

# Home Inspection Report

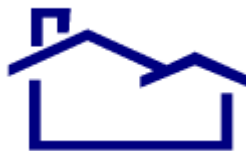
**S  
A  
M  
P  
L  
E  
  
R  
E  
P  
O  
R  
T**



**A House to Home Property Inspection  
"Inspect Before You Buy"**

**951-686-3155**

**ahhpi.com**



# Building Inspection Report

## 1234 Your New Home, Your Town CA, 90000

---

**Inspection Date:**  
When You Need it Done

**Prepared For:**  
Home Buyer

**Prepared By:**  
A House to Home

951-686-3155  
951-303-9697 Fax  
ahhpi.com

**Report Number:**  
123456

**Inspector:**  
Pat Hurter

**Please inquire about our Home Preservation Plan**

# Table Of Contents

---

REPORT OVERVIEW	5
GROUNDS	6
ROOF COVERING	8
CHIMNEY / GUTTERS / SIDING / TRIM	9
EXTERIOR / ELECTRICAL / AC / GARAGE	10
KITCHEN	11
LAUNDRY / UTILITY ROOM	12
BATHROOMS	12
FAMILY ROOM	14
DINING ROOM	14
LIVING ROOM	14
MASTER BEDROOM	15
BEDROOM-1	15
BEDROOM-2	15
WINDOWS / FIREPLACES / ATTIC	16

SLAB ON GRADE	18
PLUMBING	18
HEATING SYSTEM	19
COOLING SYSTEM	19
ELECTRICAL	20
SWIMMING POOL	21
SUMMARY*	22

# 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 homebuyer 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:	18
Style:	Two story
General Appearance:	Satisfactory
Main Entrance Faces:	For sake of the report the house faces North
Weather Condition:	Clear
Temperature:	Over 65°F
Ground cover:	Damp
State of Occupancy	Vacant

## GROUNDS

<b>Service Walks</b>	<input type="checkbox"/> None	<input type="checkbox"/> Public sidewalk needs repair
Condition:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Brick
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Other
	<input type="checkbox"/> Pitched towards home	<input checked="" type="checkbox"/> Settling cracks
	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Poor
	<input type="checkbox"/> Marginal	<input type="checkbox"/> Not visible
	<input checked="" type="checkbox"/> Settling cracks	<input type="checkbox"/> Trip Hazard
<b>Driveway</b>	<input type="checkbox"/> None	<input type="checkbox"/> Gravel
Condition:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Settling cracks
	<input type="checkbox"/> Fill cracks and seal	<input type="checkbox"/> Not visible
	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Trip hazard
	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> Pitched towards home	
<b>Patio/Veranda</b>	<input type="checkbox"/> None	<input type="checkbox"/> Kool-Deck®
Condition:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Other
	<input type="checkbox"/> Flagstone	<input type="checkbox"/> Trip Hazard
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Not visible
	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> Pitched towards home (See Remarks page)	<input checked="" type="checkbox"/> Settling cracks
	<input type="checkbox"/> Brick	
	<input type="checkbox"/> Poor	
<b>Deck (flat, floored, roofless area)</b>	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Composite
Condition:	<input type="checkbox"/> Treated	<input type="checkbox"/> Other
	<input type="checkbox"/> Earth to wood contact	<input type="checkbox"/> Railing/balusters recommended
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Not visible
	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> Moisture/insect damage	
	<input type="checkbox"/> Poor	
<b>Deck/Patio/Porch Covers</b>	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Moisture/insect damage
Lacks:	<input type="checkbox"/> Earth to wood contact	<input type="checkbox"/> Satisfactory
	<input type="checkbox"/> Metal straps/bolts/nails	<input type="checkbox"/> Improper attachment to house
<b>Porch (covered entrance)</b>	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Railing/balusters recommended
Support Pier:	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
	<input type="checkbox"/> Earth to wood contact	<input type="checkbox"/> Not visible
Condition:	<input type="checkbox"/> Concrete	<input type="checkbox"/> Poor
	<input type="checkbox"/> Satisfactory	
	<input type="checkbox"/> Marginal	
	<input type="checkbox"/> Needs repair	
	<input type="checkbox"/> Moisture/insect damage	
<b>Balcony (2nd floor platform)</b>	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Composite
Railing:	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
Condition:	<input type="checkbox"/> Yes	<input type="checkbox"/> Railing/balusters recommended
	<input type="checkbox"/> No	<input type="checkbox"/> Marginal
	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Poor
	<input type="checkbox"/> Safety Hazard	
<b>Stoops/Steps</b>	<input type="checkbox"/> None	<input type="checkbox"/> Uneven risers
Condition:	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Safety Hazard
	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Railing recommended
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Recommended balusters
	<input type="checkbox"/> Cracked	
	<input type="checkbox"/> Settled	
	<input type="checkbox"/> Damaged	
<b>Fencing</b>	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Type: block/wrought iron
		<input type="checkbox"/> Not evaluated



<b>Landscaping Affecting Foundation</b>	<b>(See Remarks page)</b>			
Negative grade at:	<input type="checkbox"/> East	<input type="checkbox"/> West	<input type="checkbox"/> North	<input type="checkbox"/> South
	<input type="checkbox"/> Recommend additional backfill			
	<input type="checkbox"/> Trim back trees/shrubberies			
	<input checked="" type="checkbox"/> Yard drains observed - not tested			
			<input checked="" type="checkbox"/> Satisfactory	
			<input type="checkbox"/> Recommend window wells/covers	
			<input type="checkbox"/> Wood in contact/too close to soil	
			<input type="checkbox"/> N/A	
<b>Retaining Wall:</b>	<input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No	
	<input type="checkbox"/> Concrete	<input type="checkbox"/> Block/brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
Visual Condition:	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> <b>Safety Hazard</b>
<b>Hose Bibs</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Winterized	
Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not tested	<input checked="" type="checkbox"/> No anti-siphon valve
<b>General Comments</b>				

Walkway had some cracking, but is usable. Driveway had some settlement, but usable. Patio had some cracking and settlement, but was in usable condition. Fencing is not part of a home inspection. Fencing remarks do not constitute an inspection. Fencing was in need of maintenance repairs (palm trees appear to be damaging walls (E&W). Maintain a positive drainage slope away from the foundation. Faucets at BBQ Island are inoperative. Sink drains to planter.

# ROOF COVERING

**General Information**

<b>Roof Visibility</b>	<input checked="" type="checkbox"/> All	<input type="checkbox"/> Percent	<input type="checkbox"/> None	<input type="checkbox"/> Limited By:
------------------------	---	----------------------------------	-------------------------------	--------------------------------------

<b>Inspected From</b>	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Ladder at eaves	<input checked="" type="checkbox"/> Ground w/binoculars
-----------------------	-------------------------------	---	---

<b>Style of Roof</b>						
Type:      Combination:	<input checked="" type="checkbox"/> Gable	<input checked="" type="checkbox"/> Hip	<input type="checkbox"/> Mansard	<input type="checkbox"/> Shed	<input type="checkbox"/> Flat	<input type="checkbox"/> Other
Pitch:      Combination:	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Medium	<input type="checkbox"/> Steep	<input type="checkbox"/> Flat		

<b>Roof Covering</b>	<input type="checkbox"/> None
----------------------	-------------------------------

<b>Roof #1:</b>	Type: Cement tile	Estimated Layers: 1 Layer	Approximate age of cover: 15-20+ years
-----------------	-------------------	---------------------------	--

<b>Ventilation System</b>	<input type="checkbox"/> None			
Combination:	<input type="checkbox"/> Soffit	<input type="checkbox"/> Ridge	<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Roof
	<input type="checkbox"/> Turbine	<input type="checkbox"/> Powered	<input checked="" type="checkbox"/> Eaves	<input type="checkbox"/> Other

<b>Flashing Material</b>	<input type="checkbox"/> None		
Combination:	<input checked="" type="checkbox"/> Galv./Aluminum	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Not visible
	<input type="checkbox"/> Copper	<input type="checkbox"/> Other	

<b>Valley Material</b>	<input type="checkbox"/> None			
Combination:	<input checked="" type="checkbox"/> Galv./Aluminum	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Copper	<input type="checkbox"/> N/A
	<input type="checkbox"/> Not visible	<input type="checkbox"/> Other		

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

<b>Roof Covering</b>	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	
Condition:	<input type="checkbox"/> Curling	<input type="checkbox"/> Cupping	<input type="checkbox"/> Missing/damaged tabs/shingles/tiles	
	<input type="checkbox"/> Moss Buildup	<input type="checkbox"/> Nail Popping	<input type="checkbox"/> Ponding	<input type="checkbox"/> Burn Spots
	<input type="checkbox"/> Exposed Felt	<input checked="" type="checkbox"/> Cracked/slipped/broken tiles	<input type="checkbox"/> Other	



<b>Ventilation</b>	(See Remarks page)
--------------------	--------------------

<b>Flashings</b>	<input type="checkbox"/> Not visible	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<input type="checkbox"/> Rusted	<input type="checkbox"/> Recommend Sealing			
	<input type="checkbox"/> Pulled away from chimney/roof			

<b>Valleys</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<input type="checkbox"/> Not visible	<input type="checkbox"/> N/A	<input type="checkbox"/> Rusted	
<input type="checkbox"/> Holes	<input type="checkbox"/> Recommend Sealing		

<b>S Skylights</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
--------------------	------------------------------	--	---------------------------------------	-----------------------------------	-------------------------------

<b>Plumbing Vents</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
-----------------------	---	-----------------------------	--	-----------------------------------	-------------------------------

**General Comments**

Roof inspection was limited to inspecting from the ground with binoculars due to material type. Roof inspection was limited to inspecting from the eaves due to material type. Roof covering showed signs of cracked/slipped tiles and will require repair/maintenance. There are slipped and cracked tiles over the garage. The mud seal is also cracked/slipped over the garage. Broken mud cap NE. Flashing missing around vent pipe N. Cracked tile N. Cracked mud cap SE at ridge.

## CHIMNEY / GUTTERS / SIDING / TRIM

<b>Chimney(s)</b>	<input type="checkbox"/> None	Location(s): South
Viewed from:	<input type="checkbox"/> Roof	<input checked="" type="checkbox"/> Ladder at eaves
Chase:	<input type="checkbox"/> Brick	<input type="checkbox"/> Stone
Evidence of:	<input type="checkbox"/> Cracked chimney cap	<input type="checkbox"/> Loose mortar joints
Flue:	<input type="checkbox"/> Tile	<input checked="" type="checkbox"/> Metal
Evidence of:	<input type="checkbox"/> Scaling	<input type="checkbox"/> Cracks
	<input type="checkbox"/> Have flue(s) cleaned and re-evaluated	<input type="checkbox"/> Not evaluated (See Remarks page)
	<input type="checkbox"/> Recommend cricket/saddle flashing	<input type="checkbox"/> Spark arrestor/chimney cap recommended

<b>Gutters &amp; Downspouts</b>	<input type="checkbox"/> None	(See Remarks page)
<input checked="" type="checkbox"/> Insides need to be cleaned	<input type="checkbox"/> Ponding	
Condition:	<input checked="" type="checkbox"/> Galvanized/Alum.	<input type="checkbox"/> Copper
Extension needed:	<input type="checkbox"/> Hole in main run	<input type="checkbox"/> Missing straps
	<input type="checkbox"/> North	<input type="checkbox"/> South

<b>Siding</b>	<input type="checkbox"/> Brick	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl	<input checked="" type="checkbox"/> Stucco	<input type="checkbox"/> Fiber-cement
Condition:	<input type="checkbox"/> Stone	<input type="checkbox"/> Slate	<input type="checkbox"/> Fiberboard	<input type="checkbox"/> Slate	<input type="checkbox"/> EIFS (See Remarks)	<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Leaking:	<input type="checkbox"/> Corners	<input type="checkbox"/> Joints
				<input type="checkbox"/> East	<input type="checkbox"/> West	

<b>Window Frames</b>	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Aluminum covered	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Metal	<input type="checkbox"/> Other
Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Damaged wood	
	<input type="checkbox"/> Recommend painting				

<b>Screens</b>	<input type="checkbox"/> N/A
Screens:	<input type="checkbox"/> Wood
	<input checked="" type="checkbox"/> Satisfactory

<b>1 - Trim, 2 - Soffit, 3 - Fascia</b>	<input type="checkbox"/> N/A
Condition:	<input checked="" type="checkbox"/> Wood
	<input checked="" type="checkbox"/> Satisfactory
	<input type="checkbox"/> Recommend painting

<b>Caulking</b>	<input type="checkbox"/> N/A
Condition:	<input checked="" type="checkbox"/> Satisfactory
	<input checked="" type="checkbox"/> Recommend around windows/doors/masonry ledges/corners/utility penetrations

**General Comments**

Gutters were in overall adequate condition. Gutters on only a portion of the house, recommend additional gutters where needed. Stucco appeared to be all intact and in overall satisfactory condition. Trim appeared to be all intact and in overall satisfactory condition.

## EXTERIOR / ELECTRICAL / AC / GARAGE

<b>Exterior Wall Construction</b>					
<input type="checkbox"/> Not visible		<input checked="" type="checkbox"/> Wood frame	<input type="checkbox"/> Masonry	<input type="checkbox"/> Log	<input type="checkbox"/> Other
<b>Exterior Doors</b>					
Weather stripping: <input type="checkbox"/> Satisfactory		<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor		
Condition: <input checked="" type="checkbox"/> Satisfactory		<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Damaged	
<b>Exterior Electrical Service</b>					
<input checked="" type="checkbox"/> Overhead		<input type="checkbox"/> Underground	Service drop: <input type="checkbox"/> Satisfactory		<input type="checkbox"/> Needs service
Exterior outlets: <input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No	Operate: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Waterproof cover recommended
GFCI protected: <input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No	Operate: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Reverse polarity: <input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No	Open ground: <input type="checkbox"/> Yes		<input checked="" type="checkbox"/> No
Overhead wires: <input type="checkbox"/> Low		<input type="checkbox"/> Less than 3" from balcony/deck/window		<input type="checkbox"/> Extension cord/exposed Romex	
<b>Potential safety hazard:</b>		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<b>A/C Condenser/Heat Pump</b>					
<input type="checkbox"/> None		Approximate age: 10 +yrs.		Max breaker/fuse: 40	
#1 Brand: Rheem		Model #: RAKB042JAZ SR#: 6953M500506036		Shutoff: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Condition: <input checked="" type="checkbox"/> Satisfactory		<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Rusted/dirty	Level: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Garage</b>					
<input type="checkbox"/> None					
<input type="checkbox"/> Attached		<input type="checkbox"/> Detached	<input type="checkbox"/> 1-car	<input type="checkbox"/> 2-car	<input checked="" type="checkbox"/> 3-car
<b>Automatic opener:</b>		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Operable	<input type="checkbox"/> Inoperable
<b>Safety reverse:</b>		Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Safety hazard
<b>Electric sensor:</b>		Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Safety hazard
<b>Roofing:</b>		<input checked="" type="checkbox"/> Same as house	Type: <input type="checkbox"/> Satisfactory	Approx. Age: <input type="checkbox"/> Marginal <input type="checkbox"/> Poor	Approx. layers: <input type="checkbox"/> None
Condition: <input type="checkbox"/> Satisfactory		<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> None	
<b>Gutters:</b>		<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> None
<b>Siding:</b>		<input checked="" type="checkbox"/> Same as house	<input type="checkbox"/> Wood	<input type="checkbox"/> Metal	<input type="checkbox"/> Vinyl
<input type="checkbox"/> Stucco		<input type="checkbox"/> Masonry	<input type="checkbox"/> Slate	<input type="checkbox"/> Fiberboard	
<b>Trim:</b>		<input checked="" type="checkbox"/> Same as house	<input type="checkbox"/> Wood	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Vinyl
<b>Floor:</b>		<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Gravel	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Dirt
Condition: <input checked="" type="checkbox"/> Satisfactory		<input checked="" type="checkbox"/> Typical cracks	<input type="checkbox"/> Large-settling cracks		
Burners less than 18" above garage floor: <input type="checkbox"/> N/A		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety hazard	
<b>Overhead door:</b>		<input type="checkbox"/> Wood	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Masonite	<input checked="" type="checkbox"/> Metal
Condition: <input checked="" type="checkbox"/> Satisfactory		<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Recommend painting inside & edges	
<b>Service door:</b>		<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> None
<b>Sill plates:</b>		<input checked="" type="checkbox"/> Elevated	<input type="checkbox"/> Floor level	<input type="checkbox"/> Both	<input type="checkbox"/> Not visible
<b>Electricity present:</b>		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> Covers missing
<b>GFCI Protected:</b>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Reverse polarity: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Open ground: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Safety hazard	
<b>Firewall:</b>		(Between garage & living area) <input type="checkbox"/> N/A		<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Missing <input type="checkbox"/> Damaged
<b>Fire door:</b>		<input checked="" type="checkbox"/> Not verifiable	<input type="checkbox"/> Not a fire door	<input type="checkbox"/> Needs repair	<input type="checkbox"/> Satisfactory
Auto closure: <input type="checkbox"/> Satisfactory		<input type="checkbox"/> Inoperative	<input type="checkbox"/> Missing	<input checked="" type="checkbox"/> Needs repair	<input type="checkbox"/> N/A
<b>General Comments</b>					

Garage door/frame to back yard damaged an in need of repair/replacement. Weather stripping needed for front door. Weather stripping needed for garage service door. Lights appeared to be in normal operating condition. The foundation was overall adequate with no major defects evident. Garage door and opener was in normal working order. Both garage doors have openers. Missing outlet cover (SW).

## KITCHEN

<b>Countertops</b>	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
<b>Cabinets</b>	Condition: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> <b>Recommend repairs</b>		
<b>Plumbing Comments</b>	Faucet leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                  Pipes leak: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Drainage: <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Poor                  Water pressure: <input checked="" type="checkbox"/> Adequate <input type="checkbox"/> Poor		
<b>Walls &amp; Ceiling</b>	Condition <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Typical cracks <input type="checkbox"/> Moisture stains		
<b>Heat Source Present</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<b>Floor</b>	Condition <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Sloping <input type="checkbox"/> Squeaks		
<b>Appliances</b>	(See Remarks page)		
Disposal: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Dishwasher: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Range: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Oven: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Trash compactor: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>Operates:</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Exhaust fan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Refrigerator: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>Operates:</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other: <input type="checkbox"/> Yes <input type="checkbox"/> No	<i>Operates:</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<b>Electrical</b>	Outlets present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>Operates:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Covers missing GFCI protected: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Operates:</i> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>(Remarks)</b> Open ground/reverse polarity within 6' of water: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <b>Safety hazard</b>		
<b>General Comments:</b>	Counter top has normal wear. Back splash needs grouting. Cabinets have normal wear. There is a broken hinge in the pantry. There is some minor corrosion around pipe joints and/or fittings, but no visible leaks at this time. Water flow was normal. Drain lines had no visible leaks or signs of backup at the time of inspection. There are no wall outlets over the kitchen counters. Mood lighting has been added under cabinets.		

## LAUNDRY / UTILITY ROOM

Room Components-garage							
Laundry sink:	<input type="checkbox"/> N/A	Faucet leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipe leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Cross connections:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> None apparent	Heat source present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Room appears vented:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Not visible					
Dryer vented:	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Wall	<input type="checkbox"/> Ceiling	<input type="checkbox"/> Not vented				
Outlets present:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Covers missing			
GFCI protected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> No (Remarks)			
Open ground/reverse polarity within 6' of water:			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety hazard			
Appliances present:	<input checked="" type="checkbox"/> Washer <input checked="" type="checkbox"/> Dryer	<input checked="" type="checkbox"/> Water heater <input checked="" type="checkbox"/> Furnace	<input type="checkbox"/> Other				
Gas pipe:	<input type="checkbox"/> N/A	Valve shutoff:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Cap Needed	<input type="checkbox"/> N/A		

General Comments
There we no visible active piping leaks at the time of the inspection. Drain lines had no visible leaks or signs of backup at the time of inspection.

## BATHROOMS

Bath: First floor half bath							
Sinks	Faucet leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Not visible		
Tubs	Faucet leaks:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Not visible		
Showers	Faucet leaks:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Not visible		
Tub/shower	Faucet leaks:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Not visible		
Toilet:	Bowl loose	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Cracked bowl	<input type="checkbox"/> Toilet leaks	
Whirlpool:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Not tested	<input type="checkbox"/> No access	
Shower/Tub area:		<input type="checkbox"/> Ceramic/Plastic	<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Masonite	<input type="checkbox"/> Other		
	Condition:	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Rotted floors		
	Caulk/Grouting needed:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Where:				
Drainage:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor				
Water flow:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor				
Walls/Ceiling:	Moisture stains present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Outlets present:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Covers missing			
GFCI protected:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> No (Remarks)			
Open ground/reverse polarity within 6' of water:			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety hazard			
	<b>Potential safety hazards present:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>(See Remarks page)</b>				
Heat source present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
Exhaust fan:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Operates:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Noisy			

General Comments
There were no visible active piping leaks at the time of the inspection. Sink drains shows no sign of backing-up during time of inspection. Drains show no signs of backing-up during time of inspection. Recommend doorstops.

Bath: Second floor bath							
Sinks	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not visible
Tubs	Faucet leaks:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not visible
Showers	Faucet leaks:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not visible
Tub/shower	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not visible
Toilet:	Bowl loose	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cracked bowl <input type="checkbox"/> Toilet leaks
Whirlpool:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not tested <input type="checkbox"/> No access
Shower/Tub area:		<input checked="" type="checkbox"/> Ceramic/Plastic		<input type="checkbox"/> Fiberglass		<input type="checkbox"/> Masonite <input type="checkbox"/> Other	
	Condition:	<input checked="" type="checkbox"/> Satisfactory		<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor <input type="checkbox"/> Rotted floors	
	Caulk/Grouting needed:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No		Where: Tub bib/shower controls	
Drainage:		<input checked="" type="checkbox"/> Satisfactory		<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor	
Water flow:		<input checked="" type="checkbox"/> Satisfactory		<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor	
Walls/Ceiling:	Moisture stains present:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Outlets present:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Covers missing
GFCI protected:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No (Remarks)	
Open ground/reverse polarity within 6' of water:				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety hazard	
<b>Potential safety hazards present:</b>				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<b>(See Remarks page)</b>	
Heat source present:		<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No			
Exhaust fan:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Noisy

**General Comments**

There is some minor corrosion around the joints and or fittings, but no visible leak at this time. Sink stopper is missing or not functional. Sink drains shows no sign of backing-up during time of inspection. Drains show no signs of backing-up during time of inspection. Ceramic tile is loose (tub surround).

Bath: Master bath							
Sinks	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not visible
Tubs	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not visible
Showers	Faucet leaks:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not visible
Tub/shower	Faucet leaks:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Pipes leak:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not visible
Toilet:	Bowl loose	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Cracked bowl <input type="checkbox"/> Toilet leaks
Whirlpool:		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not tested <input type="checkbox"/> No access
Shower/Tub area:		<input checked="" type="checkbox"/> Ceramic/Plastic		<input type="checkbox"/> Fiberglass		<input type="checkbox"/> Masonite <input type="checkbox"/> Other	
	Condition:	<input checked="" type="checkbox"/> Satisfactory		<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor <input type="checkbox"/> Rotted floors	
	Caulk/Grouting needed:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No		Where: tub surround/ shower	
Drainage:		<input checked="" type="checkbox"/> Satisfactory		<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor	
Water flow:		<input checked="" type="checkbox"/> Satisfactory		<input type="checkbox"/> Marginal		<input type="checkbox"/> Poor	
Walls/Ceiling:	Moisture stains present:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Outlets present:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Covers missing
GFCI protected:		<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (Remarks)	
Open ground/reverse polarity within 6' of water:				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Safety hazard	
<b>Potential safety hazards present:</b>				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<b>(See Remarks page)</b>	
Heat source present:		<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No			
Exhaust fan:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Operates:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Noisy

**General Comments**

There were no visible active piping leaks at the time of the inspection. Sink stopper is missing or not functional. Sink drains shows sign of backing-up (L). There is corrosion at bottom lip of shower door. Shower control valves are loose in the wall. Light in toilet closet corroded. There is apparent water damage to the ceiling above the bath (area dry at time of inspection). Damaged dry wall by bath window.

## FAMILY ROOM

<b>Location: SW</b>			
Walls & Ceiling: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical Cracks <input type="checkbox"/> Damage
Moisture stains: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where: _____
Flooring: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes
Ceiling fan: <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Electrical: Switches: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Open ground/rev polarity: <input type="checkbox"/> Yes	<input type="checkbox"/> <b>Safety Hazard</b>		<input type="checkbox"/> Covers missing
Heat source present: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Holes: <input type="checkbox"/> Doors	<input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Doors & Windows: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass			
<b>General Comments</b>			

The French doors are difficult to open/close as they drag/stick (door frames are plumb). Recommend doorstop to prevent damage French door. No representation can be made to the proper installation of the ceiling fans.

## DINING ROOM

<b>Location: SE</b>			
Walls & Ceiling: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Typical Cracks <input type="checkbox"/> Damage
Moisture stains: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where: _____
Flooring: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes
Ceiling fan: <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Electrical: Switches: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Open ground/rev polarity: <input type="checkbox"/> Yes	<input type="checkbox"/> <b>Safety Hazard</b>		<input type="checkbox"/> Covers missing
Heat source present: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Holes: <input type="checkbox"/> Doors	<input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Doors & Windows: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass			
<b>General Comments</b>			

No representation can be made to the proper installation of the ceiling fans. There is a hump in the S ceiling.

## LIVING ROOM

<b>Location: NE</b>			
Walls & Ceiling: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Typical Cracks <input type="checkbox"/> Damage
Moisture stains: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Where: _____
Flooring: <input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Squeaks <input type="checkbox"/> Slopes
Ceiling fan: <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Electrical: Switches: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Open ground/rev polarity: <input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> <b>Safety Hazard</b>		<input checked="" type="checkbox"/> Covers missing
Heat source present: <input type="checkbox"/> Yes	<input type="checkbox"/> No	Holes: <input type="checkbox"/> Doors	<input type="checkbox"/> Walls <input type="checkbox"/> Ceilings
Doors & Windows: <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Cracked glass <input type="checkbox"/> Evidence of leaking insulated glass			
<b>General Comments</b>			

Windows are difficult to open and close (NW). Open Ground on N and E wall.

## MASTER BEDROOM

<b>Location: SW</b>			
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
	Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooring:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Ceiling fan:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal
Electrical:	Switches: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets: <input checked="" type="checkbox"/> Yes
	Open ground/rev polarity: <input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> <b>Safety Hazard</b>
Heat source present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Holes: <input type="checkbox"/> Doors
Doors & Windows:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor
		<input type="checkbox"/> Cracked glass	<input type="checkbox"/> Evidence of leaking insulated glass
<b>General Comments</b>			

Windows are difficult to open and close (SW). Recommend doorstop to prevent damage to wall.

## BEDROOM-1

<b>Location: NW</b>			
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
	Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooring:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Ceiling fan:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal
Electrical:	Switches: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets: <input checked="" type="checkbox"/> Yes
	Open ground/rev polarity: <input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> <b>Safety Hazard</b>
Heat source present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Holes: <input type="checkbox"/> Doors
Doors & Windows:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor
		<input type="checkbox"/> Cracked glass	<input type="checkbox"/> Evidence of leaking insulated glass
<b>General Comments</b>			

Window is missing locking hardware. Exterior trim piece is pulling away from frame.

## BEDROOM-2

<b>Location: NE</b>			
Walls & Ceiling:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
	Moisture stains:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Flooring:	<input type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor
Ceiling fan:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal
Electrical:	Switches: <input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Outlets: <input checked="" type="checkbox"/> Yes
	Open ground/rev polarity: <input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> <b>Safety Hazard</b>
Heat source present:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Holes: <input type="checkbox"/> Doors
Doors & Windows:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Marginal	<input type="checkbox"/> Poor
		<input type="checkbox"/> Cracked glass	<input type="checkbox"/> Evidence of leaking insulated glass
<b>General Comments</b>			

Windows are difficult to open and close. Closet doors are missing/damaged.

## WINDOWS / FIREPLACES / ATTIC

<b>Interior Windows/Glass</b>	
General condition : <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Painted shut	
<input checked="" type="checkbox"/> Hardware missing <input type="checkbox"/> Glazing compound needed <input type="checkbox"/> Cracked glass <input type="checkbox"/> Broken counter-balance mech.	
<input checked="" type="checkbox"/> Surface deterioration: (See Remarks page) <input checked="" type="checkbox"/> Representative number of windows operated	
<b>Evidence of leaking insulated glass:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not determinable <input checked="" type="checkbox"/> N/A	
Safety glazing: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not determinable <input type="checkbox"/> Safety issue Where:	
Security bars present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not tested <input type="checkbox"/> Test release mechanism before moving in	

<b>Fireplace</b>	
<input checked="" type="checkbox"/> Gas <input type="checkbox"/> Wood <input type="checkbox"/> None Location(s): Family room	
<input type="checkbox"/> Masonry <input type="checkbox"/> Metal insert <input type="checkbox"/> Metal <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Zero clearance	
<input type="checkbox"/> Blower built-in Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Damper operates <input type="checkbox"/> Damper missing	
<input type="checkbox"/> Open joints or cracks in firebrick should be sealed	
Hearth: Adequate: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Mantle: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Loose
<input type="checkbox"/> Recommend having flue cleaned and re-examined	

<b>Stairs</b>	
<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> None	
Handrail: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Safety issue	
Risers/Treads: <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Risers/treads uneven	

<b>Smoke Detectors</b>	
(See Remarks page)	
Present: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operates: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested
CO detector: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

<b>Attic</b>	
Access: <input type="checkbox"/> Stairs <input checked="" type="checkbox"/> Pull down <input type="checkbox"/> Scuttle hole <input type="checkbox"/> Knee wall <input type="checkbox"/> No access	
Inspected from: <input type="checkbox"/> Access panel <input checked="" type="checkbox"/> In the attic <input type="checkbox"/> Other	
Location: <input checked="" type="checkbox"/> Bedroom hall <input type="checkbox"/> Bedroom closet <input type="checkbox"/> Garage <input type="checkbox"/> Other	
Flooring: <input type="checkbox"/> Complete <input type="checkbox"/> Partial <input checked="" type="checkbox"/> None	
Insulation: Type: Fiber glass <input checked="" type="checkbox"/> Batts <input type="checkbox"/> Loose Average inches: 9-12 Approx. R-rating: R-30	
Installed in: <input checked="" type="checkbox"/> Floor <input type="checkbox"/> Rafters <input type="checkbox"/> Walls <input type="checkbox"/> Not Visible	
Vent fans: <input type="checkbox"/> Present <input type="checkbox"/> Not tested <input type="checkbox"/> Thermostat controlled <input type="checkbox"/> Safety issue <input checked="" type="checkbox"/> N/A	
Ventilation: <input checked="" type="checkbox"/> Appears adequate <input type="checkbox"/> Recommend additional venting	
Roof structure: <input type="checkbox"/> Wood Rafters/joists <input type="checkbox"/> Metal Rafters/joists <input type="checkbox"/> Collar ties	
<input checked="" type="checkbox"/> Trusses <input type="checkbox"/> Other <input type="checkbox"/> Not visible	
Roof sheathing: <input checked="" type="checkbox"/> Plywood <input type="checkbox"/> OSB <input type="checkbox"/> 1x Wood <input type="checkbox"/> Other	
<input type="checkbox"/> Rotted <input checked="" type="checkbox"/> Stained <input type="checkbox"/> Delaminated <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor	



- Fans exhausted to: Attic:  Yes  No Outside:  Yes  No  Not visible  N/A  
 (See Remarks page)
- Chimney chase:  Satisfactory  Needs repair  Not visible
- Structural problems observed:  Yes  No  See comments below
- Vapor barriers:  Not visible  Improperly installed  
 Kraft faced  Plastic (See Remarks page)
- Electrical:  Open junction box (es)  Missing junction box (es)  
 Handyman wiring  Visible knob-and-tube

**General Comments**

Change smoke detectors every 6 months. Trusses showed no major defects or damage at the time of inspection. Sheathing, examined from the attic, had some water damage, repair as needed (SE). This is likely where the water intruded that damaged the ceiling in the Master bath. Insulation was sufficient for homes in this area. Ventilation was normal. Bathroom exhaust fans appeared to be vented toward the exterior. Dry wall around scuttle hole entry is damaged. Aluminum windows of this type and age can be difficult to open and close- recommend cleaning tracks.

## SLAB ON GRADE

<b>Slab On Grade</b>	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Not visible	Signs of settlement:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
	<input checked="" type="checkbox"/> Anchor bolts not visible	<input type="checkbox"/> No anchor bolts		<input type="checkbox"/> <b>No Access</b>	

<b>General Comments</b>
-------------------------

No apparent deficiencies at the time of the inspection.

## PLUMBING

<b>Water Service</b>	Shut off location: Outside at curbside					
Water entry piping:	<input type="checkbox"/> Not visible	<input checked="" type="checkbox"/> Copper/Galv.	<input type="checkbox"/> Plastic/PB/PEX	<input type="checkbox"/> Unknown		
Water lines:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic/PB/PEX	<input type="checkbox"/> <b>Polybutylene</b>	<input type="checkbox"/> Unknown	
	Lead ( <i>other than solder joints</i> ):		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Service entry	<input checked="" type="checkbox"/> Unknown
	Water flow:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Poor	Cross connection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Water pressure:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Poor	<input checked="" type="checkbox"/> Above 80 psi ( <b>Needs evaluation</b> )		
	Pipes:	<input type="checkbox"/> Corroded	<input type="checkbox"/> Leaking	<input type="checkbox"/> Valves broken/missing	<input type="checkbox"/> Dissimilar metal	
Drain/waste/vent pipe:	<input type="checkbox"/> Copper	<input type="checkbox"/> Cast iron	<input checked="" type="checkbox"/> Plastic	<input type="checkbox"/> Other		
	Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Not visible	
	Waste discharge:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Slow drain			

<b>Gas Lines-galvanized</b>	<input type="checkbox"/> Not visible	<input type="checkbox"/> Shutoff missing	<input type="checkbox"/> Where:		
	<input type="checkbox"/> Copper	<input type="checkbox"/> Brass	<input checked="" type="checkbox"/> Black iron	<input type="checkbox"/> Stainless steel	<input type="checkbox"/> CSST

<b>Well Pump</b>	<input checked="" type="checkbox"/> N/A	<b>(See Remarks page)</b>			
	<input type="checkbox"/> Submersible	<input type="checkbox"/> In basement	<input type="checkbox"/> Well house	<input type="checkbox"/> Well pit	<input type="checkbox"/> Shared well
Pressure gauge operates:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not visible	

<b>Sanitary Pump</b>	<input checked="" type="checkbox"/> N/A							
Sealed crock:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Check valve:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Vented:	<input type="checkbox"/> Yes	<input type="checkbox"/> No

<b>Water Heater #1</b>	<b>Brand name:</b> American		Serial #: GV2F8533T	Model #: 8818304J35		
	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil	<input type="checkbox"/> Other	Approx. age: 10+ yr.(s)	
	Capacity: 50 gallons					
Relief valve:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<b>Extension proper:</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Missing
Vent pipe:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Improper Pitch	<input type="checkbox"/> Rusted	<input type="checkbox"/> <b>Safety Hazard</b>	
Seismic restraints needed:	<input type="checkbox"/> N/A	<input type="checkbox"/> Needed	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Improper		

<b>Water Softener</b>	<b>(Unit not evaluated)</b>				
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Plumbing hooked up:	<input type="checkbox"/> Yes	<input type="checkbox"/> No

<b>General Comments</b>
-------------------------

There is corrosion at coldwater valve to hot water heater. Rust at relief valve.

## HEATING SYSTEM

<b>Fuel Shutoff</b>	Main fuel shutoff location: Outside at the gas meter		
Seismic shutoff:	<input type="checkbox"/> N/A	<input type="checkbox"/> Missing	<input checked="" type="checkbox"/> Recommended
<b>Forced Air System</b>	<input checked="" type="checkbox"/> Central Unit	<input type="checkbox"/> Wall Furnace	<input type="checkbox"/> Floor Furnace
	Brand name: Payne	Approximate age: 15+ year(s)	
	Model #: 394JAW048065	Serial #: 4587C76346	
	<input type="checkbox"/> System not operated due to: NA		
Energy source:	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> LP	<input type="checkbox"/> Oil <input type="checkbox"/> Electric
Hot air systems:	<input type="checkbox"/> Belt drive	<input checked="" type="checkbox"/> Direct drive	<input type="checkbox"/> Gravity
Heat exchanger:	<input checked="" type="checkbox"/> Visual with mirror	<input type="checkbox"/> N/A (sealed)	<input type="checkbox"/> Not accessible
Condition:	<input type="checkbox"/> Rusted	<input type="checkbox"/> Flame distortion	<input type="checkbox"/> Other
<b>View is extremely limited - See Remarks page about options</b>			
CO test:	Tester: TIFF 8800	<input checked="" type="checkbox"/> Plenum/register	<input type="checkbox"/> Not tested <input type="checkbox"/> N/A
Distribution:	<input type="checkbox"/> Metal duct	<input checked="" type="checkbox"/> Insul. flex duct	<input checked="" type="checkbox"/> Cold air returns
Flue piping:	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> PVC	<input checked="" type="checkbox"/> Proper pitch <input type="checkbox"/> Rusted <input type="checkbox"/> N/A
Filter:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Electrostatic	<input type="checkbox"/> Paper <input type="checkbox"/> N/A
	Condition:	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Replace/clean <input type="checkbox"/> Missing
Operated:	When turned on by thermostat:	<input checked="" type="checkbox"/> Fired	<input type="checkbox"/> Did not fire
Operation:	Satisfactory:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> <b>Recommend HVAC technician examine</b> <input type="checkbox"/> Before closing
Controls:	<input type="checkbox"/> Disconnect	<input checked="" type="checkbox"/> Normal operating and safety controls observed	
Heat pump:	<input type="checkbox"/> Aux. Elec.	<input type="checkbox"/> Aux. Gas	<input type="checkbox"/> Aux. geothermal <input checked="" type="checkbox"/> N/A
	Emergency heat tested:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<b>Others</b>	<input checked="" type="checkbox"/> N/A		
	<input type="checkbox"/> Electric baseboard	<input type="checkbox"/> Radiant ceiling cable	<input type="checkbox"/> Gas space heater
	<input type="checkbox"/> Wood burning stove	<b>(See Remarks page)</b>	

<b>General Comments</b>	Furnace was in normal working order at the time of the inspection. Flue was drafting properly at the time of the inspection. Heat exchanger showed no major defects; flames appeared normal. Heat exchanger had limited visibility due to its high-efficiency design. Filter should be changed monthly.
-------------------------	---

## COOLING SYSTEM

<b>Cooling System</b>	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Other	Approximate age: 15+ year(s)
Central air:	<input checked="" type="checkbox"/> Air cooled	<input type="checkbox"/> Water cooled	<input type="checkbox"/> Evaporative cooler	<input type="checkbox"/> Heat pump
Operated:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not operated due to outside temperature	
Temperature differential:	Unit 1: 23 °F	Unit 2: °F	Unit 3: °F	<b>(See Remarks page)</b>
Operation:	Satisfactory:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> <b>Recommend HVAC technician examine</b>	<input type="checkbox"/> Before closing
Refrigerant lines:	<input type="checkbox"/> Leak	<input type="checkbox"/> Damaged	<input type="checkbox"/> Insulation missing	<input checked="" type="checkbox"/> Satisfactory
Through wall unit(s):	<input checked="" type="checkbox"/> N/A	Operated:	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Needs service

<b>General Comments</b>	A/C unit operated properly at the time of the inspection.
-------------------------	---

# ELECTRICAL

<b>Main Panel</b>	Location: Exterior wall		
Amps: 1 Appears grounded: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Main Wire:</b> Branch Wire:	Volts: 120/240 GFCI present: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> Romex	<input checked="" type="checkbox"/> Breakers <input type="checkbox"/> Fuses Operates: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> BX cable	<input type="checkbox"/> Fuses <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> Not visible <input type="checkbox"/> Knob & tube



- Multiple tapping
- Multiple tapping of main disconnect
- Arc fault present
- Panel not accessible
- Branch wires undersized
- Safety Hazard**
- Operates:  Yes  No
- Not evaluated Reason:
- Federal Pacific panel**
- N/A (See Remarks page)

<b>Sub Panel(s)</b>	<input type="checkbox"/> None apparent		
Location 1: pool	Location 2:	Location 3:	
	<input type="checkbox"/> Panel not accessible	<input type="checkbox"/> Not evaluated Reason:	
<b>Branch Wiring:</b>	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum	<input type="checkbox"/> Copper clad aluminum
Neutral/ground separated:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Have electrician separate
Neutral isolated:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Have electrician isolate
<input type="checkbox"/> Multiple tapping	<input type="checkbox"/> Branch wires undersized	<input type="checkbox"/> <b>Safety Hazard</b>	

<b>Electrical Fixtures</b>
A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:
<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Open grounds <input type="checkbox"/> Reverse polarity <input type="checkbox"/> GFCIs not operating <input type="checkbox"/> Ungrounded 3-prong outlets <input type="checkbox"/> <b>Solid conductor aluminum branch wiring circuits</b> (See Remarks page) <input checked="" type="checkbox"/> <b>Recommend a licensed electrician evaluate the service</b>

**General Comments:**  
 Panel size appeared to be compatible to service size. Panel was full and may need to be upgraded for future needs. Branch breaker distribution appeared normal. Signs of overheating were evident at the time of the inspection.

## Swimming Pool



### DESCRIPTION OF SWIMMING POOL

---

<b>Pool Type:</b>	•Below Ground
<b>Heater:</b>	•Gas Heater
<b>Filters:</b>	•Diatomaceous Earth
<b>Pumps:</b>	•Circulation/Sweep Pump
<b>Blowers:</b>	•NA
<b>Valves:</b>	•Multi-port
<b>Electrical Components:</b>	•Breaker at Equipment
<b>Fencing:</b>	•Wrought Iron
<b>Decking / Coping:</b>	•Concrete/ Brick

### SWIMMING POOL OBSERVATIONS

---

The pool/spa equipment is in fair condition. It will require some typical minor repair/improvements.

#### RECOMMENDATIONS / OBSERVATIONS

Recommend that a pool contractor evaluate.

Circulating Pump leaking. Fence/gate height is insufficient. The gate is not self-closing. Damaged fencing. Deck has major cracking. Heater has some rust. Recommend that soil be removed from contact.

### LIMITATIONS OF SWIMMING POOL INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. Inspection of pool components were limited by (but not restricted to) the following conditions:

- Components beneath the water level are not inspected.
- Chemical composition of the water is not inspected as part of the inspection.
- Underground piping or electrical components are not inspected.
- Effectiveness of the filter(s) and heating system(s) are not inspected.

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

## SUMMARY\*

---

### ITEMS NOT OPERATING

None apparent

---

### MAJOR CONCERNS

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

None apparent

---

### POTENTIAL SAFETY HAZARDS

Open grounds. Open junction boxes - need cover plates.

---

### DEFERRED COST ITEMS

*Items that have reached or are reaching their normal life expectancy,  
or show indications that they may require repair or replacement.*

**Roof that is 15+ years. Furnace that is 13+ years. A/C that is 7+ years. Water heater that is 5+ years.**

1. Roof covering showed signs of cracked/slipped tiles and will require repair/maintenance. There are slipped and cracked tiles over the garage. The mud seal is also cracked/slipped over the garage. Broken mud cap NE. Flashing missing around vent pipe N. Cracked tile N. Cracked mud cap SE at ridge. Have the appropriate contractor further evaluate/repair.
2. Garage door/frame to back yard damaged and in need of repair/replacement.
3. Weather stripping needed for garage service door.
4. Weather stripping needed for front door.
5. Ceramic tile is loose (tub surround, upstairs hall bath).
6. Sink drains shows sign of backing-up (L, master).
7. Shower control valves are loose in the wall (master).
8. Damaged dry wall by bath window (master bath).
9. Open Ground on N and E wall (living room).
10. Sheathing, examined from the attic, had some water damage, repair as needed (SE).
11. BX cable should not be used for wet weather wiring (over patio cover).
12. Signs of overheating were evident at the time of the inspection (main panel branch wire). Have an appropriate contractor further evaluate/repair.

---

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





---

## GROUNDS 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 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 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. Often, conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

### 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.

## ROOF COVERING REMARKS

### Valleys & Flashings

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

### Stone Roofs - Coverings

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

### Flat Roofs

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

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

\* Not recommended for use on low slope roof

<sup>1</sup> Depending on local conditions and proper installation

<sup>2</sup> Depending on quality of slate

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

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

---

## CHIMNEY / GUTTERS / SIDING / TRIM 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 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.

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

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

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

### Doors and Windows

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

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

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

### Caulking

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

---

## EXTERIOR / ELECTRICAL / AC / GARAGE 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

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

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

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

### Overhead Door Openers

We recommend that a separate electrical outlet be provided. Openers that do not have a safety reverse are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If a electric sensor is present, it should be teste occasionally to ensure it is working.

### Garage Sill Plates

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

### A/C Compressors

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

### 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 / LAUNDRY / UTILITY ROOM 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

Dishwashers are tested to see if the motor operates and water sprays properly (full cycles are not run). 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 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 where possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fans is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

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

### 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. **(See Electrical section)**

### 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 (INTERIOR ) 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 firm will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

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

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

---

## WINDOWS / FIREPLACES / ATTIC REMARKS

### Window Frames and Sills

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

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

### 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.

### 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.

---

## BASEMENT 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, re-inforcement 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, and 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.

---

## CRAWL SPACE / SLAB ON GRADE 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**

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 a septic system.

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

### Water Pipes

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

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

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

### Hose Bibs

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

### Water Heater

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak.

It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. *Missing relief valves or improper extension present a safety hazard.*

### Water Softeners

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

### Plumbing

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

### Shut-Off Valves

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

### Polybutylene Piping

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

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

## HEATING SYSTEM 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.....	30-50 years
(Hot water or steam)	or more
STEEL BOILER.....	30-40 years
(Hot water or steam)	or more
COPPER BOILER.....	10-20 years
(Hot water or steam)	
CIRCULATING PUMP (Hot water).....	10-15 years
AIR CONDITIONING COMPRESSOR...	8-12 years
HEAT PUMP.....	8-12 years

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

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

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

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

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

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

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

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

---

## COOLING SYSTEM / ELECTRICAL REMARKS

### Electrical

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

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

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

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

Federal Pacific electrical panels may be unsafe. See [www.google.com](http://www.google.com) and search for "Federal Pacific" for additional and up-to-date information.

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

### Reverse Polarity

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

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

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

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

### Cooling

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

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

## 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 several hundred dollars. **DO NOT RELY ON THESE PRICES... GET FURTHER ESTIMATES.**

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	\$3,000 - \$6,000
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	2,000 - 3,000
Replace central air conditioning electric 3T, on existing ductwork	Each	1,400 - 2,000
Install humidifier	Each	300 - 500
Install electrostatic air cleaner	Each	800 - 1,500
Increase elec. svc. to 60-100 amps	Each	600 - 1,200
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	250 - 400
Install new dishwasher	Each	500 - 750
Install new hot water boiler	Each	2,000 - 4,000
Install new 30-40 gal water heater	Each	350 - 650
Install new 30 gal. water heater	Each	300 - 500
Dig and install new well	Each	get estimate
Install new septic system	Each	get estimate
Regrade around exterior	Each	500 - 900
Install new sump pump and pit	Each	400 - 600
Build new redwood or pressure-treated deck	Square foot	20 - 30
Install storm windows	Each	60 - 150
Install wood replacement windows	Each	400 - 800
Install aluminum or vinyl replacement windows	Each	300 - 800
Install new gutters and downspouts	Linear foot	3.50 - 5.00
Install asphalt shingle over existing roofing	Square foot	1.20 - 1.70
Tear off existing roof and install new asphalt shingle roof	Square foot	2.50 - 4.00
Instl 1-ply membrane rubberized roof	Square foot	get estimate
Instl new 4-ply built-up tar & gravel	Square foot	get estimate
Remove asbestos from pipes in bsmt (with probable minimum)	Linear foot	get estimate
Concrete drive or patio	Square foot	3.00 - 4.00
with removal of old	Square foot	2.25 - 3.00
Clean chimney flue	Each	100 - 200
Add flue liner for gas fuel		900 - 1,200
Add flue liner for oil or wood		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.

# Maintenance Advice

## UPON TAKING OWNERSHIP

---

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

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

## REGULAR MAINTENANCE

---

### EVERY MONTH

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

### SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.

- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

#### **ANNUALLY**

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

### **PREVENTION IS THE BEST APPROACH**

---

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

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