water heater may be desirable.

Recommend installing "no burst" hoses at the clothes washer.

Consideration should be given to installing a drain pan under the clothes washer.

LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surfaces are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Interiors of flues or chimneys that are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.
- Clothes washing machine connections are not inspected.
- **FYI:** This property is equipped with a lawn sprinkler system, which was not inspected. Due to the specialized nature of these systems and because they are mostly underground and out of view these systems are beyond the scope of this home inspection. We recommend that you verify the systems operational performance with the seller of the home or a qualified sprinkler system technician prior to closing.
- **The fountain, hot tub and all of their components are beyond the scope of this home inspection.**

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Wood •Tile
Window Type(s) & Glazing:	•Casement •Sliders •Fixed Pane •Double Glazed •Hollow/solid Core Pocket/bypass/Bifold
Doors:	•Wood with Storm
Front Exterior Door	•Gas/masonry
Fireplaces:	•Electric cook top, double ovens, cook top exhaust, refrigerator
Appliances Tested:	•Dishwasher •Waste Disposer
Laundry Facility:	•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Clothes washer and dryer	•Not Tested
Other Components Tested:	•Door Bell/smoke detectors



INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. The majority of the doors and windows are average quality. The floors of the home are relatively level and walls are relatively plumb. The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

- **Monitor:** Cracked, deteriorated and/or missing tub/shower grout and caulk should be replaced. Water leaking through non-sealed areas can cause structural damage. Damaged caused by water seepage cannot be determined by this limited visual inspection.
- **Monitor:** Additional caulk and paint is needed at various locations throughout the home.
- **Monitor:** Typical drywall flaws were observed at various locations throughout the home.
- **Monitor:** The floor has a noticeable squeak at various locations. Improvements should be made when the floor covering is replaced.
- **Improve:** The carpet is stained at various locations. Allow for improvements.
- **Improve: Repair:** The windows are in mild disrepair. This was evidenced by difficult operation and minor dry rot. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.
- **Improve: Repair:** Several of the casement windows were difficult to open. Allow for repairs or replacement.
- **Repair:** We were unable to open the casement windows located at the rear main level living room and master bathroom. Allow for repairs or replacement.
- **FYI: Note:** The interior walls and ceilings have been painted/retextured and/or cosmetically repaired in the recent past. This does not indicate that the Seller is covering up defects, but rather, may be preparing the home for resale. However, this does prevent me from seeing many flaws and defect that I might have otherwise found during the inspection. For this reason, there may be defects that are not visible at the time of the inspection.
- **Monitor:** Past leakage was evident below the kitchen sink. This has resulted in deterioration of the shelf below the sink. This area should be monitored.
- **Improve:** Additional caulk and paint is needed at the interior portion of several windows.

- **FYI:** The basement has been finished. The owner should be consulted for any permits obtained and any construction documentation available for improvements made to the home.
- **FYI:** Recent renovations and/or interior painting concealed historical evidence.
- **Improve: Repair:** A pet door has been installed at the basement passage door. Allow for repairs or replacement.
- **FYI:** We were unable to determine the function of all the wall switches located at the front main level living room. Verify operation prior to closing.
- **Monitor:** Due to laundry in the appliances we were unable to properly test the clothes washer and clothes dryer. Verify operation prior to closing.
- **Improve: Repair:** The closet door in the upper hall bathroom will not properly latch. Allow for repairs or replacement.
- **Improve: Repair:** The master bedroom passage door rubs on the carpet. Allow for repairs or replacement.
- **Monitor:** We filled the whirlpool tub to approximately one inch above the jets and tested for functionality. NOTE: There is a possibility that contaminated water may develop in the piping below the unit when it is not operated on a regular basis. Recommend consulting with a pool or spa specialist to determine the best way to treat maintain and assure that the water is safe.
- **Improve: Repair:** It may be desirable to replace the aging faucet at the kitchen sink.

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, pet damage, cosmetic flaws, and quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Thermostats, timers and other specialized features and controls are not tested.
- Appliances are tested by turning them on for a short period of time. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.
- **This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.**
- **Recent renovations and/or interior painting concealed historical evidence.**
- **The alarm system is beyond the scope of this home inspection.**
- Cracks or bulges in walls: Our report is limited to a description of the condition of the walls and ceilings observed during the inspection. Often the critical question evaluating cracks or bulges in walls/ceilings is whether the condition has existed for a considerable time without significant change, or whether movement is still occurring. It is impossible to determine this in a single visit to the home. In many cases it is desirable to monitor the crack or bulge over a period of time (at least 2 years) to determine whether or not the condition is stable. If movement is detected. The advice of a professional engineer should be sought.
- **FYI:** This is an informational statement concerning mold and fungus. To address mold and fungus the cause must be understood. Mold/fungus is caused by moisture. Wiping off the mold/fungus with a bleach or similar product does not address the cause. In a bathroom the source is typically the shower. In other areas the source could be elevated relative humidity from the basement or crawl space water penetration. A large number of plants, standing water, or an improperly vented clothes dryer, dirt crawl space floors, or anything that could provide and/or retain moisture. If moisture is the cause, which it is, elimination or control of the moisture is the solution. Identification of the source can be difficult in some cases. A bathroom using an exhaust fan will generally discharge moisture-laden air to the exterior of the home. Mold/fungus develops when moisture in a vapor state starts to pass through walls or ceilings and changes into liquid before it can escape as a vapor. Moisture only goes from the warm side of the wall or ceiling to the cool side, it never moves from cold to warm. This fact dictates that when a vapor barrier is installed it should be on the warm side of the walls and ceilings. If there are two vapor barriers the one on the warm side should have more integrity as a vapor barrier than the one on the outside. In a bathroom that receives heavy use or one without a fan, evacuating the moisture can be difficult. One way to effectively reduce and in many cases eliminate the development of mold in this situation would be to paint the walls and ceilings with 2-3 coats of an enamel paint that has a low permeability rate. This will act as a vapor barrier and limit the amount of moisture that penetrates the walls and ceilings. Liquid is likely to develop on the walls and it should be wiped off, but it will not penetrate and therefore not develop mold/fungus. When the relative humidity is 60% or higher mold and fungus can develop. The higher the relative humidity the faster the mold and fungus will develop. When the source of the moisture is removed the mold/fungus will not survive.

Maintenance Advice

UPON TAKING OWNERSHIP

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

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

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.
- Carefully inspect the condition of the sump pit, pump and foundation drainage system. If the home has a suspended (raised) basement floor, check the area for moisture and make improvements as necessary. Frequent checking may be necessary.

SPRING AND FALL

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

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

ANNUALLY

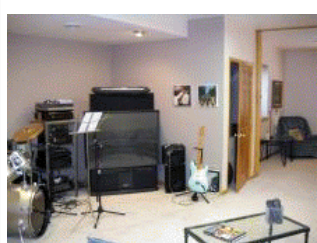
- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure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

FYI: This is an informational statement concerning mold and fungus. To address mold/fungus, the cause must be understood: Mold is caused by moisture. Wiping off mold with bleach or a similar material does not address the cause. In a bathroom, the source is typically the shower. In other areas, the source could be elevated relative humidity from basement to crawl space water penetration, a large number of plants, standing water, an improperly vented dryer, dirt crawl space floors, or anything that could provide and/or retain moisture. If moisture is the cause, which it is, elimination or control of the moisture is the solution. Identification of the source can be difficult in some cases. In a bathroom using an exhaust fan will generally discharge moisture-laden air to the exterior. Mold develops when moisture, in a vapor state starts to pass through a wall or ceiling and changes to liquid before it can escape as a vapor. Moisture only goes from the warm side of a wall or ceiling to the cold side, it never moves from cold to warm. This fact dictates that when a vapor barrier is installed, it should be on the warm side of the wall. If there are two vapor barriers, the one on the warm side should have more integrity as a vapor barrier than the one on the outside. In a bathroom that receives heavy use or one without a fan, evacuating the moisture may be difficult. One way to effectively reduce and in most cases eliminate the development of mold in this situation would be to paint the walls with 2-3 coats of enamel with a very low permeability rate. This will act a vapor barrier and limit or stop the amount of moisture that penetrates the walls and ceilings. Liquid is likely to develop on the walls and it should be wiped off, but it will not penetrate and therefore will not develop mold. When the relative humidity is 60% or higher, molds can develop. The higher the relative humidity the faster mold will develop. When the source of moisture is removed the mold/fungus will not survive.

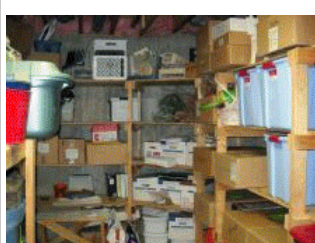
PREVENTION IS THE BEST APPROACH

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

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



basement area.jpg



basement storage.jpg



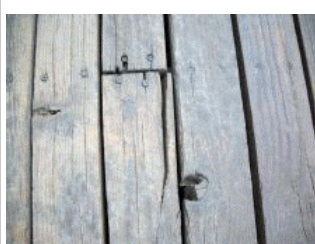
cooling.jpg



crawl space.jpg



CS view.jpg



deck planks.jpg



driveway.jpg



DWV piping.jpg



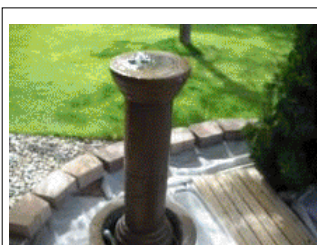
electrical.jpg



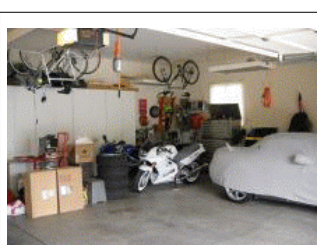
exterior.jpg



floor structure.jpg



fountain.jpg



garage area.jpg



garage attic.jpg



garage ceiling.jpg



heating.jpg



home.jpg



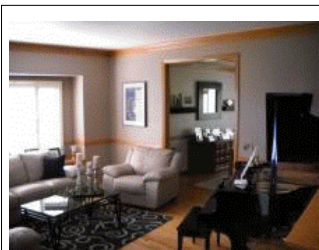
hot tub.jpg



insulation.jpg



interior view.jpg



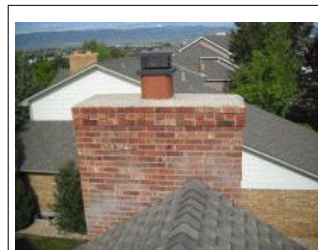
interior views.jpg



interior.jpg



left exterior.jpg



masonry chimney.jpg



MWV.jpg



open junction.jpg



plumbing.jpg



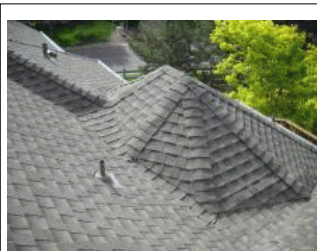
rear view.jpg



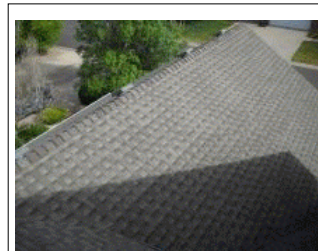
right exterior.jpg



roof structure.jpg



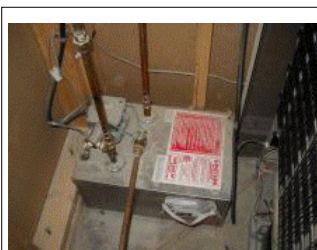
roof view.jpg



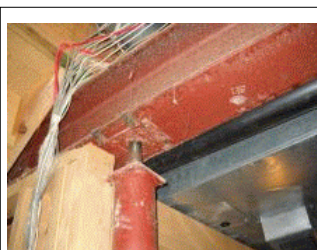
roof views.jpg



roof.jpg



steamer.jpg



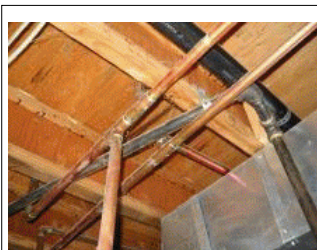
structure.jpg



sub panel.jpg



sump pity.jpg



supply piping.jpg



trip hazard.jpg



wood trim.jpg