

PROPERTY INSPECTION REPORT



Tony Burk
OHI.2019004151 expr. 8/1/2022
Accutech Home Inspections

123 Main St
Inspection Prepared For: Owner Homer
Agent:

Date of Inspection: 3/12/21
Age of House: 1895 Size: 1148
Weather: Overcast

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Report Summary

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This Summary shall not contain recommendations for routine upkeep of a system or component to keep it in properly functioning condition or recommendations to upgrade or enhance the function or efficiency of the home.

This report is designed to reduce your risk in purchasing a home, but it cannot eliminate all risk. We do not guarantee nor warrant you may not find hidden damage or that a component will not fail at any time in the future. IF YOU ARE CONCERNED WITH THE POSSIBILITY OF COMMON REPAIRS SUCH AS APPLIANCE FAILURE, PLUMBING LEAKS, MECHANICAL FAILURES WITH THE A/C SYSTEM, WATER HEATERS, FURNACE, ETC, YOU SHOULD CONSIDER PURCHASING A HOME WARRANTY PLAN.

This Summary is not the entire report. The complete report may contain additional information of concern to the Client. it is **HIGHLY RECOMMENDED** that the Client read the entire report.

Grounds

Page 30 Item: 6	Water Spigots Conditions	• Repair: The left exterior water spigot handle was broken – recommend repair.
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Repair: The left exterior water spigot handle was broken – recommend repair.

Roof

Page 31 Item: 2	Roof Conditions	• Possible Concern: The roof appeared to be nearing end of its useful life. There were multiple layers of roof material installed on the decking with the top layer displaying signs of curling, cracking, granule loss, missing and damaged shingles and previous repairs – recommend having a roofing specialist inspect and evaluate for continued use.
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Possible Concern: The roof appeared to be nearing end of its useful life. There were multiple layers of roof material installed on the decking with the top layer displaying signs of curling, cracking, granule loss, missing and damaged shingles and previous repairs – recommend having a roofing specialist inspect and evaluate for continued use.





Exterior

Page 34 Item: 1 Chimney Conditions

• Repair: The chimney had loose bricks or stones, which could create a safety hazard - recommend having a chimney specialist inspect and evaluate for possible repairs.



Repair: The chimney had loose bricks or stones, which could create a safety hazard - recommend having a chimney specialist inspect and evaluate for possible repairs.

Page 34 Item: 2

Gutters Conditions

• Repair: The gutters and/or downspouts were missing sections on the entire exterior of the home. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement - recommend repair.



Repair: The gutters and/or downspouts were missing sections on the entire exterior of the home. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement - recommend repair.



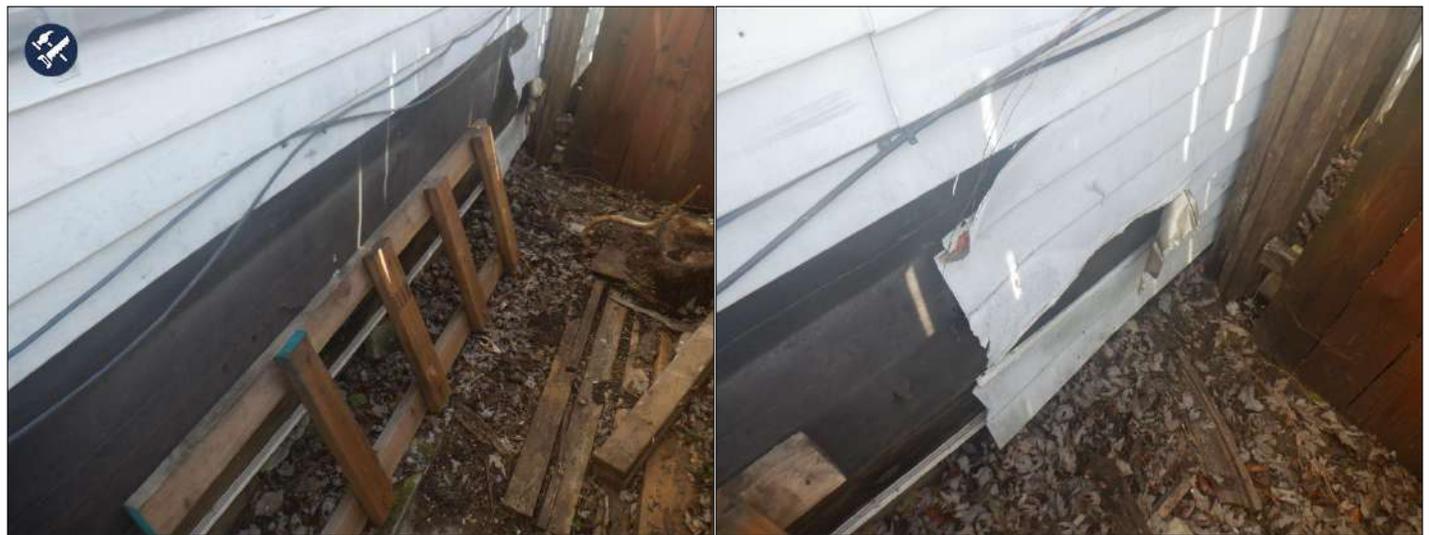
Page 35 Item: 3

Siding Conditions

• Repair: The rear exterior dryer duct vent is missing the cover - recommend repair.
 • Major Concern, Repair: Substantial damages and improper installation was observed on the entirety of the exterior siding, repair or replacement may be needed - recommend having a siding specialist inspect and evaluate for possible repairs.



Major Concern, Repair: Substantial damages and improper installation was observed on the entirety of the exterior siding, repair or replacement may be needed - recommend having a siding specialist inspect and evaluate for possible repairs.



Page 36 Item: 5

Soffit/Fascia Conditions

• Repair: The fascia and/or soffit was damaged and deteriorated in multiple locations - recommend further inspection and evaluation by a qualified contractor with repairs as needed.



Repair: The fascia and/or soffit was damaged and deteriorated in multiple locations - recommend further inspection and evaluation by a qualified contractor with repairs as needed.



Page 37 Item: 6

Trim/Caulking Conditions

• Repair: The trim was missing, gapped or damaged around the window and at the exterior corners of the home in multiple locations – recommend further inspection and evaluation by a qualified contractor with repairs as needed.



Repair: The trim was missing, gapped or damaged around the window and at the exterior corners of the home in multiple locations – recommend further inspection and evaluation by a qualified contractor with repairs as needed.

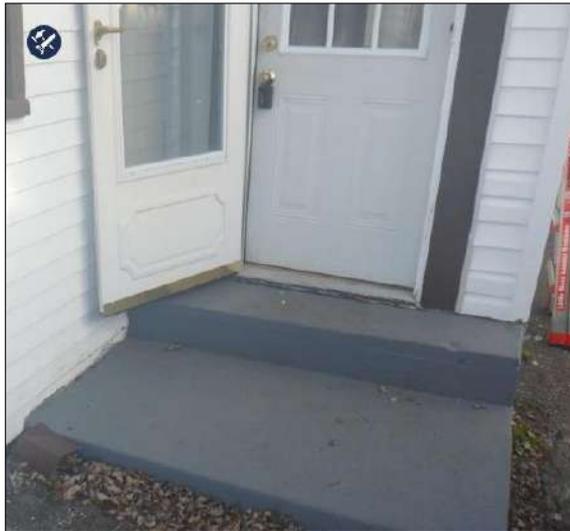




Page 39 Item: 7

Exterior Doors
Conditions

- Repair: The rear storm door is damaged and in need of repair/replacement - recommend repair.
- Repair: The front storm door is not connected to a hinge and does not close - recommend repair/replacement.



Repair: The front storm door is not connected to a hinge and does not close - recommend repair/replacement.



Repair: The rear storm door is damaged and in need of repair/replacement - recommend repair.



Attic

Page 40 Item: 6 **Attic Chimney Conditions** • Repair, SAFETY ISSUE: In the attic, the chimney section showed deterioration - recommend having a chimney specialist inspect and evaluate for possible repairs.



Repair, SAFETY ISSUE: In the attic, the chimney section showed deterioration - recommend having a chimney specialist inspect and evaluate for possible repairs.

Page 41 Item: 9 **Attic Mold/Moisture Conditions** • Possible Concern: Throughout the rear of the attic, biogrowth was found on the roof sheathing and framing - recommend having a mold remediator inspect and evaluate the entire attic for possible repairs.



Possible Concern: Throughout the rear of the attic, biogrowth was found on the roof sheathing and framing - recommend having a mold remediator inspect and evaluate the entire attic for possible repairs.



Basement

Page 43 Item: 1

Basement Foundation Conditions

• Major Concern, Repair: The basement foundation walls have cracks, visible daylight, bowing and heaving and structural movement of the building appears to have occurred. Repairs are needed to protect the house from more serious damage. The rate of movement cannot be predicted during a one-time inspection. In addition, there was evidence of a significant ongoing moisture intrusion issue noted via water damaged wood, staining and streaking on the walls and the dirt floors. A structural engineer or a company specializing in foundation repairs should be consulted to evaluate the condition and suggest corrective measures.



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Page 44 Item: 6

Basement Stairs
Conditions

• Repair, SAFETY ISSUE: In the basement, the stairs are in very bad condition and in need of immediate repair/replacement - recommend repair for safety.



Repair, SAFETY ISSUE: In the basement, the stairs are in very bad condition and in need of immediate repair/replacement - recommend repair for safety.

Page 45 Item: 7

Basement
Electrical
Conditions

• Repair: The basement electrical outlet next to the electrical panel is wired with hot neutral reverse polarity - recommend having an electrical specialist inspect and evaluate for repairs.



Repair: The basement electrical outlet next to the electrical panel is wired with hot neutral reverse polarity - recommend having an electrical specialist inspect and evaluate for repairs.

Eat In Kitchen

Page 45 Item: 2	Kit - Sink/Plumbing Conditions	• Repair: The kitchen sink drain line leaks when in use – recommend having a plumbing specialist inspect and evaluate for possible repairs.
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Repair: The kitchen sink drain line leaks when in use – recommend having a plumbing specialist inspect and evaluate for possible repairs.

Page 46 Item: 3	Kit - Electrical Conditions	• Repair: The kitchen electrical outlet on the wall by the rear bedroom door electrical outlet is damaged - recommend having an electrical specialist inspect and evaluate for repairs.
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Repair: The kitchen electrical outlet on the wall by the rear bedroom door electrical outlet is damaged - recommend having an electrical specialist inspect and evaluate for repairs.

Page 46 Item: 4

Kit - Appliances
Conditions

- Repair, SAFETY ISSUE: The stove does not have an anti-tip bracket installed - recommend repair for safety.
- Repair: The kitchen exhaust fan does not respond to the control switch and should be serviced or replaced - recommend repair.



Repair: The kitchen exhaust fan does not respond to the control switch and should be serviced or replaced - recommend repair.

Laundry/Utility Room

Page 47 Item: 2

Laund/Util -
Electrical
Conditions

- Repair: The wiring leading to the clothes dryer is a 3 prong type receptacle. Newer units have 4 prong receptacles. This may need to be upgraded to a newer type when changing dryers. Many homes may have circumstances where construction practices or standards have changed since the home was built. Updating/upgrading systems are not a requirement if the home was built to the standards of the day construction was completed. It would be cost prohibitive to bring everything to current standards for every home.



Repair: The wiring leading to the clothes dryer is a 3 prong type receptacle. Newer units have 4 prong receptacles. This may need to be upgraded to a newer type when changing dryers. Many homes may have circumstances where construction practices or standards have changed since the home was built. Updating/upgrading systems are not a requirement if the home was built to the standards of the day construction was completed. It would be cost prohibitive to bring everything to current standards for every home.

Page 48 Item: 3	Laund/Util - Interior Conditions	• Repair: The entry door is misaligned in the frame and does not fully close – recommend repair.
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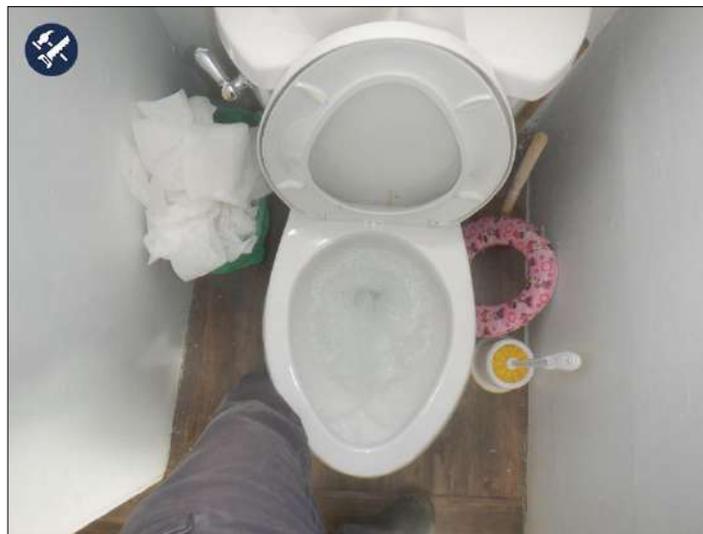
Full Bathroom

Page 48 Item: 2	Bathroom - Sink/Plumbing Conditions	• Repair: The sink drain stopper is missing hardware – recommend having a plumbing specialist inspect and evaluate for possible repairs.
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Repair: The sink drain stopper is missing hardware – recommend having a plumbing specialist inspect and evaluate for possible repairs.

Page 49 Item: 3	Bathroom - Toilet/Tub/Shower Conditions	• Repair: The bathroom toilet bowl is loose - recommend replacing the wax ring seal and checking for subflooring damage before tightening the unit down – recommend having a plumbing specialist inspect and evaluate for possible repairs.
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Repair: The bathroom toilet bowl is loose - recommend replacing the wax ring seal and checking for subflooring damage before tightening the unit down – recommend having a plumbing specialist inspect and evaluate for possible repairs.

Page 49 Item: 5

Bathroom - Interior Conditions

• Repair: The window above the toilet has damaged hardware (locks, cranks, or handles), and a broken counter balance - recommend having a window specialist inspect and evaluate for repairs/replacement.



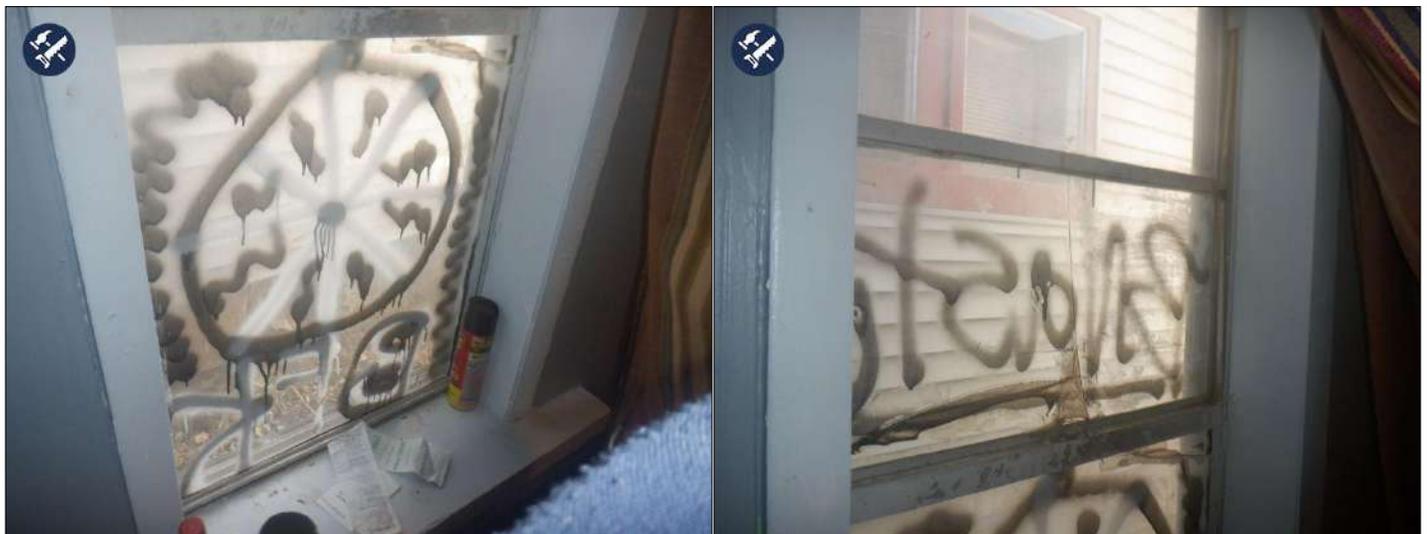
Repair: The window above the toilet has damaged hardware (locks, cranks, or handles), and a broken counter balance - recommend having a window specialist inspect and evaluate for repairs/replacement.

Left Center Bedroom

Page 51 Item: 2

Interior Conditions

• Repair: The window has cracked glass and has been spray painted - recommend having a window specialist inspect and evaluate for repairs/replacement.



Repair: The window has cracked glass and has been spray painted - recommend having a window specialist inspect and evaluate for repairs/replacement.

Hallway/Foyer

Page 52 Item: 2	Interior Conditions	• Repair: The front entry door is missing the striker plates for the door handle and deadbolt – recommend repair.
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Repair: The front entry door is missing the striker plates for the door handle and deadbolt – recommend repair.

Living Room

Page 52 Item: 2	Interior Conditions	• Repair: The upper pane of the side wall window has a broken counterbalance - recommend having a window specialist inspect and evaluate for repairs/replacement.
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Repair: The upper pane of the side wall window has a broken counterbalance - recommend having a window specialist inspect and evaluate for repairs/replacement.

Smoke Detector

Page 53 Item: 1	Smoke Detectors Conditions	• Repair: The smoke detectors protecting the home were missing/inoperable. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you smoke detectors installed, tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.
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Heating

Page 54 Item: 4	HVAC - Ductwork Conditions	• Repair: The HVAC ductwork in the basement is not connected - recommend having a licensed HVAC specialist inspect and evaluate for repairs.
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Repair: The HVAC ductwork in the basement is not connected - recommend having a licensed HVAC specialist inspect and evaluate for repairs.

Plumbing

Page 56 Item: 1	Plumbing Conditions	• Possible, Concern, Repair: The plumbing fixtures, drain lines and vents were observed as improperly and unprofessionally installed throughout the home. Improper connections were noted in the basement, missing vent covers and caps were observed in the laundry room, improper drains/traps were observed under the sinks and the plumbing ventilation in the attic was not connected near the access panel and was not professionally installed in the rear of the attic. The inspection HIGHLY recommends the incoming, outgoing and plumbing vents lines all be inspected and evaluated further by a plumbing specialist for possible repairs.
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Possible, Concern, Repair: The plumbing fixtures, drain lines and vents were observed as improperly and unprofessionally installed throughout the home. Improper connections were noted in the basement, missing vent covers and caps were observed in the laundry room, improper drains/traps were observed under the sinks and the plumbing ventilation in the attic was not connected near the access panel and was not professionally installed in the rear of the attic. The inspection HIGHLY recommends the incoming, outgoing and plumbing vents lines all be inspected and evaluated further by a plumbing specialist for possible repairs.





Electrical

Page 57 Item: 1	Electrical Main Panel Conditions	• Repair: The electrical panel has open "knockouts". In addition, there were breakers from multiple manufacturers noted in the panel. It is HIGHLY suggested that the breakers in the panels all are from the same manufacturer - recommend having a licensed electrical specialist inspect and evaluate for repairs.
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Repair: The electrical panel has open 'knockouts'. In addition, there were breakers from multiple manufactures noted in the panel. It is HIGHLY suggested that the breakers in the panels all are from the same manufacturer - recommend having a licensed electrical specialist inspect and evaluate for repairs.





General Info

1. Paid By:

PAID BY:
Check

2. Receipt

RECEIPT:
Whole House Inspection - \$464.00
Total: \$464.00

3. Approximate Age

APPROXIMATE AGE:
126 Years

4. Ground Cover

GROUND COVER:
Dry weather conditions existed at the time of the inspection

5. House General Appearance

HOUSE GENERAL APPEARANCE:
Average

6. House Style

HOUSE STYLE:
Two story

7. Main Entrance Facing

MAIN ENTRANCE FACING:
East

8. Temperature

OUTSIDE TEMPERATURE:
30-50°F

9. Status

IMPORTANT ITEMS TO KNOW:

Please read all of the inspection reports in their ENTIRETY. There may be items of interest in the body of the report that are not noted in the overview.

Any person using the information contained in this report used for making a decision related to the purchase of the inspected property agrees to the terms and conditions of the authorization agreement located at the end of the report.

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

Many homes may have circumstances where construction practices or standards have changed since the home was built. Updating/upgrading systems are not a requirement if the home was built to the standards of the day construction was completed. It would be cost prohibitive to bring everything to current standards for every home.

OCCUPANCY:

Occupied

REPAIRS:

Various visible repairs were identified throughout the report. It is not known if these repairs were professionally done, properly done, if permits were pulled (if applicable) and when they might have been done. Furthermore, it is not possible to know if the repair was only for the result and not the cause. For example: The seller saw mold on a wall, so they cut out and replaced the drywall and then painted the wall. Mold is a result, but if they didn't repair the cause, which might have been a leak from the roof, then the issue will come back.

We highly recommend that the Client seek more information on these repairs to include who did the work and if there is an attached warranty for the work. As home inspections are a slice in time, and only representative of the time that we are in the home, it is not possible to know when a past issue may manifest itself again, which could be weeks, months, or years later. We can only diagnose the property's systems and components on the day of the inspection and cannot predict what may occur in the future. It is the Client's responsibility to monitor these identified visible repairs issues or changes.

OCCUPIED HOMES:

Homes that are occupied at the time of inspection may have conditions that change from the time of inspection to the time of the closing. It would be wise for the prospective homeowner to perform a walk through inspection after the home has been vacated to determine if there are any conditions that may have changed.

OLDER HOUSES:

Older homes typically do not have **GFCI** outlets, much less grounded outlets. A Ground Fault Circuit Interrupter (sometimes called GFI or **GFCI**) is a receptacle or circuit breaker that has the ability to disconnect electrical power from the receptacle. Generally, **GFCI** outlets are installed within six feet of a sink, in bathrooms, in garages, and at exterior locations. If an outlet can be reached from a water source, a wet area, or an earth ground, you should use **GFCI** protection. Some motors have sufficient electrical losses to cause a **GFCI** to trip, so **GFCI** circuits generally should not be used for appliances with motors, such as refrigerators, dishwashers, disposals, etc. The **GFCI** works by sensing a difference in the flow of current from the hot wire through the neutral. If that difference is about 5 milliamps or more, the circuit will trip, or disconnect. The **GFCI** actually assumes that if the current is not flowing in the neutral, it is flowing through something else, quite often a person. A **GFCI** has a line side (incoming power) and a load side (outgoing power). The receptacle will not work if the incoming power is connected to the load side of the receptacle. Connect the incoming power to the line marked terminals and the continuation of the circuit (the next outlet) to the load terminals. The one **GFCI** will protect all of the following outlets connected in this way. Even if you don't have a continuation of the circuit, connect the power to the line side of the receptacle. **GFCI** outlets typically have a test button that should cause the circuit to trip. Operate the test button after installation and regularly thereafter to be sure it works properly.

Also, older houses will almost always have sagging or uneven floors, crooked doors and window frames. Building methods were quite different back then along with fieldstone foundations, lack of insulation, odd HVAC ductwork due to the house having low efficiency furnaces and lack of return air ductwork. Many houses may still have live knob and tube wiring in the walls.

Many old houses also have had additions added on, sometimes decades later, and there are different settling rates of the additions. There will often be cracking of the stucco/plaster walls and many walls were built using a wood lath method. Owners will usually keep up with room wall crack repairs, but you'll find that closets wall cracks are not repaired often. All of these things add up to the character of the house.

We expect homes to be built according to the standard practices and building codes, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building codes. While this inspection makes every effort to point out safety concerns, it does not inspect for building code compliance. It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older homes, the inspector reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. You can expect problems to become apparent as time passes. The inspector will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past.

SELLERS AND INSPECTIONS:

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Please realize that sellers are under no obligation to repair everything mentioned in the report. **NO HOME IS PERFECT**. Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

HOME INSPECTIONS ARE NOT PASS OR FAIL:

A home inspection is not a pass or fail type of inspection. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. The home inspection is a visual evaluation of the conditions of the systems and accessible components of the home at the time of the inspection. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. Conditions can and will change after the inspection over time. Future conditions cannot be foreseen or reported on. Components that are not readily accessible cannot be inspected.

Our primary concerns are systems or components needing immediate major repair and visible safety issues. Major repair is defined as repair that would cost \$1,000 or more. However, as a courtesy, minor repair items will be reported when observed. This inspection will help minimize risk, but cannot eliminate the risks involved in purchasing real estate. The inspection should not be considered a guarantee or warranty of any kind.

PRESENT CONDITION:

The condition of the premises may change after the date of inspection due to many factors such as weather, moisture, leaks, actions taken by the owner or others, or the passage of time. Seasonal changes such as wind-driven rain, ice, and humidity may bring some defects to light that were not noted during your home inspection. Basements and attics that were dry at the time of the inspection can be damp or leak in later weeks or months. This report reflects the condition of the premises at the time of the inspection.

Some problems can only be discovered by living in a house. Some problems cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is installed/moved, plumbing is used extensively, or finishes are removed.

REPORT PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, and these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. Inversely the included photos may not show all problem areas or conditions. A representative example of photos may be used.

AFTER THE INSPECTION:

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of systems and appliances, especially if they are getting up in years.

It is further recommended that appliances and systems be tested during any scheduled pre-closing walk through. Like any mechanical device, malfunctions can occur at any time (including the day after taking possession of the house). No comments or accurate speculation can be made on the longevity or future performance of any system or appliance. Repairs should be performed by licensed professionals and receipts for all repairs provided prior to taking possession of the home. Repairs or performance of repairs are not guaranteed by the inspection firm or inspectors even if re-inspected.

Insects, vermin or other wildlife can possibly enter the home at any time after taking possession of the home. Future infestations of vermin, insects or other animal activity can not be known or predicted. Identification of insects, vermin feces, or type of activity is beyond the scope of the inspection.

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed. Many homes may have circumstances where construction practices or standards have changed since the home was built. Updating/upgrading systems are not a requirement if the home was built to the standards of the day construction was completed. It would be cost prohibitive to bring everything to current standards for every home sold. Thermal imaging does not show the condition of areas concealed by finishes. It is used to help determine if any thermal differentials exist, that may lead to further investigation. It can not see through walls or other materials.

SCOPE OF A VISUAL INSPECTION

CLIENT UNDERSTANDS AND AGREES THAT IF THEY ARE NOT PRESENT AT THE TIME OF THE INSPECTION AND THEREFORE DO NOT SIGN THE ACCUTECH HOME INSPECTIONS LLC INSPECTION AGREEMENT THAT THIS AGREEMENT WILL FORM A PART OF THE INSPECTION REPORT AND ACCEPTANCE OF THE INSPECTION REPORT BY CLIENT SHALL AND PAYMENT THEREFORE WILL CONSTITUTE ACCEPTANCE OF THE TERMS AND CONDITIONS OF THIS INSPECTION AGREEMENT. ACCUTECH HOME INSPECTIONS LLC REQUIRES AN INSPECTION AGREEMENT TO BE SIGNED BY CLIENT, PRIOR TO PERFORMING AN INSPECTION. IF YOU WERE NOT PRESENT AT THE INSPECTION AND DID NOT SIGN THE INSPECTION AGREEMENT, YOU BY ACCEPTING, PAYING FOR, AND/OR USING THE INSPECTION REPORT YOU ACKNOWLEDGE AND AGREE TO BE BOUND BY THE TERMS AND CONDITIONS OF THE INSPECTION AGREEMENT AND FURTHER AGREE THAT THE INSPECTION AGREEMENT WILL FORM A PART OF THE INSPECTION REPORT.

Confidentiality

This report is the exclusive property of Accutech Home Inspections LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. This is a confidential document prepared for the Client. Information is not transferable to third parties by any person or entity, including the Client and/or real estate brokers and agents, without authorization from Accutech Home Inspections LLC, and Accutech Home Inspections LLC will not disclose any information to anyone who is not a party to the Home Inspection Agreement which is included in the home inspection report without prior authorization from the Client. Duplication by any means is prohibited without prior written permission and authorization from Accutech Home Inspections LLC. Duplication of, use of, or reliance on the home inspection report in any way for any purpose whatsoever has the effect of agreeing to the terms and conditions as set forth in the Home Inspection Agreement, of which a signed copy has been provided for the users review. Unauthorized duplication of, use of, or reliance on this report has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, Accutech Home Inspections LLC, its directors, officers, employees, and agents, and their successors and assigns.

Accutech Home Inspections LLC cannot control the interpretation and use of its reports by third parties and shall not assume any legal responsibility or

liability for third party interpretations of any part of this report beyond the date of the inspection. Since real estate conditions change on a daily basis in response to occupants use, deferred upkeep, and environmental conditions, third parties may read this report but shall not rely upon its contents for any purpose. Future buyers who enter into a purchase contract for this property should call Accutech Home Inspections LLC for a personal on-site review and update of the conditions described in this report. A discounted fee for the update is available as long as the update request is scheduled for a date within 30 days of the date of this report. Failure to comply with this request shall relieve and hold harmless individually, jointly, and/or otherwise, Accutech Home Inspections LLC its directors, officers, employees, and agents, and their successors and assigns, of any responsibility or liability, moral or legal, to the eventual buyers in contract for any property condition, any lack of understanding, and/or any possible misinterpretation of disclosed conditions contained within this report.

Home Inspectors, Licensed Specialists, and Experts

The observations and opinions expressed within this report are those of Accutech Home Inspections LLC and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the Standards of Practice from the InterNational Association of Certified Home Inspectors (NACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations, recommended inspections, evaluations, consultations, repairs/replacements that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property. All house structure components designated for inspection in the NACHI Standards of Practice and/or local jurisdiction law, regulation or ordinance are inspected in accordance the requirements of jurisdictional authority. Environmental hazards such as lead-based paint, radon, the presence of asbestos or asbestos containing material, cockroaches, rodents, pesticides, treated lumber, fungus, mercury, carbon monoxide, or other environmental hazards are not reported as a part of a standard home inspection.

Additionally, wood-destroying insects and organisms are not reported as part of a home inspection. Accutech Home Inspections LLC subcontracts with a termite inspection company that is governed by applicable state laws which requires the inspector to hold a valid pest control operator's license or permit. A state-specific separate legal reporting mechanism for wood destroying insects or organisms is used to document the findings of such inspections. Specific requirements vary from state to state. For further information regarding wood-destroying insect and organism inspections, consult a licensed pest control operator or Ohio's state pest control regulatory board or authority.

Inspection of subterranean systems or system components, whether operational or non-operational, including sewage disposal, water supply, or fuel storage and delivery, are not considered part of a standard home inspection and are therefore not addressed in this report. Additional items not inspected are described in the "Limitations of Inspection" sections within this report. Designated items that are normally inspected, but which were not evaluated at the time of the examination described in this report, are listed on the summary page above along with a reason why such components, if there were any, were not inspected.

Home inspections are designed to offer the home buyer additional information that will reduce risk and assist in making the 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. Virtually all real estate has problems, regardless of age or usage. It is not our purpose to compile a complete, definitive, or exhaustive list of items that need repair, but to document the general condition of the residence and to note any visible major defects. This is not a comprehensive document about the structure and should not be relied upon as such. Cosmetic considerations (paint, wall covering, carpeting, window coverings, etc.) and minor flaws are not within the scope of the inspection. Although some minor and cosmetic flaws might be noted in this report as a courtesy to you, a list of the minor and cosmetic flaws noted here should not be considered a complete, definitive, or exhaustive list and should not be relied upon as such. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute visible major defects as defined in the Home Inspection Agreement. This report does not include all maintenance items and should not be relied upon for such items.

This is a visual inspection supported with advanced instrumentation including infrared thermography. Even with additional technology, we may still not be able to see everything using the tools, but it does provide a better chance for discovery than without them. However, only a representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. If wood destroying insects are suspected, you will need to ask the owner to give permission to drill holes for visual confirmation of the insects.

Please refer to the pre-inspection contract for an additional explanation of the scope of the inspection.

Why Home Inspectors are not specific

When we're not specific about where a problem is, it is not because we're trying to be obstinate or that we didn't make specific notes about your home.

There really is some logic about the method to our madness. When we are specific about a problem, it is because the problem is not common and is not expected to re-occur once it has been resolved. An example of being specific would be when we state that the hot water faucet in the second floor hallway bathroom did not work. When that is corrected, it is not expected to re-occur in the near future, and such an abnormal condition is not common and is not to be expected to exist at the same time in the other bathrooms.

An example of not being specific would be when we state that corrosion was present on the water and drainage pipes and valves in sink cabinets. We may not note what specific sink because corrosion is so common that it could be present at the water and drainage pipes and valves in all sink cabinets by the time you move in. Additionally, especially in a furnished residence, we usually can't see many of the common problems because they are obscured by furnishings, storage, etc. (read the following section concerning "Home inspectors as movers"). When we are not specific, it is our goal to force you to examine all similar areas when you move in (or as soon as all furnishings have been removed) and then take appropriate action for the conditions described generally in the report and which you might see upon your inspection of similar areas.

If you are requesting repairs of the seller for an item on which we were not specific, we believe your request should use the term "all." For example, instead of requesting that the screen window in second floor front corner bedroom be replaced (screen windows are easily damaged during move-out), request that "all screen windows be present and undamaged after move-out," or something like that. Consult with your Realtor to help you prepare an appropriate list of requested repairs for the seller.

Home Inspectors as movers

We often get asked why we didn't move something during the course of our inspection. Insurance concerns are the main answer. We do not know how much an item might have cost its owner, or the special history of any item, so our insurance precludes us from moving something and possibly damaging it. Even the unlikely-looking item could be a priceless heirloom, or a priceless heirloom could be in that common cardboard box. Additionally, if we were to move only one item, case law would require us to move every item. Obviously, time constraints preclude us from taking on that role. Home inspectors are not movers, and we do not know of any movers who are home inspectors. They are two different professions.

Tony Burk, Owner, Accutech Home Inspections LLC

ADVICE, PRECAUTIONS, AND CONDITIONS AFFECTING THE SCOPE OF THE INSPECTION

Location & direction conventions.

When describing the 'left' or 'right' side of the house, we are assigning direction as if we were standing at the street and looking towards the house. For features within the house, they will be located by imagining that you are standing in the doorway looking towards the center of the house. Locations will then be described as 'front' or 'rear' and 'left', 'right' or 'center'; i.e. second floor front corner bedroom. Floor or levels are referenced from the level that has the main door entrance.

Ask the owner or occupant about the history of the nearby watercourse

Comments or observations on a nearby watercourse are not within the scope of a home inspection. The owner or occupant of the home may have information regarding the volume present in the watercourse at different times and if flooding or erosion has occurred in the past.

Additional notes for condominium/landomium owners

This inspection included the exposed and accessible elements and systems of the subject dwelling unit only. By mutual agreement, inspection of other units is not within the scope of this inspection.

Because there are 'common areas', the exterior of the subject unit and other exterior aspects of the building and the project were not examined in detail, except where specifically noted in the report. Inspectors do not test, analyze, inspect, or offer an opinion on the condition or function of areas or structural components common to more than one unit, systems serving more than one unit, or areas which typically are under the jurisdiction of a homeowners association, including, but not limited to, structure exterior (including decks, balconies, porches, patios, and parking structures), roof, chimney foundation, fences, and utility service entries. Some areas or systems may or may not be under the jurisdiction of the association (garage, water heater, laundry, etc.).

Homeowners associations sometimes have qualified personnel who can assist Client with many areas of concern, sometimes at little or no cost. Recommend always consulting with homeowners' association prior to commencing any work whatsoever. BEFORE CLOSE OF ESCROW, RECOMMEND: (1) Walking property to determine if homeowners' association is maintaining structures and property in a condition satisfactory to Client; (2) Having qualified homeowners' association personnel inspect all common area structural systems and mechanical components servicing this condominium, particularly, but not limited to, foundation, structure exterior, roof, and chimney; (3) Acquiring homeowners' association public records, minutes, bylaws, budget, etc., to help determine any consistent problems with common area grounds or components; (4) Checking with homeowners' association concerning Client's responsibility and any non-recurring fees, dues, or assessments which might be forthcoming.

Check the Condo Association Bylaws for delineation of property responsibilities.

Home Permit History

A home permit history is NOT performed as part of the home inspection process. The home inspection report is not a substitute for, or to be interpreted as a home permit history. Accutech Home Inspections LLC recommends that the Client obtain a permit history on a home they want to purchase. Homeowners often do work without permits to save money. If discovered, it may be necessary to apply for permits after the fact, which may involve paying penalties in addition to the permit application fees. If the Client is buying a home that has been remodeled over time, there's a good chance that some of the work was done without permits. Recommend the Client ask sellers if all work was done with permits. Searching the permit record during the inspection contingency time period may create opportunity to negotiate a satisfactory resolution to permit issues before closing. The Client may have to visit the municipal building or planning department to search the permit record of the home, and should be included in the due diligence investigations of the property. Verification of compliance with current or past Building Codes and/or Zoning Regulations or requirements is outside the scope of this inspection.

Important Information Concerning Mold and Mildew

Mold spores are present in the outside air everywhere, even in the driest desert climates. Thus every house contains mold both inside and on all surfaces. The mold will remain dormant until the right conditions of moisture and food become present. Accurately identifying those conditions often takes specialized skill and experience.

Mold generates a number of byproducts. Particles include the mold organism, spores and fragments. Chemical byproducts include enzymes, mycotoxins and gasses. Many of these byproducts can affect susceptible people in a variety of ways, and from a health point of view it often makes no difference if the mold is dead or alive. Mold spores are present on the surfaces and in the cracks and pores of building materials as they are incorporated into new construction, no matter where in the world a new home is built. While it is true that molds usually do not propagate if removed from a source of moisture, nevertheless they can remain in a dormant state for years waiting for the right conditions to spring into life and fill the atmosphere both inside and outside the building with their progeny.

Some molds give off toxic gasses as an offensive weapon. These toxic gasses aid them in killing competing molds and expanding their territory. These gasses can be dangerous to humans as well.

Human reaction to, and the possible effects of, exposure to specific molds and other fungi can vary widely, even between members of the same family exposed to the same conditions. Many experts consider all molds to be potential allergens and irritants, including some toxins. Health concerns from exposure to mold in humans vary with each individual and can range from simple allergy symptoms to asthma, watery eyes, sneezing, wheezing, breathing difficulty, sinus congestion, blurry vision, sore throat, dry cough, aches and pains, fever, skin irritation, bleeding of the lungs, headaches, and memory loss.

Searching for environmental hazards of any kind, including molds and/or mildew, is not a part of this home inspection, or any standard home inspection and report. Many times, mold infestations occur inside wall cavities or in an underbuilding space or attic where they can not be seen without the destructive disassembly of the building, an activity specifically prohibited by all nationally recognized Standards of Practice governing the home inspection profession. Remember, also, that YOU, as the client would be financially responsible for the repair of any damage resulting from any invasive methods used to find hidden mold growth in a building that you do not yet own. Unfortunately, there have been many documented cases of significant and harmful mold growths that were totally concealed and which left absolutely no outwardly visible symptoms of their presence.

During your inspection, if we did come across conditions that, in our opinion, could cause or suggest the presence of these organisms, we have made every effort to note them in this report. No matter whether or not we have mentioned any visible evidence or even suspicious symptoms in your report, and whether or not you or any members of your family have been known to have ever had an adverse reaction to possible mold exposure, or if you are concerned at all about these organisms being present in this home, we strongly recommend that you engage the services of a qualified expert that specializes in the identification of these organisms and follow their recommendations.

IF YOU HAVE ANY CONCERNS OR QUESTIONS REGARDING THIS INSPECTION, IT IS YOUR RESPONSIBILITY TO CONTACT US PRIOR TO CLOSING. We will not accept any responsibility for 'missed' items we did not/could not inspect or you believe we should have inspected after you closed on the property.

Please note that we do not reinspect repairs performed by a licensed contractor. You should obtain copies of the contractor's repair estimate/work order/agreement to verify the contractor's guarantee. You should make sure that all required building permits were filed and properly inspected by the local building department. Permits are required for many modifications/changes/repairs/replacement.



Grounds

1. Walkways Conditions

WALKWAY TYPE:

Concrete

WALKWAY(S):

The walkway was in usable condition.

- **Recommended Maintenance:** The walkway has typical cracking and settlement. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete - recommend repair as needed.

2. Driveway Condition

DRIVEWAY TYPE:

Asphalt

DRIVEWAY:

The driveway was in average condition.

- **Recommended Maintenance:** The driveway has typical cracking and settling. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete - recommend repair as needed.

3. Porch Conditions

PORCH SUPPORT PIER:

Wood

PORCH TYPE:

Concrete

PORCH RAILING:

No

PORCH:

The porch was in average condition.

- **Recommended Maintenance:** The porch has typical cracking and settlement. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete - recommend repair as needed.

4. Patio/Lanai Conditions

PATIO TYPE:

Concrete

PATIO:

The patio was in average condition.

- **Recommended Maintenance:** The patio has typical cracking and settlement. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete - recommend repair as needed.

5. Poured Foundation Conditions

POURED FOUNDATION:

The exterior poured foundation appeared to be in average condition.

6. Water Spigots Conditions

- **NOTE:** The exterior water spigot was shut-off and untested.

- **Repair:** The left exterior water spigot handle was broken – recommend repair.



Repair: The left exterior water spigot handle was broken – recommend repair.

7. Grounds Limitations

GROUND LIMITATION:

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to areas around the exterior of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine the drainage performance of the site or underground piping, including municipal water and sewer piping or septic systems. We routinely recommend that inquiry be made with the seller about knowledge of any foundation or structural repairs. Poor grading close to the foundation can be a major cause of water penetration into the basement, crawlspace or lower level.



1. Roof Inspection Conditions

ROOF COVERING:

asphalt

APPROXIMATE AGE (YEARS):

15-20+

NUMBER OF ROOFING LAYERS:

2+ Layers

• Roofs are designed to shed water like an umbrella and are not “waterproof”. In events of wind driven rains, and periods of intense rain, water can sometimes blow into areas such as ridge vents, roof vents and valleys and present leaking conditions. This occurrence is rare, but can possibly happen in severe storm events. Unless it is raining at the time of inspection, some roof leaks may not be identified during the inspection process.

As prescribed in the inspection authorization and agreement, this is a visual inspection only. We do not accept responsibility for leaks. We will report any evidence of active visible staining if present, but please remember, old staining could go back to the day the trusses and rafters were installed and then it rained for 3 days before they roofers could come out and install the shingles.

This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. Roof to house attachments are excluded. You should understand leaks at roof to wall connections are common in attached enclosed patio rooms or building additions.

Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only.

2. Roof Conditions

NOTE: Many insurance companies now require at least 3-5 years of life left before they will issue a homeowner's insurance policy - it is highly recommended that you have a licensed roofing specialist inspect and evaluate for the remaining life of the roof. If the roofing specialist believes that the roof has 3-5 years of life left, ask them to provide a Certificate of Life Left. If they believe that the roof is near the end of its life, ask them to provide an estimate for replacement.

• Monitor: Multiple layers of roofing material have been installed on the roof decking. This practice has been permitted by state & local building codes. However, additional layers of roofing material add great amounts of weight to the roof support structure. Multiple layers of roofing immediately void the warranties of most roofing manufacturers. The practical life time of the newer layer of roofing will be reduced as much as 25%-33% of the estimated lifetime. The client is strongly advised to consider removing all of the existing layers of roofing the next time the home is re-roofed.

• Possible Concern: The roof appeared to be nearing end of its useful life. There were multiple layers of roof material installed on the decking with the top layer displaying signs of curling, cracking, granule loss, missing and damaged shingles and previous repairs – recommend having a roofing specialist inspect and evaluate for continued use.



Possible Concern: The roof appeared to be nearing end of its useful life. There were multiple layers of roof material installed on the decking with the top layer displaying signs of curling, cracking, granule loss, missing and damaged shingles and previous repairs – recommend having a roofing specialist inspect and evaluate for continued use.





3. Roof Valley Conditions

ROOF VALLEY MATERIAL:
Asphalt

4. Roof Ventilation Conditions

ROOF VENTILATION:
Gable
Roof
ROOF VENTILATION:
Roof ventilation appears to be in average condition.



Exterior

1. Chimney Conditions

CHIMNEY LOCATION(S):

Middle of roof

VIEWED FROM:

Roof

CHASE:

Brick

FLUE:

Tile

- Repair: The chimney had loose bricks or stones, which could create a safety hazard - recommend having a chimney specialist inspect and evaluate for possible repairs.



Repair: The chimney had loose bricks or stones, which could create a safety hazard - recommend having a chimney specialist inspect and evaluate for possible repairs.

2. Gutters Conditions

- Repair: The gutters and/or downspouts were missing sections on the entire exterior of the home. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement - recommend repair.



Repair: The gutters and/or downspouts were missing sections on the entire exterior of the home. This condition can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above and can cause damage related to soil/foundation movement - recommend repair.

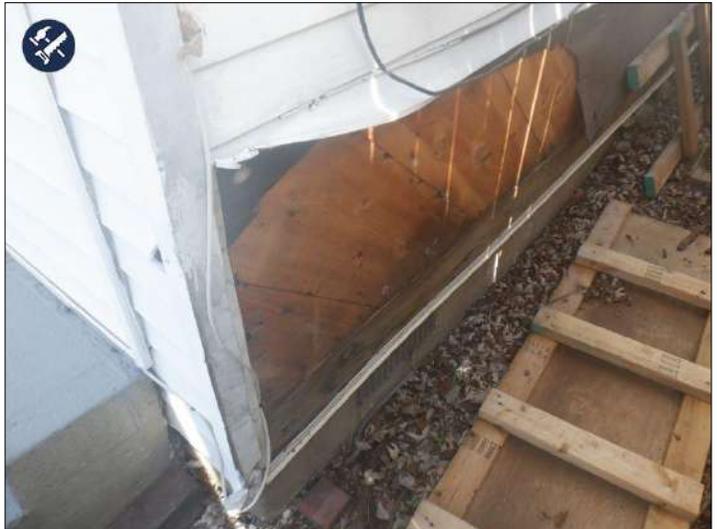


3. Siding Conditions

SIDING MATERIAL:

- Metal
- Vinyl

- Repair: The rear exterior dryer duct vent is missing the cover - recommend repair.
- Major Concern, Repair: Substantial damages and improper installation was observed on the entirety of the exterior siding, repair or replacement may be needed - recommend having a siding specialist inspect and evaluate for possible repairs.



Major Concern, Repair: Substantial damages and improper installation was observed on the entirety of the exterior siding, repair or replacement may be needed - recommend having a siding specialist inspect and evaluate for possible repairs.



4. Exterior Windows Conditions

WINDOW MATERIAL TYPE:

Vinyl
Metal

WINDOWS:

The windows were in average condition.

5. Soffit/Fascia Conditions

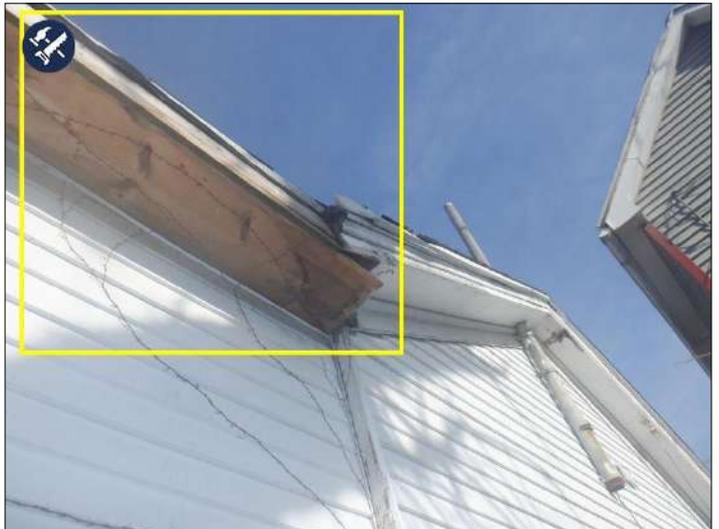
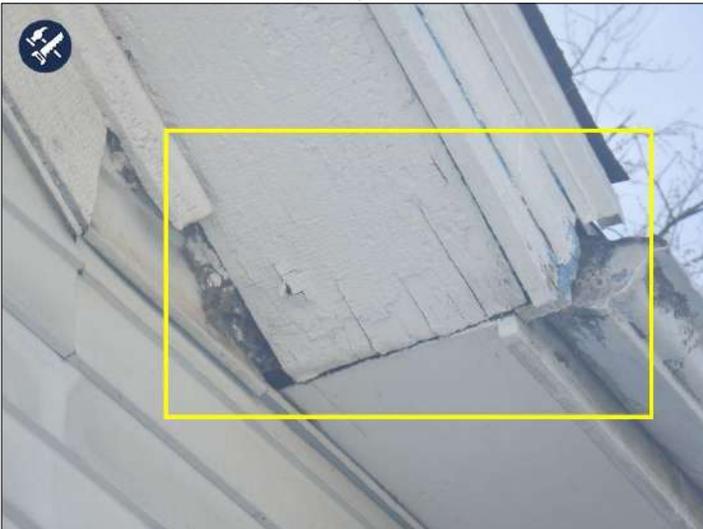
SOFFIT/FASCIA MATERIAL:

Wood
Vinyl
Metal

• Repair: The fascia and/or soffit was damaged and deteriorated in multiple locations - recommend further inspection and evaluation by a qualified contractor with repairs as needed.



Repair: The fascia and/or soffit was damaged and deteriorated in multiple locations - recommend further inspection and evaluation by a qualified contractor with repairs as needed.



6. Trim/Caulking Conditions

TRIM MATERIAL TYPE:

Wood
Metal
Vinyl

• Repair: The trim was missing, gapped or damaged around the window and at the exterior corners of the home in multiple locations – recommend further inspection and evaluation by a qualified contractor with repairs as needed.



Repair: The trim was missing, gapped or damaged around the window and at the exterior corners of the home in multiple locations – recommend further inspection and evaluation by a qualified contractor with repairs as needed.

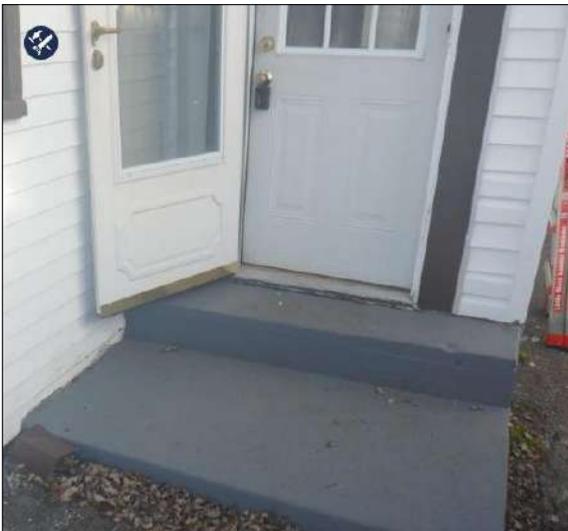




7. Exterior Doors Conditions

DOOR MATERIAL TYPE:
Clad comb

- Repair: The rear storm door is damaged and in need of repair/replacement - recommend repair.
- Repair: The front storm door is not connected to a hinge and does not close - recommend repair/replacement.



Repair: The front storm door is not connected to a hinge and does not close - recommend repair/replacement. Repair: The rear storm door is damaged and in need of repair/replacement - recommend repair.



8. Exterior Electrical Service Conditions

INCOMING ELECTRICAL TYPE:

Overhead

INCOMING ELECTRICAL SERVICE:

No visible defects were noted in electrical service wires, main service mast or meter.



Attic

1. Attic Access Conditions

ATTIC ACCESS:

Scuttlehole

INSPECTED FROM:

In the Attic

ATTIC FLOORING:

Partial

2. Attic Framing Conditions

ROOFING STRUCTURE:

Wood rafters/joists

ATTIC RAFTERS:

Rafters appeared to be in overall adequate condition.

3. Attic Sheathing Conditions

ROOF SHEATHING:

Plywood

ATTIC ROOF SHEATHING:

In the attic, the roof sheathing showed no major defects or moisture damage.

4. Attic Ventilation Conditions

ATTIC VENTILATION:

Appears Adequate

Observation: The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

- Monitor: Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mold is kept in check. While there may be very little or no evidence of mold buildup in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mold can be potentially hazardous and will spread when moisture enters the attic cavity and is not adequately vented to the exterior. Any area of suspected mold should be reviewed by a qualified contractor for analysis and removal.

5. Attic Insulation Conditions

INSULATION: TYPE

Fiberglass

Cellulose

INSULATION: AVERAGE INCHES

6-9

ATTIC INSULATION:

Insulation was sufficient for homes of this design and in this area.

6. Attic Chimney Conditions

- Repair, SAFETY ISSUE: In the attic, the chimney section showed deterioration - recommend having a chimney specialist inspect and evaluate for possible repairs.



Repair, SAFETY ISSUE: In the attic, the chimney section showed deterioration - recommend having a chimney specialist inspect and evaluate for possible repairs.

7. Attic Vapor Barrier Conditions

ATTIC VAPOR BARRIER:
Not visible

8. Attic Electrical Conditions

• Recommended Maintenance: Multiple attic electrical junction boxes are missing the cover plate - recommend repair.

9. Attic Mold/Moisture Conditions

• Possible Concern: Throughout the rear of the attic, biogrowth was found on the roof sheathing and framing - recommend having a mold remediator inspect and evaluate the entire attic for possible repairs.



Possible Concern: Throughout the rear of the attic, biogrowth was found on the roof sheathing and framing - recommend having a mold remediator inspect and evaluate the entire attic for possible repairs.



10. Attic Vermin Conditions

Observation: Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible. Future infestations of vermin, insects or other animal activity cannot be known or predicted.



Basement

1. Basement Foundation Conditions

BASEMENT FOUNDATION TYPE:
Fieldstone

• Major Concern, Repair: The basement foundation walls have cracks, visible daylight, bowing and heaving and structural movement of the building appears to have occurred. Repairs are needed to protect the house from more serious damage. The rate of movement cannot be predicted during a one-time inspection. In addition, there was evidence of a significant ongoing moisture intrusion issue noted via water damaged wood, staining and streaking on the walls and the dirt floors. A structural engineer or a company specializing in foundation repairs should be consulted to evaluate the condition and suggest corrective measures.



Major Concern, Repair: The basement foundation walls have cracks, visible daylight, bowing and heaving and structural movement of the building appears to have occurred. Repairs are needed to protect the house from more serious damage. The rate of movement cannot be predicted during a one-time inspection. In addition, there was evidence of a significant ongoing moisture intrusion issue noted via water damaged wood, staining and streaking on the walls and the dirt floors. A structural engineer or a company specializing in foundation repairs should be consulted to evaluate the condition and suggest corrective measures.





2. Basement Floor Conditions

BASEMENT FLOOR TYPE:
Dirt/Gravel

3. Basement Girders/Columns Conditions

GIRDERS/COLUMNS MATERIAL:
Wood
BASEMENT GIRDER/COLUMNS:
The basement girders and columns appear to not have any issues.

4. Basement Joist Conditions

JOISTS MATERIAL:
Joist
Wood
2x10
BASEMENT JOISTS:
The basement joists appear to be in good condition.

5. Basement Sub Flooring Conditions

SUBFLOORING MATERIAL:
Plywood
BASEMENT SUBFLOORING:
The visible areas of the basement subflooring appear to be in good condition.

6. Basement Stairs Conditions

• Repair, SAFETY ISSUE: In the basement, the stairs are in very bad condition and in need of immediate repair/replacement - recommend repair for safety.



Repair, SAFETY ISSUE: In the basement, the stairs are in very bad condition and in need of immediate repair/replacement - recommend repair for safety.

7. Basement Electrical Conditions

BASEMENT ELECTRICAL SWITCHES:

Tested switches appear to be in working order.

BASEMENT LIGHT FIXTURES and/or CEILING FAN:

Tested light fixtures appear to be in working order.

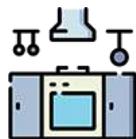
- Repair: The basement electrical outlet next to the electrical panel is wired with hot neutral reverse polarity - recommend having an electrical specialist inspect and evaluate for repairs.



Repair: The basement electrical outlet next to the electrical panel is wired with hot neutral reverse polarity - recommend having an electrical specialist inspect and evaluate for repairs.

8. Basement Vermin Conditions

Observation: Vermin and other pests are part of the natural habitat, but they often invade homes. Rats and mice have collapsible rib cages and can squeeze through even the tiniest crevices. And it is not uncommon for them to establish colonies within crawlspaces, attics, closets, and even the space inside walls, where they can breed and become a health-hazard. Therefore, it would be prudent to have an exterminator evaluate the residence to ensure that it is rodent-proof, and to periodically monitor those areas that are not readily accessible.



Eat In Kitchen

1. Kit - Countertop/Cabinet Conditions

COUNTERTOPS:

Countertops and cabinets have normal wear.

CABINETS:

Cabinets have normal wear.

2. Kit - Sink/Plumbing Conditions

KITCHEN SINK:

No issues with the kitchen sink, faucet and plumbing.

KITCHEN PLUMBING SUPPLY:

Water flow was normal with several fixtures operated at the same time.

There were no visible active piping leaks at the time of the inspection.

- Repair: The kitchen sink drain line leaks when in use – recommend having a plumbing specialist inspect and evaluate for possible repairs.



Repair: The kitchen sink drain line leaks when in use – recommend having a plumbing specialist inspect and evaluate for possible repairs.

3. Kit - Electrical Conditions

ELECTRICAL OUTLETS:

The kitchen electrical outlets were tested and correctly operating.

ELECTRICAL SWITCHES:

Tested switches appear to be in working order.

- Repair: The kitchen electrical outlet on the wall by the rear bedroom door electrical outlet is damaged - recommend having an electrical specialist inspect and evaluate for repairs.



Repair: The kitchen electrical outlet on the wall by the rear bedroom door electrical outlet is damaged - recommend having an electrical specialist inspect and evaluate for repairs.

4. Kit - Appliances Conditions

STOVE:

The oven/stove is functional.

- Repair, SAFETY ISSUE: The stove does not have an anti-tip bracket installed - recommend repair for safety.
- Repair: The kitchen exhaust fan does not respond to the control switch and should be serviced or replaced - recommend repair.



Repair: The kitchen exhaust fan does not respond to the control switch and should be serviced or replaced - recommend repair.

5. Kit - Interior Conditions

KITCHEN WINDOWS:

No major defects were observed with the windows.

NOTE: Signs of lost seals in thermal pane windows may appear and disappear as the temperature and humidity changes. Windows with lost seals may not have been evident at the time of the inspection. Thermal windows are only checked for obvious clouding at the time of the inspection.

KITCHEN FLOORING:

No major defects were observed with the floor.

KITCHEN WALL/CEILING:

Monitor, Recommended Maintenance: The kitchen walls/ceiling had typical settling cracks - monitor for change, with repairs as needed.



Laundry/Utility Room

1. Laund/Util - Sink/Plumbing Conditions

LAUNDRY/UTILITY PLUMBING SUPPLY:

There were no visible active piping leaks at the time of the inspection.

2. Laund/Util - Electrical Conditions

ELECTRICAL SWITCHES:

Tested switches appear to be in working order.

ELECTRICAL FIXTURES and/or CEILING FANS:

Tested light fixtures appear to be in working order.

• Repair: The wiring leading to the clothes dryer is a 3 prong type receptacle. Newer units have 4 prong receptacles. This may need to be upgraded to a newer type when changing dryers. Many homes may have circumstances where construction practices or standards have changed since the home was built. Updating/upgrading systems are not a requirement if the home was built to the standards of the day construction was completed. It would be cost prohibitive to bring everything to current standards for every home.



Repair: The wiring leading to the clothes dryer is a 3 prong type receptacle. Newer units have 4 prong receptacles. This may need to be upgraded to a newer type when changing dryers. Many homes may have circumstances where construction practices or standards have changed since the home was built. Updating/upgrading systems are not a requirement if the home was built to the standards of the day construction was completed. It would be cost prohibitive to bring everything to current standards for every home.

3. Laund/Util - Interior Conditions

LAUNDRY/UTILITY FLOORING:

No major defects were observed with the floor.

LAUNDRY/UTILITY WALL/CEILING:

Monitor, Recommended Maintenance: The walls/ceiling had typical settling cracks - monitor for change, with repairs as needed.

- Repair: The entry door is misaligned in the frame and does not fully close – recommend repair.



Full Bathroom

1. Bathroom - Countertop/Cabinet Conditions

BATHROOM COUNTERTOPS:

Countertops and cabinets have normal wear.

BATHROOM CABINETS:

Cabinets have normal wear.

2. Bathroom - Sink/Plumbing Conditions

BATHROOM SINK:

No issues with the sink, faucet and plumbing.

BATHROOM SINK PLUMBING:

There were no visible active piping leaks at the time of the inspection.

- Repair: The sink drain stopper is missing hardware – recommend having a plumbing specialist inspect and evaluate for possible repairs.



Repair: The sink drain stopper is missing hardware – recommend having a plumbing specialist inspect and evaluate for possible repairs.

3. Bathroom - Toilet/Tub/Shower Conditions

BATHROOM TUB/SHOWER:

No issues with the tub/shower, faucet and plumbing.

- Repair: The bathroom toilet bowl is loose - recommend replacing the wax ring seal and checking for subflooring damage before tightening the unit down – recommend having a plumbing specialist inspect and evaluate for possible repairs.



Repair: The bathroom toilet bowl is loose - recommend replacing the wax ring seal and checking for subflooring damage before tightening the unit down – recommend having a plumbing specialist inspect and evaluate for possible repairs.

4. Bathroom - Electrical Conditions

ELECTRICAL OUTLETS:

The room electrical outlets were tested and correctly operating.

ELECTRICAL SWITCHES:

Tested switches appear to be in working order.

ELECTRICAL FIXTURES and/or CEILING FANS:

Tested light fixtures appear to be in working order.

- Recommended Improvement: The installation of a Ground Fault Circuit Interrupter (**GFCI**) electrical outlet is recommended. A **GFCI** offers better protection from shock or electrocution - recommend repair.

5. Bathroom - Interior Conditions

BATHROOM FLOORING:

No major defects were observed with the floor.

BATHROOM WALL/CEILING:

Monitor, Recommended Maintenance: The walls/ceiling had typical settling cracks - monitor for change, with repairs as needed.

- Repair: The window above the toilet has damaged hardware (locks, cranks, or handles), and a broken counter balance - recommend having a window specialist inspect and evaluate for repairs/replacement.



Repair: The window above the toilet has damaged hardware (locks, cranks, or handles), and a broken counter balance - recommend having a window specialist inspect and evaluate for repairs/replacement.



Rear Bedroom

1. Electrical Conditions

ELECTRICAL OUTLETS:

The electrical outlets were tested and correctly operating.

ELECTRICAL SWITCHES:

Tested switches appear to be in working order.

ELECTRICAL FIXTURES and/or CEILING FANS:

Tested light fixtures appear to be in working order.

2. Interior Conditions

ROOM WINDOWS:

No major defects were observed with the windows.

NOTE: Signs of lost seals in thermal pane windows may appear and disappear as the temperature and humidity changes. Windows with lost seals may not have been evident at the time of the inspection. Thermal windows are only checked for obvious clouding at the time of the inspection.

ROOM DOORS:

No major defects were observed with the doors.

ROOM FLOORING:

No major defects were observed with the floor.

ROOM WALL/CEILING:

Monitor, Recommended Maintenance: The walls/ceiling had typical settling cracks - monitor for change, with repairs as needed.

Left Center Bedroom

1. Electrical Conditions

ELECTRICAL OUTLETS:

The electrical outlets were tested and correctly operating.

ELECTRICAL SWITCHES:

Tested switches appear to be in working order.

ELECTRICAL FIXTURES and/or CEILING FANS:

Tested light fixtures appear to be in working order.

2. Interior Conditions

ROOM DOORS:

No major defects were observed with the doors.

ROOM FLOORING:

No major defects were observed with the floor.

ROOM WALL/CEILING:

Monitor, Recommended Maintenance: The walls/ceiling had typical settling cracks - monitor for change, with repairs as needed.

- Repair: The window has cracked glass and has been spray painted - recommend having a window specialist inspect and evaluate for repairs/replacement.



Repair: The window has cracked glass and has been spray painted - recommend having a window specialist inspect and evaluate for repairs/replacement.

Front Bedroom

1. Electrical Conditions

ELECTRICAL OUTLETS:

The electrical outlets were tested and correctly operating.

ELECTRICAL SWITCHES:

Tested switches appear to be in working order.

ELECTRICAL FIXTURES and/or CEILING FANS:

Tested light fixtures appear to be in working order.

2. Interior Conditions

ROOM WINDOWS:

No major defects were observed with the windows.

NOTE: Signs of lost seals in thermal pane windows may appear and disappear as the temperature and humidity changes. Windows with lost seals may not have been evident at the time of the inspection. Thermal windows are only checked for obvious clouding at the time of the inspection.

ROOM DOORS:

No major defects were observed with the doors.

ROOM FLOORING:

No major defects were observed with the floor.

ROOM WALL/CEILING:

Monitor, Recommended Maintenance: The walls/ceiling had typical settling cracks - monitor for change, with repairs as needed.

Hallway/Foyer

1. Electrical Conditions

ELECTRICAL SWITCHES:

Tested switches appear to be in working order.

ELECTRICAL FIXTURES and/or CEILING FANS:

Tested light fixtures appear to be in working order.

2. Interior Conditions

ROOM FLOORING:

No major defects were observed with the floor.

ROOM WALL/CEILING:

Monitor, Recommended Maintenance: The walls/ceiling had typical settling cracks - monitor for change, with repairs as needed.

- Repair: The front entry door is missing the striker plates for the door handle and deadbolt – recommend repair.



Repair: The front entry door is missing the striker plates for the door handle and deadbolt – recommend repair.

Living Room

1. Electrical Conditions

ELECTRICAL OUTLETS:

The electrical outlets were tested and correctly operating.

ELECTRICAL SWITCHES:

Tested switches appear to be in working order.

ELECTRICAL FIXTURES and/or CEILING FANS:

Tested light fixtures appear to be in working order.

2. Interior Conditions

ROOM FLOORING:

No major defects were observed with the floor.

ROOM WALL/CEILING:

Monitor, Recommended Maintenance: The walls/ceiling had typical settling cracks - monitor for change, with repairs as needed.

- Repair: The upper pane of the side wall window has a broken counterbalance - recommend having a window specialist inspect and evaluate for repairs/replacement.



Repair: The upper pane of the side wall window has a broken counterbalance - recommend having a window specialist inspect and evaluate for repairs/replacement.



Smoke Detector

1. Smoke Detectors Conditions

- Recommend installing carbon monoxide (CO) detectors to protect the entire home. Carbon monoxide is an odorless, colorless, tasteless, toxic gas that is a product of the combustion process. Combustion appliances such as gas furnaces and heaters can introduce dangerously high levels of carbon monoxide onto the indoor air if combustion components need adjustment. Carbon monoxide detectors monitor indoor air and sound an alarm if dangerously high levels of carbon monoxide are detected. They are inexpensive and available at most hardware and home improvement stores. The Inspector recommends installation by a qualified contractor.

- Repair: The smoke detectors protecting the home were missing/inoperable. Although testing of smoke detectors lies beyond the scope of the General Home Inspection, the Inspector recommends that you smoke detectors installed, tested and maintained, upgraded or replaced as needed. Hardwired smoke detectors should be replaced by a qualified electrical contractor.



1. HVAC - Furnace Conditions

FORCED AIR SYSTEM BRAND:

Goodman

ENERGY SOURCE:

Gas

APPROXIMATE AGE (YEARS): This is according to the sticker on the equipment at the time of the inspection.

15

MAIN FUEL SHUTOFF LOCATION:

Outside at the gas meter

HOT AIR SYSTEMS:

Direct Drive

OPERATED:

Fired when turned on

THERMOSTAT/HUMIDISTAT:

Standard

HVAC FURNACE:

The furnace was in normal working order at the time of the inspection.

Routine Maintenance: Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions which are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It is your job to get the HVAC system inspected and serviced every year. If the HVAC system is getting up in years, it is HIGHLY recommended that you purchase a home buyer's warranty before it expires. And if your system has an air filter, be sure to keep that filter cleaned/replaced.

2. HVAC - Heat Exchanger Conditions

HEAT EXCHANGER:

Limited visual

HEAT EXCHANGER:

NOTE: The design of the furnace and heat exchanger prevents a complete inspection. Dismantling the furnace and removal of the heat exchanger is beyond the scope of any general home inspection. As a furnace ages, the potential for cracks in the heat exchanger goes up and it is ALWAYS recommended that a thoroughly exhaustive inspection by a licensed HVAC specialist be conducted due to safety.

3. HVAC - Flue Conditions

FURNACE FLUE PIPING:

Metal

Proper pitch

FURNACE FLUE:

The furnace flue was drafting properly at the time of the inspection.

4. HVAC - Ductwork Conditions

HVAC DISTRIBUTION:

Metal duct

Plenum/Register

Insulated flexible ducting

Cold Air Returns

- **Repair:** The HVAC ductwork in the basement is not connected - recommend having a licensed HVAC specialist inspect and evaluate for repairs.



Repair: The HVAC ductwork in the basement is not connected - recommend having a licensed HVAC specialist inspect and evaluate for repairs.

5. Heater Filter Conditions

FURNACE FILTER:
Standard

6. Asbestos Conditions

Observation: Our inspection does not include the verification/presence of asbestos, although we may point out items that appear to be ACM. We are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], asbestos content can only be confirmed by laboratory analysis. In many products, asbestos is not likely to be released into the air without alteration, modification, drilling, sanding, sawing, scraping, removal of the suspected installation. Encapsulation and/or removal are the typical solutions. We are not licensed asbestos abatement contractors and cannot give the advice that they are qualified to present. We recommend consulting with a licensed asbestos abatement contractor for additional information or services. More information is available at the United States Government Environmental Protection Agency's website: <http://www.epa.gov/oppt/asbestos/ashome.html>



Water Heater

1. Water Heater Conditions

WATER HEATER MANUFACTURER:

Craftmaster

WATER HEATER CAPACITY (IN GALLONS):

40

ENERGY SOURCE:

Electric - This type of water heater uses electric elements to heat water in the tank. These elements can often be replaced when they burn out. With heaters having two heating elements, the lower element usually burns out first. Heating elements should be replaced only by qualified plumbing contractors or HVAC technicians.

APPROXIMATE AGE (YEARS): This is according to the sticker on the equipment at the time of the inspection.

4

WATER HEATER **TPR VALVE**:

Yes

TPR VALVE/EXTENSION PROPER

Yes

WATER HEATER VENT PIPE:

Not Applicable

WATER HEATER:

The water heater appears to be in working condition and within its expected life span. Exact equipment lifetime varies depending on overall equipment quality and frequency of service.



Plumbing

1. Plumbing Conditions

• Possible, Concern, Repair: The plumbing fixtures, drain lines and vents were observed as improperly and unprofessionally installed throughout the home. Improper connections were noted in the basement, missing vent covers and caps were observed in the laundry room, improper drains/traps were observed under the sinks and the plumbing ventilation in the attic was not connected near the access panel and was not professionally installed in the rear of the attic. The inspection HIGHLY recommends the incoming, outgoing and plumbing vents lines all be inspected and evaluated further by a plumbing specialist for possible repairs.



Possible, Concern, Repair: The plumbing fixtures, drain lines and vents were observed as improperly and unprofessionally installed throughout the home. Improper connections were noted in the basement, missing vent covers and caps were observed in the laundry room, improper drains/traps were observed under the sinks and the plumbing ventilation in the attic was not connected near the access panel and was not professionally installed in the rear of the attic. The inspection HIGHLY recommends the incoming, outgoing and plumbing vents lines all be inspected and evaluated further by a plumbing specialist for possible repairs.





2. Water Softener Conditions

WATER SOFTENER:
No

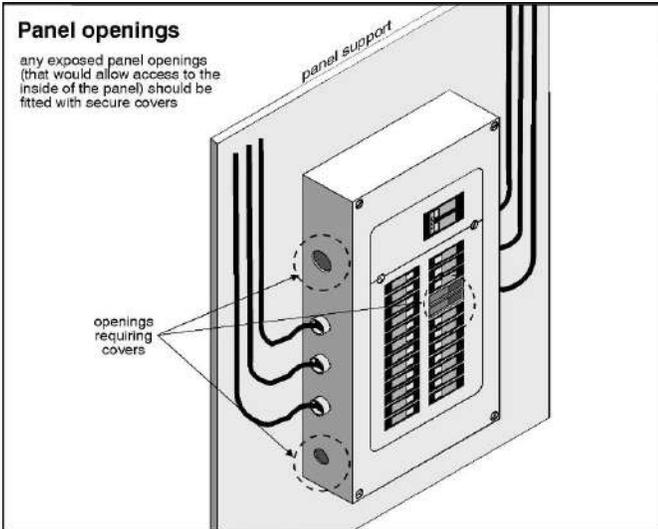


Electrical

1. Electrical Main Panel Conditions

ELECTRICAL PANEL MANUFACTURER:
Challenger
MAIN WIRE:
Aluminum
BRANCH WIRE:
Copper
200 amps

• Repair: The electrical panel has open "knockouts". In addition, there were breakers from multiple manufacturers noted in the panel. It is HIGHLY suggested that the breakers in the panels all are from the same manufacturer - recommend having a licensed electrical specialist inspect and evaluate for repairs.



Repair: The electrical panel has open "knockouts". In addition, there were breakers from multiple manufacturers noted in the panel. It is **HIGHLY** suggested that the breakers in the panels all are from the same manufacturer - recommend having a licensed electrical specialist inspect and evaluate for repairs.



Gas Lines

1. Gas Lines Conditions

MAIN FUEL SHUTOFF LOCATION:

Outside at the gas meter

GAS LINE:

The visible gas lines appear to be in good condition.

Scope Of Inspection

LIMITATIONS AND REMARKS

GROUPS LIMITATIONS:

As described in the inspection contract, this is a visual inspection only. Assessing the complete structural integrity of a building is beyond the scope of a home inspection. When there are significant structural concerns about the building, an experienced foundation or structural repair contractor and/or a certified professional structural or civil engineer is recommended. Inspection of structural components were limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces or below-grade foundation walls and footings could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The following items are not included in this inspection: swimming pools, spas, hot tubs, water features and related equipment; playground, recreation or leisure equipment; landscape lighting; areas below exterior structures with less than three feet of vertical clearance; irrigation systems; invisible fencing; sea walls, docks and boathouses. Any comments made regarding these items are as a courtesy only. Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs, foundation walls or footings and roof downspouts. The inspector does not provide an evaluation of geological conditions and/or site stability, compliance of pool or spa fencing with municipal requirements, or determination that deck, balcony and/or stair membranes are watertight.

GROUPS REMARKS

We evaluate the following exterior grounds features: driveways, walkways, handrails, guardrails, retaining walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets.

However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person.

However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

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.

Railroad tie walkways and stairs are potentially unstable and/or do not conform to common standards for steps or stairs and represent a potential trip or fall hazard. For this reason we do not endorse them, and you use them at your own risk if they are not removed or replaced with steps that conform to common safety standards,

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

Grading and drainage problems cannot adequately be determined during dry weather. Recommend monitoring grading and drainage during rainfall and having any problems evaluated by a qualified landscaping service. Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade.

Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces.

However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal configuration, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise.

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.

The functionality of exterior drains is not verifiable. It is recommended that this area be monitored during rainy periods to verify of the drains is functioning properly. Blockage of this drain could lead to flooding of the basement.

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. Repairing these types of issues can be very costly.

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.

Evaluation of retaining wall strength, adequacy, and drainage falls outside the scope of a home inspection. Such evaluation will require the services of a geotechnical engineer. Our evaluation is limited to reporting significant defects that are visible and apparent at the time of the inspection.

Railings

Guardrail standard building practices require that they:

- Be installed at drop-offs higher than 30 inches
- Be securely and permanently attached
- Be at least 36 inches in height
- Not be climbable by children
- Not have gaps or voids that allow passage of a sphere equal to or greater than four inches in diameter

Handrail standard building practices require that handrails be:

- Installed at stairs with three or more risers
- Sized and shaped so your hand can encircle them
- Permanently and securely attached, and able to withstand a 200 pound force in any direction at any point
- Continuous and extend for the entire flight of the stairs
- Located between 30 and 38 inches above the leading edge of the stair treads

Foundation

Many conditions inhibit the observation of the foundation, including, but not limited to, vegetation, soil, and storage around the exterior; parked vehicles, furnishings, and storage in the garage; and furnishings, storage, and floor coverings (carpets, vinyl, tile, etc.) in the structure interior. Inspectors do not move furnishings and storage in the garage or the structure interior, and floor coverings are not lifted or removed to inspect the subfloor or foundation in the interior. The foundation was observed to the greatest extent possible at the exterior sides of the structure, from inside the structure, from the garage interior (if present), from the crawl space opening and from inside the crawl space (if present).

Landscaping bird baths, benches, statuaries, fish ponds and any other decorative ornaments or items

The landscaping may include items such as bird baths, benches, statuaries, fish ponds or other decorative ornaments or other items that might be freestanding or affixed. None of these items were inspected during the home inspection. These items may be made or constructed with pre-cast concrete, wrought iron, or other heavy components that pose a safety hazard, particularly to children. Therefore any of these items, or items similar and not listed, should be adequately secured or removed.

Our inspection is limited to those systems and components located within 10 feet of the inspected structure(s). Any comments made regarding systems or components greater than 10 feet from the inspected structure(s) was provided as a courtesy only, and you may therefore wish to have the

appropriate specialists evaluate those areas, systems, and components outside of the 10 foot limitation.

Swimming pools, hot tubs, grounds/sprinkler systems and water features

Swimming pools, pool mechanical systems, spas, hot tubs and their mechanical and electrical systems, sprinkler systems and water features are outside the scope of the home inspection.

Since evaluation of any type of grounds/sprinkler watering system is outside the scope of a home inspection, you may wish to have a landscaping contractor evaluate the system before the close of the transaction. In any event, it is important that you make sure the sprinklers do not spray against the residence or create water pooling around the base of the home, as water can cause damage to the foundation and exterior, and can also lead to moisture intrusion and mold growth within the home.

ROOFING LIMITATIONS:

As described in the inspection contract, this is a visual inspection only. Roofing life expectancies vary depending on several factors such as material quality, roof slope, color, sun and weather exposure, ventilation, and workmanship. Any estimates of remaining life are approximations. This assessment of the roof does not preclude the possibility of leaks. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage and access to some under-roof areas may be partly or entirely blocked from observation.
- As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
 - Evidence of prior leaks may be disguised by interior finishes.
 - Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
 - The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation; solar roofing components; any comments made regarding these items are as a courtesy only. Note that the inspector does not determine if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection. To absolutely determine that no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.
 - Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
 - Roof and attic inspection may be limited by access, condition, weather, height or other safety concerns. There may be hidden issues or defects that could require costly repair.

ROOF COVERING REMARKS

Roof problems cannot be adequately determined during dry weather or when covered by layers of snow. Roofs are prone to leaking after extended dry periods due to weathering, drying, and shrinkage of wood components of the roof. Roofs are also prone to leaking after ice thaws and snowmelts due to extreme forces exerted on roofing structures by ice, snow, cold, and wind (otherwise known as the winter season). Recommend monitoring roof function during and after rainfall and further evaluation by qualified roofing contractor if any problems are detected. The roof drainage system helps to keep water away from the siding and foundation, thereby minimizing structural damage and helping to prevent undermining of the foundation and subsequent settling damage (ceiling, wall, and floor cracks). Recommend cleaning and checking gutters and downspouts regularly.

There are many different roof types, which we evaluate by walking on their surfaces. The roof may be observed by walking on it, or from ground locations using ladders and binoculars, or any combination thereof. Accutech Home Inspections LLC may choose to not walk on a roof because of danger to the inspector and the possibility of damaging the roof. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof, only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composite Shingle Roofs

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof.

The first indication of significant wear usually occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Concrete Tiles Roofs

Concrete tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant. The roof is dependent upon the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, and can be split by movement, deteriorated through time, or by ultra-violet contamination. Significantly, although there is some leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

Stone Roofs

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.

Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down. These roofs expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. Although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained.

Metal Roofs

There are different types of metal roofs, but the most common ones consist of ribbed, interlocking panels, or tiles that have been coated with a mineral compound that are warranted for as long as fifty years. They tend to be maintenance-free, and many can be walked on, but some can be damaged by careless foot-traffic, and it is essential for service personnel to wear soft shoes and to tread directly in the pan and not across the tile. As with other pitched roofs, many metal roofs are dependent on the waterproof membrane that is concealed beneath them and cannot be examined, and this is why our service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants generally have the most intimate knowledge of the roof, and you should request the installation permit, which could include a warranty or guarantee.

Slate Roofs

Slate tile roofs are among the most expensive and durable of all roofs, and are warranted by the manufacturer to last for forty years or more, but again are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependent on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles, but which can be split by movement, deteriorated through time or by ultra-violet contamination. Significantly, although there is leeway in installation specifications, the type and quality of membranes that are installed can vary from one installer to another, and leaks do occur.

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.

In many cases, roofing mastic is used for sealing flashings. Mastic can breakdown and deteriorate due to sun exposure. The mastic should be

periodically inspected and renewed to prevent leakage problems.

All gutter downspouts need to be extended at least three feet from the house. 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 LIMITATIONS:

- As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- Evidence of prior leaks may be disguised by interior finishes.
- A board-by-board examination of the exterior siding is outside the scope of the home inspection and that type of examination was not conducted at the time of the inspection.
- The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, nor determine if prefabricated or zero clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit.

CHIMNEY / GUTTERS / SIDING / TRIM REMARKS

Chimneys

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

All 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. These structures are usually placed at the upper 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 - 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 wall finish, if not completely watertight, can trap moisture within the walls that can lead to deterioration of the framing and other components. This type of siding has experienced serious problems and requires a certified EIFS inspector to determine condition. Accutech Home Inspections LLC does not conduct EIFS (synthetic stucco) inspections. If the exterior cladding is EIFS, it is recommended having the EIFS system evaluated by an EDI Certified EIFS Inspector.

Brick/stone - 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.

Stucco - There are a significant number of stress fractures in the stucco wall covering. As all stucco cracks are different and because it is not always possible to differentiate between those that are significant in some form or another from those that are not, we recommend that you have them evaluated by an appropriately qualified specialist. In any event, the wider cracks can permit moisture entry, and will need to be sealed/serviced as a preventive measure.

Metal - 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.

The wall coverings and building envelope are not tested for watertightness, and we do not guarantee or provide any type of warranty against moisture intrusion.

Structure Exterior

Many conditions inhibit the visual observation of the exterior walls, siding, trim, doors, windows, and utilities, including, but not limited to, vegetation, exterior storage, and parked vehicles. Inspectors do not remove vegetation or move exterior storage or vehicles. Some exterior lights might have been operated by interior switches, might have been motion detector lights, or might have been on timers. Some utilities, particularly faucets, water shutoff valves, and electric outlets might not have been visible due to vegetation or exterior storage.

Doors and Windows

Doors and windows 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.

EXTERIOR / ELECTRICAL / AC / GARAGE LIMITATIONS:

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- Unless otherwise stated, inspection of exterior components like walls, windows, doors, is from ground level.
- Rain or snow can limit the exterior inspection and deep snow will obscure surface drainage problems as well as possible damage at the bottom of building walls and at foundations.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Determining the heat resistance rating of firewalls is beyond the scope of this inspection.

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.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such

as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Overhead Door Openers

Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. 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 an electric sensor is present, it should be tested 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

A/C units 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

Flammable materials should not be stored within closed garage areas. Any appliance that is installed in the garage or a closet in the garage, 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.

Fire rated doors

Fire rated doors should be installed (minimum 1 3/8" thick solid core). If pet doors are installed, it defeats the fire retardant intent. Consideration should be given to replacement of non-fire rated door with a fire rated steel door for increased safety.

KITCHEN / LAUNDRY / UTILITY LIMITATIONS:

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

- Thermostats, timers and other specialized features and controls are not tested.
- Appliances are not unplugged to test outlets. The temperature calibration, functionality of timers, effectiveness, efficiency, adequacy and overall performance of appliances is outside the scope of this inspection. The oven's self cleaning operation, clocks, timing devices, lights and thermostat accuracy are not tested.
- Portable dishwashers are not inspected, as they require connection to facilitate testing. All other appliances are also not moved.
- Water filters and hot water dispensers are outside the scope of the home inspection.
- The microwave oven was not tested for radiation leaks.
- Cosmetic flaws such as worn finishes, nicks, scratches and cleanliness are outside the scope of the home inspection.
- Intercom systems are outside the scope of the home inspection.
- Central vacuum cleaners are outside the home inspection.
- Washers and dryers are not inspected.

KITCHEN / LAUNDRY / UTILITY ROOM REMARKS

Kitchen

We may test kitchen appliances for their basic functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

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.

Laundry/Utility Room

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

GFCI Electrical outlets

Non-GFCI protected kitchen electrical outlets can be upgraded to GFCI outlets for improved safety. GFCI outlets should be tested monthly to verify proper operation.

Washing machine and dryers

Recommend replacing your rubber clothes washing machine supply line hoses with the flexible metal hoses. The flexible metal hoses rarely ever break. The clothes dryer vent should be periodically cleaned by a professional to prevent a potential fire from lint buildup.

BATHROOMS LIMITATIONS:

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

•The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, steam showers, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances. Determining the water tightness of the shower pan is outside the scope of the home inspection.

BATHROOM REMARKS

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans.

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, if possible, 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 and marble or granite tubs and pans are almost always built on the spot, as opposed to prefab units which are manufactured elsewhere. Tubs which are built in this manner are often called "roman tubs." The next few paragraphs refer to "shower pans" (which is actually the waterproof liner installed under the shower floor, but used herein to describe the complete liner and tile assembly). The information herein is the same for tile and marble tubs. Tile tubs are built with the same waterproof pan liner material as shower pans. Ceramic tile shower pans and tubs have been around for many years. These pans are prone to leak more than other types, but are somewhat more durable during their life span. Occasional review of the floor and walls around a ceramic tile pan may reveal a leak before much damage occurs.

Usually the best method of testing a shower pan is to stop up the drain with tissue paper or a towel and fill the pan up to the top of the dam. After about 15 minutes water will be noted under the building or around the pan, if the pan liner or drain connection has failed. This "flood test" should not be attempted if there are rooms below the shower. Be aware that the inspector cannot ascertain whether the shower pan leaks unless the leak is evident. Flood testing of the pan is not performed by the home inspection company. There have been many documented cases where flood testing showed a false positive result. Water can take many hours to work its way through the flooring and pan liner material. Soap and other debris may hold back the water until the soap softens; it will then will break loose and allow the leak to come through. Sometimes this process can take one or two days and often requires a second and third flood test or more. The "bottom line" is...a simple single flood test is rarely conclusive as to whether there is a pan liner failure. If leaks are noted in ceramic tile, marble or granite pans contact a Ceramic Tile Contractor for repairs. Expect repairs to run from \$300.00 to \$900.00 and up.

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.

Drains

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. Non-GFCI protected bathroom electrical outlets can be upgraded to GFCI outlets for improved safety. GFCI outlets should be tested monthly to verify proper operation.

ROOM (INTERIOR) LIMITATIONS:

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Minor cracks and imperfections in interior walls are considered cosmetic in nature. Homeowner furnishings may prevent a full inspection of the walls.

ROOMS (INTERIOR) REMARKS

In accordance with the standards of practice, our inspection of interior rooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Our evaluation of hallways and staircases are identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

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.

Indoor Air Pollution

Home inspections do not include testing for indoor air pollution, which the Consumer Product Safety Commission rates as fifth among potential contaminants. Nevertheless, inasmuch as health is a truly personal responsibility, we recommend that you have the indoor air quality as a prudent investment in environmental hygiene, and particularly if you or any member of your family suffers from allergies or asthma.

Windows

A representative number of windows are inspected.

The inspector was unable to verify that the glass used in many windows was approved safety glass where required. Window glazing that is not approved safety glass located in areas subject to human impact is a safety hazard. Standard building practices generally require that approved safety glass be used in but not limited to the following conditions:

- Windows with a pane larger than nine square feet, having a bottom edge closer than 18 inches to the floor and a top edge higher than 36 inches above the floor within 36 inches, horizontally, of a walking surface

- Windows that are both within a 24 inch arc of a door and within 60 inches of the floor

- Glazing in walls enclosing stairway landings or within five feet of the bottom and top of stairways where the bottom edge of the glass is less than 60 inches above the floor

- Note that "art glass" (leaded, faceted, carved or decorative) may be an acceptable alternative for safety glass due to its visibility. Also, a 1 1/2 inch wide protective bar on the accessible side of the glass placed 34 to 38 inches above the floor may serve as an acceptable substitute for safety glass.

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.

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.

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.

WINDOWS / FIREPLACES / ATTIC LIMITATIONS:

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

- Only eight to twelve inches of the fireplace flue is visible above the firebox of the fireplace. For a comprehensive evaluation of the fireplace flue a "Level Two" chimney inspection is recommended.
- Woodstoves are outside the scope of the home inspection.
- The interiors of inaccessible flues or chimneys are not inspected.
- Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.
- Wood or Coal stove gaskets and doors, automatic fuel feed devices, mantles and fireplace surrounds, combustion air makeup devices, and heat distribution assists (gravity or fan) are not inspected.
- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.

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. We inspect a representative number of windows for function, excessive wear and general state of repair. Dual pane windows are inspected for fogging, moisture and discoloration between the window panes due to failed window seals. Window seals may have failed and not exhibit fogging or moisture depending on the humidity and air temperature. Window treatments, dirty windows, sunscreens and furniture may prevent us from identifying windows with failed seals. For these reasons, we cannot guarantee that we will be able to detect all failed window seals.

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

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts or framing, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification or determine its R-value. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attics are very complicated and dangerous environments and can become extremely hot during certain periods of the day. Extremely hot temperatures can cause heat stroke or other health problems if a person is in the attic too long. The same can be true for crawl spaces which are also dangerous environments with exposure to rodent poisons; insects, animals, and reptiles that may bite, sting, or cause harm; rusty nails; debris; molds and dust; etc. Recommend always using caution when in an attic or crawl space. Under such conditions, individuals should never enter the attic or crawl space alone or when other people are not present in the house. Very rarely is the attic, crawl space, and their systems and components fully accessible or visible due to insulation; loose wires; storage; blockage by framing components, equipment, gas and water supply lines; heating and ventilation ducts; or dangerous or unsafe conditions. There is always the possibility that problems or defects were present but not visible in areas not accessed; concealed problems or defects are not within the scope of the home inspection. Recommend regular monitoring and maintenance to help detect roofing or drainage problems.

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 & CO Detectors

A smoke & CO detector should be installed on each floor of the home and tested monthly.

Vapor Barriers

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

Safety Glazing

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

Insulated Glass

The broken seals are not always detectable due to dirty windows, covered windows, etc. In most cases, leaking glass seals take some time before they are evident.

SLAB ON GRADE REMARKS**Slab Foundation**

Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they

typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

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.

CRAWL SPACE REMARKS

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).

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.

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

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with

relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Foundation (Inner Covered Walls)

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

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

Have Evaluated —It is recommended that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

Fieldstone or brick foundation walls

Part or all of the foundation walls are constructed out of unreinforced fieldstone or bricks. These types of foundation walls are seismically vulnerable and are not as strong as modern concrete ones, and the mortar can break down over time, resulting in failure and structural damage or settlement. We recommend that you have these walls evaluated by an appropriately qualified specialist for further remarks and recommendations. A structural engineer is normally considered best qualified.

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

It is recommended 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.

PLUMBING LIMITATIONS:

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- The following items are not included in this inspection: private wells and sewage disposal systems; main, side and lateral sewer lines; gray water systems; pressure boosting systems; incinerating or composting toilets; fire suppression and lawn sprinkler systems; water softeners, solar water

heaters, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

- Private waste disposal (septic) systems, public sewer systems, and private wells or other private water supply systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Water flow and pressure tests using gauges are not included with this inspection. A subjective determination will be attempted (i.e. if the dishwasher is running and the shower is usable it will be noted as Satisfactory, if the shower water is dribbling out it will be noted and Poor and written up as an Issue). Public water supply should be regulated by the utility. Residential water pressure should not exceed 80 PSI, at which point plumbing lines may burst, or damage may occur to appliances.

PLUMBING REMARKS

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists. Unoccupied houses may have no issues with drains during the home inspection, but in the course of running the water, the 'crud' in the drains can break loose and then hit a point where it then causes a backup, usually on the first day the buyer moves in.

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. See additional information below.

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. Evaluation of water softeners falls outside the scope of a home inspection. If the softener will transfer with the property, you will need to obtain a maintenance manual and/or research its operation and maintenance requirements, and/or have the owner/seller demonstrate its operation and functionality.

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. It is believed that oxidants in the public water supplies, such as chlorine, react with the polybutylene piping and acetal fittings causing them to scale and flake and become brittle. Micro-fractures result, and the basic structural integrity of the system is reduced. Thus, the system becomes weak and may fail without warning causing damage to the building structure and personal property.

HEATING SYSTEM LIMITATIONS:

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

- The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage.
- The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector.
- The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes. The heat exchanger section above is only for identifying extensive rusting within the lower section (i.e. visible) of the heat exchanger and if the flame is being distorted due to the rust flakes. Full evaluation of the heat exchanger involves dismantling of the furnace unit, requires an HVAC license and is beyond the scope of the inspection.
- The inspector does not inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, solar, coal, or wood fired heat systems, as this can only be done by dismantling the unit. This is beyond the scope of this inspection.
- The inspector does not inspect thermostats or any temperature control for accuracy, calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual.
- The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- Heating components concealed within the building structure, in inaccessible areas, under or within the foundation, underground utilities and systems are not inspected

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM REMARKS

All heating unit(s) need to be serviced annually to maximize heating system performance, efficiency and useful life.

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Gas-fired Hot Air Systems

A forced-air or warm air heating system is one which uses air as its heat transfer medium. These systems use ductwork and vents as a means of air distribution. The return plenum carries the air from several large return grills to a central air handler for re-heating. The supply plenum directs heated air from the central unit to registers in the rooms which the system is designed to heat. Regardless of type, all air handlers consist of an air filter, blower, heat exchanger/element/coil, and various controls. Like any other kind of central heating system, thermostats are used to control forced air heating systems.

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.

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.

Heat Pumps

Heating and cooling can be provided by a heat pump. A heat pump is essentially a reversible air conditioner, but contains additional equipment not found in normal air conditioning systems. The outdoor unit contains an accumulator and a reversing valve, and the indoor component (referred to as the air handler) is often accompanied by 'emergency' electric strip heaters. The reversing valve is the key component that determines the mode of operation (heating or cooling). In the heating mode, heat is extracted from the outdoor environment to heat the interior, and in the cooling mode, heat is extracted from the indoor environment and transferred to the exterior.

Hydronic/Boiler Systems

A hydronic radiant heating system typically uses a gas or oil boiler to heat water and an electric pump to circulate it through pipes or tubing under the floor or in the ceilings or to radiators on walls beneath windows. However, since a hydronic radiant heating system has so many parts and variables to consider, our evaluation is very limited, and we recommend that it be evaluated by an appropriately qualified specialist. Boilers and their systems may require annual attention. The plumbing pipes, typically copper pipes, that were installed during the pouring of the foundation have a finite life and could start leaking at any time. Repair could be expensive, and even if repaired, the rest of the old plumbing could continue to deteriorate and require further repairs.

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!

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.

Electric Wall Heaters

Electric wall heaters are generally fairly effective but the older ones are not very energy efficient and their components are not always easily replaced. The metal frames on these heaters can become hot enough to burn the skin, and the occupants of the home must be warned not to touch them. Also, you should not store combustible items near the heater.

Humidifier & Electronic Air Filter Systems

Humidifiers on furnaces are outside the scope of the home inspection. 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.

Electronic air filters on HVAC systems are outside the scope of the home inspection.

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.

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.

Energy Saving Thermostats

New electronic energy efficient thermostats can be installed to control the operation of the furnace and A/C.

Gas Service

It is recommended purchasing an emergency shut off tool for the gas meter. A crescent wrench or special shut off tool can be purchased at your local hardware or home improvement center. The tool should be kept in a location where it will be readily available in the event that gas odors are noticed in the house. The gas utility provider recommends shutting the gas off at the meter in the event a gas odor is identified in the structure. Once the gas has been shut off, the gas utility should be contacted to inspect the house for leaks in the gas piping or appliances.

COOLING LIMITATIONS:

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

- Window mounted air conditioning units are not inspected.
- The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; thermostat or temperature control accuracy and timed functions; cooling components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on cooling system components, does not determine if cooling systems are appropriately sized, and does not test coolant pressure or distribution balance. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

COOLING SYSTEM REMARKS**Cooling**

A licensed contractor should service the AC unit(s) annually to maximize AC performance, efficiency and life span.

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.

ELECTRICAL LIMITATIONS:

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

- We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.
- Inoperative light fixtures often lack bulbs or have dead bulbs installed.
- The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.
- Most of the components of the electrical system are not readily accessible and are unable to be fully inspected. A licensed electrician should evaluate the electrical findings identified in this report, because the electrician may identify additional deficiencies that could not be discovered during the course of the home inspection.
- Electrical components concealed behind finished surfaces are not inspected.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs, nor determine the operability of every wall switch.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, security systems, heat detectors, CO detectors, telephone, security, cable TV, intercoms, operation of time clock motors are not verified, and

other components which are not part of the primary electrical power distribution system.

ELECTRICAL REMARKS

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility.

Electrical Service

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

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. 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.

GFCI & AFCI Outlets

It is recommended that outlets are upgraded to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996.

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.

Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. Arc fault circuit interruption (AFCI) has been proven to reduce the risk of fire due to arc faults in bedroom circuit wiring and is now required in new construction in most jurisdictions. We recommend that you carefully test all AFCI breakers for proper function on a regular basis using the manufacturer's test button(s). This is important because an AFCI breaker that is functional one day can fail on the next. Arc faults cause thousands of electrical fires and hundreds of deaths each year, and we categorically recommend installing them at every circuit as a prudent safety feature. AFCI equipment was tested with manufacturer's test buttons only.

Problematic breaker panels other than Federal Pacific

ZINSCO breaker panels are known to be problematic (poor circuit breaker connections and/or breakers not tripping). Also, this panel model has exposed feeder bars that can be hazardous to anyone removing the inner panel cover. For this reason we cannot endorse the panel and recommend that you have it carefully evaluated by an appropriately qualified electrical specialist.

The older/original BULLDOG main panel and its components (including panel covers, breakers, wiring, etc.) have no significant visible deficiencies. However, PUSHMATIC circuit breakers are known to be potentially problematic. For this reason we cannot endorse the panel and recommend that you have it evaluated by an appropriately qualified specialist for further remarks and recommendations.

Knob & Tube Wiring

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 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.

NACHI Standards of Practice

Home Inspection

Standards of Practice

Last revised January 2018

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1. Definitions and Scope

1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect. 1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations: An inspection is not technically exhaustive. An inspection will not identify concealed or latent defects. An inspection will not deal with aesthetic concerns, or what could be deemed matters of taste, cosmetic defects, etc. An inspection will not determine the suitability of the property for any use. An inspection does not determine the market value of the property or its marketability. An inspection does not determine the insurability of the property.

An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

An inspection does not determine the life expectancy of the property or any components or systems therein.

An inspection does not include items not permanently installed.

This Standards of Practice applies to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

I. The inspector is not required to determine:

property boundary lines or encroachments.

the condition of any component or system that is not readily accessible.

the service life expectancy of any component or system.

the size, capacity, BTU, performance or efficiency of any component or system.

the cause or reason of any condition.

the cause for the need of correction, repair or replacement of any system or component.

future conditions.

compliance with codes or regulations.

the presence of evidence of rodents, birds, bats, animals, insects, or other pests.

the presence of mold, mildew or fungus.

the presence of airborne hazards, including radon.

the air quality.

the existence of environmental hazards, including lead paint, asbestos or toxic drywall.

the existence of electromagnetic fields.

any hazardous waste conditions. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.

acoustical properties.

correction, replacement or repair cost estimates.

estimates of the cost to operate any given system.

II. The inspector is not required to operate:

any system that is shut down.

any system that does not function properly.

or evaluate low-voltage electrical systems, such as, but not limited to:

1. phone lines;

2. cable lines;

3. satellite dishes;

4. antennae;

5. lights; or

6. remote controls.

any system that does not turn on with the use of normal operating controls.

any shut-off valves or manual stop valves.

any electrical disconnect or over-current protection devices.

any alarm systems.

moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.

dismantle, open or uncover any system or component.

enter or access any area that may, in the inspector's opinion, be unsafe.

enter crawlspaces or other areas that may be unsafe or not readily accessible.

inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.

do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to:

walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.

inspect decorative items.

inspect common elements or areas in multi-unit housing.

inspect intercoms, speaker systems or security systems.

offer guarantees or warranties.

offer or perform any engineering services. offer or perform any trade or professional service other than general home inspection.
research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
determine the insurability of a property.
perform or offer Phase 1 or environmental audits.
inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof I.

The inspector shall inspect from ground level or the eaves:
the roof-covering materials;
the gutters;
the downspouts;
the vents, flashing, skylights, chimney, and other roof penetrations; and
the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:
the type of roof-covering materials.

III. The inspector shall report as in need of correction:
observed indications of active roof leaks.

IV. The inspector is not required to:
walk on any roof surface.
predict the service life expectancy.
inspect underground downspout diverter drainage pipes.
remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
move insulation.
inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
walk on any roof areas that appear, in the inspector's opinion, to be unsafe. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.
perform a water test.
warrant or certify the roof.
confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

I. The inspector shall inspect:
the exterior wall-covering materials;
the eaves, soffits and fascia;
a representative number of windows;
all exterior doors;
flashing and trim;
adjacent walkways and driveways;
stairs, steps, stoops, stairways and ramps;
porches, patios, decks, balconies and carports;
railings, guards and handrails; and
vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:
the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:
any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:
inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.

inspect items that are not visible or readily accessible from the ground, including window and door flashing.
inspect or identify geological, geotechnical, hydrological or soil conditions.
inspect recreational facilities or playground equipment.
inspect seawalls, breakwalls or docks.
inspect erosion-control or earth-stabilization measures.
inspect for safety-type glass.
inspect underground utilities.
inspect underground items.
inspect wells or springs.
inspect solar, wind or geothermal systems.
inspect swimming pools or spas.
inspect wastewater treatment systems, septic systems or cesspools.
inspect irrigation or sprinkler systems.
inspect drainfields or dry wells.
determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

the foundation;
the basement;
the crawlspace; and
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and any
observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
move stored items or debris.
operate sump pumps with inaccessible floats.
identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
provide any engineering or architectural service.
report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:

the heating system, using normal operating controls.

II. The inspector shall describe:

the location of the thermostat for the heating system;
the energy source; and the heating method.

III. The inspector shall report as in need of correction:

any heating system that did not operate; and
if the heating system was deemed inaccessible.

IV. The inspector is not required to:

inspect, measure, or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, makeup air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
inspect fuel tanks or underground or concealed fuel supply systems.

determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.

light or ignite pilot flames.

activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

override electronic thermostats.

evaluate fuel quality.

verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

measure or calculate the air for combustion, ventilation, or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

the cooling system, using normal operating controls.

II. The inspector shall describe:

the location of the thermostat for the cooling system; and

the cooling method.

III. The inspector shall report as in need of correction:

any cooling system that did not operate; and

if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.

inspect portable window units, through-wall units, or electronic air filters.

operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.

inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.

examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing I.

The inspector shall inspect:

the main water supply shut-off valve;

the main fuel supply shut-off valve;

the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;

interior water supply, including all fixtures and faucets, by running the water;

all toilets for proper operation by flushing;

all sinks, tubs and showers for functional drainage;

the drain, waste and vent system; and

drainage sump pumps with accessible floats.

II. The inspector shall describe:

whether the water supply is public or private based upon observed evidence;

the location of the main water supply shut-off valve;

the location of the main fuel supply shut-off valve;

the location of any observed fuel-storage system;

and the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;

deficiencies in the installation of hot and cold water faucets;

mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and

toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

light or ignite pilot flames. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.

inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor

drains, lawn sprinkler systems, or fire sprinkler systems.
determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
determine the water quality, potability or reliability of the water supply or source.
open sealed plumbing access panels.
inspect clothes washing machines or their connections.
operate any valve.
test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
determine whether there are sufficient cleanouts for effective cleaning of drains.
evaluate fuel storage tanks or supply systems.
inspect wastewater treatment systems.
inspect water treatment systems or water filters.
inspect water storage tanks, pressure pumps, or bladder tanks.
evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
evaluate or determine the adequacy of combustion air.
test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. determine the existence or condition of polybutylene, polyethylene, or similar plastic piping. inspect or test for gas or fuel leaks, or indications thereof.

3.7. Electrical

I. The inspector shall inspect:

the service drop;
the overhead service conductors and attachment point;
the service head, gooseneck and drip loops;
the service mast, service conduit and raceway;
the electric meter and base;
service-entrance conductors;
the main service disconnect;
panelboards and over-current protection devices (circuit breakers and fuses);
service grounding and bonding;
a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

the main service disconnect's amperage rating, if labeled;
and the type of wiring observed.

III. The inspector shall report as in need of correction:

deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
any unused circuit-breaker panel opening that was not filled;
the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
the absence of smoke and/or carbon monoxide detectors.

IV. The inspector is not required to:

insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
operate electrical systems that are shut down.
remove panelboard cabinet covers or dead fronts.
operate or re-set over-current protection devices or overload devices. operate or test smoke or carbon-monoxide detectors or alarms.
inspect, operate or test any security, fire or alarm systems or components, or other warning or signaling systems.
measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
inspect ancillary wiring or remote-control devices.
activate any electrical systems or branch circuits that are not energized.

inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.

verify the service ground.

inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.

inspect spark or lightning arrestors.

inspect or test de-icing equipment.

conduct voltage-drop calculations.

determine the accuracy of labeling.

inspect exterior lighting.

3.8. Fireplace I.

The inspector shall inspect:

readily accessible and visible portions of the fireplaces and chimneys;

lintels above the fireplace openings;

dampers doors by opening and closing them, if readily accessible and manually operable; and

cleanout doors and frames.

II. The inspector shall describe:

the type of fireplace.

III. The inspector shall report as in need of correction:

evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers; manually operated dampers that did not open and close;

the lack of a smoke detector in the same room as the fireplace;

the lack of a carbon-monoxide detector in the same room as the fireplace; and

cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

inspect the flue or vent system.

inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

determine the need for a chimney sweep.

operate gas fireplace inserts.

light pilot flames.

determine the appropriateness of any installation.

inspect automatic fuel-fed devices.

inspect combustion and/or make-up air devices.

inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

ignite or extinguish fires.

determine the adequacy of drafts or draft characteristics.

move fireplace inserts, stoves or firebox contents.

perform a smoke test.

dismantle or remove any component.

perform a National Fire Protection Association (NFPA)-style inspection.

perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

insulation in unfinished spaces, including attics, crawlspaces and foundation areas;

ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and

mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

the type of insulation observed;

and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.

move, touch or disturb insulation.

move, touch or disturb vapor retarders.

break or otherwise damage the surface finish or weather seal on or around access panels or covers.

identify the composition or R-value of insulation material.

activate thermostatically operated fans.

determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.

determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

a representative number of doors and windows by opening and closing them;

floors, walls and ceilings;

stairs, steps, landings, stairways and ramps;

railings, guards and handrails; and

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;

photo-electric safety sensors that did not operate properly; and

any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

inspect paint, wallpaper, window treatments or finish treatments.

inspect floor coverings or carpeting.

inspect central vacuum systems.

inspect for safety glazing.

inspect security systems or components.

evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.

move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.

move suspended-ceiling tiles.

inspect or move any household appliances. inspect or operate equipment housed in the garage, except as otherwise noted.

verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.

operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.

operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.

operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

inspect microwave ovens or test leakage from microwave ovens.

operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

inspect elevators.

inspect remote controls.

inspect appliances.

inspect items not permanently installed.

discover firewall compromises.

inspect pools, spas or fountains.

determine the adequacy of whirlpool or spa jets, water force, or bubble effects.

determine the structural integrity or leakage of pools or spas.

4. Glossary of Terms

accessible: In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.

activate: To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.

adversely affect: To constitute, or potentially constitute, a negative or destructive impact.

alarm system: Warning devices, installed or freestanding, including, but not limited to: carbon-monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.

appliance: A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.

architectural service: Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.

component: A permanently installed or attached fixture, element or part of a system.

condition: The visible and conspicuous state of being of an object.

correction: Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.

cosmetic defect: An irregularity or imperfection in something, which could be corrected, but is not required.

crawlspace: The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.

decorative: Ornamental; not required for the operation of essential systems or components of a home.

describe: To report in writing a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.

determine: To arrive at an opinion or conclusion pursuant to examination.

dismantle: To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.

engineering service: Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.

enter: To go into an area to observe visible components.

evaluate: To assess the systems, structures and/or components of a property.

evidence: That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.

examine: To visually look (see inspect).

foundation: The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.

function: The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.

functional: Performing, or able to perform, a function.

functional defect: A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.

general home inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.

home inspection: See general home inspection.

household appliances: Kitchen and laundry appliances, room air conditioners, and similar appliances.

identify: To notice and report.

indication: That which serves to point out, show, or make known the present existence of something under certain conditions.

inspect: To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.

inspected property: The readily accessible areas of the buildings, site, items, components and systems included in the inspection.

inspection report: A written communication (possibly including images) of any material defects observed during the inspection.

inspector: One who performs a real estate inspection.

installed: Attached or connected such that the installed item requires a tool for removal.

material defect: A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

normal operating controls: Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.

observe: To visually notice.

operate: To cause systems to function or turn on with normal operating controls.

readily accessible: A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

recreational facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic

facilities.

report (verb form): To express, communicate or provide information in writing; give a written account of. (See also inspection report.)

representative number: A number sufficient to serve as a typical or characteristic example of the item(s) inspected.

residential property: Four or fewer residential units.

residential unit: A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

safety glazing: Tempered glass, laminated glass, or rigid plastic.

shut down: Turned off, unplugged, inactive, not in service, not operational, etc.

structural component: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

system: An assembly of various components which function as a whole.

technically exhaustive: A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.

unsafe: In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

verify: To confirm or substantiate.

Photos



Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.