



Home Inspection Report

Your New Home



Inspection Date:

January 1, 2010

Prepared For:

Prepared By:

ValueGuard USA, Inc.

610.642.5500

Report Number:

09-00000

Inspector:

ValueGuard's Finest

ASHI Certified

Member #000000



January 1, 2010

Inspection Address: Your New Home
Report Number: 10-00000

Dear Client,

Enclosed please find the inspection report for the above referenced address.

ValueGuard has conducted this inspection in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of the Standards of Practice is attached. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems at the time of the inspection only. The inspection and the report do not, and are not intended to, address code and regulatory compliance, the possible presence of, damage caused by, or danger from asbestos, radon gas, lead paint, urea formaldehyde, fungi, mold, mildew, wood-destroying insects or organisms such as termites or carpenter ants, pests, insects, soil contamination and other indoor and outdoor substances or pollutants. The full scope and limitations of this inspection are addressed in the Pre-Inspection Agreement, which is part of this report.

The inspection report provides an evaluation of major systems and components, including Structural, Roofing, Exterior, Electrical, Heating, Cooling, Insulation/ Ventilation, Plumbing, and Interior Components of your home. For your convenience, the following conventions were used in the report:

Major Concerns/ Defects – denote a major or material defect that should be further investigated prior to settlement.

Safety Concerns/ Defects – denote an observation, defect or recommendation that is considered an immediate safety concern and should be further investigated prior to settlement.

Other Comments – denote routine maintenance issues and advice, repairs that should be anticipated or undertaken, and/ or an area where further investigation and/or monitoring is needed. These items are also considered to be defects.

We appreciate the opportunity to be of service to you. Please feel free to call us if you have any questions or concerns regarding this inspection or report.

Sincerely,

Chase Millard
Vice President

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

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

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

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

- For the purpose of this report, it is assumed that the house faces west.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 85 degrees F.

Weather conditions leading up to the inspection have been relatively dry.

PRESENT AT INSPECTION

Individuals in attendance: Clients, Clients’ Son, Clients’ Agent

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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.

MAJOR CONCERNS

- **Major Concern:** The grading should be improved at the south wall to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

SAFETY ISSUES

- **Safety Issue:** The door between the house and garage should be fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
- **Safety Issue:** The patio flagstone has settled in various locations. Repairs are recommended since the settlement is creating trip hazards.
- **Safety Issue:** The handrail for the basement walkout steps is loose and damaged. Replacement of the handrail is recommended. This is a safety concern that should be addressed promptly.
- **Safety Issue:** The anti tamper device for the access panel at the electric meter is missing. The panel is easily removed, exposing various high voltage connections. The electric utility should be notified of this condition before settlement. Note: Any means of locking the panel should conform to local electric and fire safety codes.

REPAIR ITEMS

- **Repair:** The gutters require cleaning (especially at the front wall) to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.
- **Repair:** It is recommended that a gutter and downspout be installed at the fireplace bumpout to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Minor cracks in the front stucco exterior walls should be repaired. There is extra risk of hidden damage in such areas.
- **Repair:** The side entrance door and the garage passage door present damaged threshold weather stripping. The weather stripping for the doors should be replaced.
- **Repair:** The deadbolt for the basement walkout door should be adjusted for proper operation.
- **Repair:** The basement window well should be improved where grading has been improved at the south wall. Window wells protect basement windows from surface water and avoid rot/insect damage by preventing wood contact with the soil.
- **Repair:** Oversized breakers within the main distribution panel should be replaced. All breakers serving household branch circuits consisting of 12 gauge wire should be sized at no more than 20 amps.
- **Repair:** The lights at the basement walkout stairs, the basement and the master bathroom hallway are inoperative. If the bulbs are not blown, the circuits should be repaired.
- **Repair:** Damaged/missing insulation on refrigerant lines at the air conditioning condensers should be repaired/replaced as needed.
- **Repair:** The outdoor unit of the right air conditioning system is out of level. This should be improved.
- **Repair:** The spigot over the kitchen cooktop is loose.
- **Repair:** The hot faucet is loose at the master bathroom right basin.
- **Repair:** The bathtub stoppers at the master bathroom and the hall bathroom require adjustment for proper operation.
- **Repair:** Window hardware is missing at the master bedroom.

IMPROVEMENT ITEMS

- **Improve:** The dirty air filters should be replaced.
- **Improve:** The data plate is missing from the water heater. This may void the water heater warranty.

ITEMS TO MONITOR

- **Monitor:** The design of the roofing system is such that a vulnerable area exists in front of the laundry room window at the front wall. There is a higher potential for leaks. Annual inspections and ongoing maintenance will be critical.
- **Monitor:** It appears as though a drainage system has been installed for the rear of the property and the gutters that discharge below grade. The drainage system is buried (not visible) however the size of the collections boxes located in the driveway indicates that it is a robust system. The builder should be consulted regarding the nature of the system. Obtaining schematics or drawings of the system would be beneficial, especially for planning any future landscaping projects.

THE SCOPE OF THE INSPECTION

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

This inspection is visual 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. Structural elements, wiring, plumbing and all other items and/or conditions behind walls, ceilings, floors, ceramic tile, carpet, soil and other finishes or coverings are disclaimed. The inspection and this report do not, and are not intended to, address code and regulatory compliance, the possible presence of, damage caused by, or danger from asbestos, radon gas, lead paint, urea formaldehyde, fungi, mold, mildew, wood-destroying insects, soil contamination and other indoor and outdoor substances or pollutants. The full scope and limitations of this inspection are addresses in the Pre-Inspection Agreement. A copy of the Pre-Inspection Agreement is included in this report.

It is the goal of the inspection to put a buyer in a better position to make a buying decision. The purpose of the inspection is to identify major defects (only) in readily accessible (open or openable by hand without the use of tools) and visually observable areas. Not all repairs and/or defects will be identified during the inspection or in this report. Items other than major defects that are listed and/or identified are offered for informational and maintenance purposes only. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual 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.

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

COMMONWEALTH OF PENNSYLVANIA MANDATED LANGUAGE:

A home inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and it's components on the date of inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied. If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its component parts you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose. Any cost estimates that are contained within this report are the product of the inspector's general knowledge of construction and repairs. It is recommended that multiple estimates be solicited from contractors who perform the specific type of work required prior to settlement.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

| | |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Foundation: | •Poured Concrete •Basement Configuration •95% of Foundation Was Not Visible |
| Columns: | •Steel: 4" posts |
| Floor Structure: | •Engineered I Joists: 3x12 •Main Beams: 8" 7 14" Steel I beams •Other Joists/Beams: 4x14 and 2x12 Glue Lam •Subfloor: Plywood |
| Wall Structure: | •Wood Frame |
| Ceiling Structure: | •Trusses: 2x4 |
| Roof Structure: | •Trusses: 2x4 •Plywood Sheathing |

STRUCTURAL COMPONENTS OBSERVATIONS

The construction of the home is high quality. The materials and workmanship, where visible, are above average.

COMMENTS

Floors

- **Repair:** The basement concrete floor is severely cracked. Although this floor is not a structural component of the house, repair is desirable to reduce trip hazards and future movement.

LIMITATIONS OF STRUCTURAL COMPONENTS INSPECTION

As prescribed in your pre-inspection contract, this is a visual inspection. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of the structural components was limited by, but not restricted to, the following conditions:

- Structural components concealed behind finished surfaces could not be inspected and therefore disclaimed.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Concealed foundation walls could not be examined.
- Concealed floor cavities restricted the inspection of structural components.
- Insulation on the basement walls restricted the inspection of the foundation.

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

Roofing System

DESCRIPTION OF ROOFING SYSTEM

| | |
|------------------------------|---------------------------------------------------------|
| Roof Covering: | •Asphalt Shingle •Metal |
| Roof Flashings: | •Metal |
| Chimneys: | •Metal below siding |
| Roof Drainage System: | •Aluminum •Downspouts discharge above & below grade |
| Skylights: | •None |
| Method of Inspection: | •Walked on roof •Viewed from window •Viewed from Ground |

ROOFING SYSTEM OBSERVATIONS

The roof coverings are considered to be in generally good condition. Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The design of the roofing system is such that a vulnerable area exists. There is a higher potential for unanticipated repairs. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system. Trim away tree branches close to the roof.

COMMENTS

Sloped Roofing

- **Monitor:** The design of the roofing system is such that a vulnerable area exists in front of the laundry room window at the front wall. There is a higher potential for leaks. Annual inspections and ongoing maintenance will be critical.

Gutters & Downspouts

- **Repair:** The gutters require cleaning (especially at the front wall) to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.
- **Repair:** It is recommended that a gutter and downspout be installed at the fireplace bumpout to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

Discretionary Improvements

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

LIMITATIONS OF ROOFING SYSTEM INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. 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 buildup, etc. 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.
- Evidence of prior leaks may be disguised by interior finishes.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Portions of the roof were observed from the ground.

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

Exterior Components

DESCRIPTION OF EXTERIOR COMPONENTS

| | |
|-----------------------------------------|------------------------------------------------------------|
| Wall Covering: | •Stone •Stucco •Wood Shingle •PVC Trim and Moldings |
| Eaves, Soffits, and Fascias: | •Vinyl |
| Exterior Doors: | •Solid Wood •Metal •French Doors |
| Window/Door Frames and Trim: | •Vinyl-Covered |
| Entry Driveways: | •Asphalt |
| Entry Walkways and Patios: | •Flagstone |
| Porches, Decks, Steps, Railings: | •Metal Railings •Flagstone |
| Overhead Garage Doors: | •Aluminum: Two Doors •Automatic Openers Installed |
| Surface Drainage: | •Graded Away From House: Front •Graded Towards House: Rear |
| Retaining Walls: | •Concrete |
| Fencing: | •None |

EXTERIOR COMPONENTS OBSERVATIONS

Window frames are clad, for the most part, with a low maintenance material. The vinyl soffits and fascia are a low-maintenance feature of the exterior of the home. The auto reverse mechanisms on the overhead garage doors responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The driveway and walkways are in good condition. The garage is completely finished. The exterior of the home shows normal wear and tear for a home of this age.

COMMENTS

Exterior Walls

- **Repair:** Minor cracks in the front stucco exterior walls should be repaired. There is extra risk of hidden damage in such areas.
- **Repair:** The shutters at the garage wall were observed to be delaminating (peeling). They should be replaced.

Windows

- **Repair:** The ill fitting screen at the front wall should be repaired or replaced as necessary to fit the window correctly.

Doors

- **Repair:** The side entrance door and the garage passage door present damaged threshold weather stripping. The weather stripping for the doors should be replaced.
- **Repair:** The deadbolt for the basement walkout door should be adjusted for proper operation.

Garage

- **Safety Issue:** The door between the house and garage should be fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.

Lot Drainage

- **Major Concern:** The grading should be improved at the south wall to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

- **Repair:** The basement window well should be improved where grading has been improved at the south wall. Window wells protect basement windows from surface water and avoid rot/insect damage by preventing wood contact with the soil.
- **Monitor:** It appears as though a drainage system has been installed for the rear of the property and the gutters that discharge below grade. The drainage system is buried (not visible) however the size of the collections boxes located in the driveway indicates that it is a robust system. The builder should be consulted regarding the nature of the system. Obtaining schematics or drawings of the system would be beneficial, especially for planning any future landscaping projects.

Patio

- **Safety Issue:** The patio flagstone has settled in various locations. Repairs are recommended since the settlement is creating trip hazards.

Steps

- **Safety Issue:** The handrail for the basement walkout steps is loose and damaged. Replacement of the handrail is recommended. This is a safety concern that should be addressed promptly.
- **Monitor:** The railing that surrounds the basement walkout well presents many peculiar markings (scratch marks) along the lower portion of the railing. The cause of the marks is unknown although it is suspected to be animal damage. If this becomes a problem, an animal control specialist should be consulted regarding any solutions that may be available.

Landscaping

- **Repair:** Vegetation growing on exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.

Discretionary Improvements

The application of a driveway sealant would offer protection from moisture and sunlight. This may prolong the driveway life.

LIMITATIONS OF EXTERIOR COMPONENTS INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by, but not restricted to, the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless otherwise specifically agreed upon and documented in this report.

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

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

| | |
|----------------------------------------------------|----------------------------------------------------------------------------------------|
| Size of Electrical Services: | •120/240 Volt Main Service - Service Size: 200 Amps: Two Services |
| Service Lateral: | •Underground |
| Service Entrance Conductors: | •Aluminum |
| Service Equipment & Main Disconnects: | •Main Service Rating 200 Amps •Breakers •Located: In both electric distribution panels |
| Service Grounding: | •Copper •Water Pipe Connection •Ground Rod Connection |
| Service Panel & Overcurrent Protection: | •Panel Ratings: 200 Amp •Breakers •Both Located: In the basement |
| Sub-Panel(s): | •None Visible |
| Distribution Wiring: | •Copper |
| Wiring Method: | •Armored Cable "BX" • Non-Metallic Cable "Romex" |
| Switches & Receptacles: | •Grounded |
| Ground Fault Circuit Interrupters: | •Bathroom(s) •Exterior •Garage •Kitchen •Basement •Butler's Pantry |
| Smoke Detectors: | •Present |

ELECTRICAL SYSTEM OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. All visible wiring within the home is copper. This is a good quality electrical conductor. Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

COMMENTS

- **Important Safety Notice:** *All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action.*

Service / Entrance

- **Repair:** A jumper wire should be installed across the water heater supply pipes to ensure proper bonding of the piping system.
- **Safety Issue:** The anti tamper device for the access panel at the electric meter is missing. The panel is easily removed, exposing various high voltage connections. The electric utility should be notified of this condition before settlement. Note: Any means of locking the panel should conform to local electric and fire safety codes.

Right Panel

- **Repair:** Oversized breakers within the main distribution panel should be replaced. All breakers serving household branch circuits consisting of 12 gauge wire should be sized at no more than 20 amps.

Outlets

- **Repair:** The outlet above the fireplace in the family room is inoperative. This outlet and circuit should be investigated.

Lights

- **Repair:** The lights at the basement walkout stairs, the basement and the master bathroom hallway are inoperative. If the bulbs are not blown, the circuits should be repaired.

LIMITATIONS OF ELECTRICAL SYSTEM INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers, and smoke detectors. The inspection of the electrical system was limited by, but not restricted to, the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The ground clamp for the electrical service was not visible at the time of the inspection.

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

Heating System

DESCRIPTION OF HEATING SYSTEM

| | |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Energy Source: | •Gas |
| Heating System Type: | •Forced Air Furnaces: Two Installed •Manufacturer: Bryant •Serial Number: 2006A03114 •Capacity: 93,000 BTU •Age: 2 years •Location: Basement •Manufacturer: Bryant •Serial Number: 2106A00794 •Capacity: 74,000 BTU •Age: 2 years •Location: Attic |
| Vents, Flues, Chimneys: | •Plastic |
| Heat Distribution Methods: | •Ductwork |

HEATING SYSTEM OBSERVATIONS

The heating systems are in generally good condition. These are high efficiency heating systems. Adequate heating capacity should be provided by the systems. The heating systems are controlled by “set back” thermostats. This type of thermostat, if set up correctly, helps reduce heating costs. The distribution of heat is divided into “zones,” allowing for greater ease of balancing heat flow.

COMMENTS

Furnace

- **Improve:** The dirty air filters should be replaced.

Discretionary Improvements

An electronic air cleaner could be added to the first floor central heating system, if desired.

It would be beneficial to relocate the furnace air filter for the second floor system to a more accessible area.

LIMITATIONS OF HEATING SYSTEM INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. Due to the design of modern furnaces, only a very small view can be gained of the heat exchanger. A detailed inspection of the exchanger can only be undertaken by a heating technician. The inspection was limited by, but not restricted to, the following conditions:

- The adequacy of heat distribution is difficult to determine during a one time visit to a home.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Although the heating system was operated, there are significant testing limitations at this time of year.
- Access to the attic furnace was somewhat restricted.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:

•240 Volt Power Supply

Central System Type:

•Air Cooled Central Air Conditioning: 2 Systems Installed

•Manufacturer: Bryant •Serial Number: 2306E01796 •Capacity: 36,000 BTU

•Age: 2 years •Location: At the north wall

•Manufacturer: Bryant •Serial Number: 2306E01790 •Capacity: 36,000 BTU

•Age: 2 years •Location: At the north wall

COOLING / HEAT PUMPS OBSERVATIONS

The capacity and configuration of the systems should be sufficient for the home. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coils was observed. This suggests that the systems are operating properly.

COMMENTS

Central Air Conditioning

- **Repair:** Damaged/missing insulation on refrigerant lines at the air conditioning condensers should be repaired/replaced as needed.
- **Repair:** The outdoor unit of the right air conditioning system is out of level. This should be improved.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we prescribed in your pre- inspection contract, this is a visual inspection only. The inspection of the cooling/ heat pumps is limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

Air Conditioning Condenser Out of Level

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

| | |
|------------------------------------|---------------------------------------------------------|
| Attic Insulation: | •R30 Fiberglass in Main Attic |
| Roof Cavity Insulation: | •Unknown in Cathedral Roof |
| Exterior Wall Insulation: | •Unknown |
| Basement Wall Insulation: | •2" Fiberglass on Foundation Walls •R13 in Rim Cavities |
| Floor Cavity Insulation: | •None Visible |
| Vapor Retarders: | •Kraft Paper •Plastic |
| Roof Ventilation: | •Soffit Vents •Ridge Vents |
| Exhaust Fan/vent Locations: | •Bathroom •Kitchen •Dryer |

INSULATION / VENTILATION OBSERVATIONS

This is a well insulated home. Despite the presence of insulation in the floor cavity, rooms above garages tend to be cooler during winter months.

COMMENTS

Attic / Roof

- **Monitor:** The ventilation of the sloped ceiling is questionable. Proper ventilation of cathedral roofs is rarely achieved. As a result, these areas tend to be prone to difficulty, particularly in cold climates. Ice damming on the roof and condensation within the roof space are common problems. These areas should be monitored.

Basement

- **Repair:** Loose or damaged basement wall insulation in the rear corner should be improved.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the insulation and ventilation was limited by, but not restricted to, the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos, fungal growth 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 beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the roof cavity of the sloped ceilings.
- No access was gained to the wall cavities of the home.

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

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

| | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Water Supply Source: | •Public Water Supply |
| Service Pipe to House: | •Copper |
| Main Water Valve Location: | •Front Wall of Basement |
| Interior Supply Piping: | •Copper |
| Waste System: | •Public Sewer System (Reported By Seller) |
| Drain, Waste, & Vent Piping: | •Plastic |
| Water Heater: | •Gas •Manufacturer: Bradford White •Approximate Capacity (in gallons): 75 •Serial Number: Not Visible •Age: 2 years •Location: Basement |
| Fuel Shut-Off Valves: | •Natural Gas Main Valve at the Gas Meter at the South Wall |
| Other Components: | •Sump Pump |

PLUMBING SYSTEM OBSERVATIONS

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. It appears as though the piping system has been “stubbed out” for a sprinkler system. The water heater is a high efficiency model. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

COMMENTS

Water Heater

- **Improve:** The data plate is missing from the water heater. This may void the water heater warranty.

Fixtures

- **Repair:** The spigot over the kitchen cooktop is loose.
- **Repair:** The hot faucet is loose at the master bathroom right basin.
- **Repair:** The bathtub stoppers at the master bathroom and the hall bathroom require adjustment for proper operation.

Waste / Vent

- **Repair:** The waste piping at the basement wall (east side) does not have sufficient slope for proper drainage.

LIMITATIONS OF PLUMBING SYSTEM INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited 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 were not inspected.
- Water quantity and water quality are not tested.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Hose bibbs that were shut off were not tested.
- The data plate for the water heater is missing.

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

Interior Components

DESCRIPTION OF INTERIOR COMPONENTS

| | |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Wall and Ceiling Materials: | •Drywall |
| Floor Surfaces: | •Carpet •Tile •Wood |
| Window Type(s) & Glazing: | •Casement •Double/Single Hung •Fixed Pane •Double Glazed |
| Doors: | •Wood-Solid Core |
| Kitchen: | •Gas Cooktop •Electric in Wall Oven •Microwave •Waste Disposer •Dishwasher •Refrigerator •Exterior Venting |
| Laundry: | •Hot and Cold Water Supply •Gas Connection for Dryer •Standpipe •Exterior Vent •Appliances Not Installed |
| Fireplaces (2): | •Metal Fireboxes •Gas Log Appliances Installed |

INTERIOR COMPONENTS OBSERVATIONS

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas. All of the windows and doors are good quality. The floors of the home are relatively level and walls are relatively plumb.

COMMENTS

Doors

- **Repair:** The North West bedroom door should be trimmed or adjusted as necessary to work properly.

Windows

- **Repair:** Window hardware is missing at the master bedroom.
- **Repair:** The right casement window at the rear center bedroom sticks when operated. It should be adjusted for proper operation.

Stairways

- **Improve:** The basement stairway deflects when used. Additional support would be beneficial.

Basement Leakage

- **Monitor:** Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, or a battery power supply in the event of a power interruption. Please refer to the "Plumbing" section, where there may be more information on the sump pump. (Note: It is usually not possible to verify the discharge location of the sump pump line during an inspection.)

Environmental Issues

- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. *The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.* Radon mitigation can reduce levels of radon to safe levels. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR COMPONENTS INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by, but not restricted to, the following conditions:

- Recent renovations and/or interior painting concealed historical evidence.
- The washing machine faucets are not tested.
- The appliances are inspected for basic operation only. They are not inspected for cosmetic flaws, performance or the ability/accuracy of heating, cooling, etc. They are also not inspected to ascertain whether the proper racks and/or accessories are present or in working order. In addition, the self-cleaning feature of an oven cannot be tested during a home inspection.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Condensation or “fogging” between the panes of glass is an indication of failed seals in insulating glass units. Not all windows with failed seals exhibit these symptoms at all times. Also, dirty windows, window treatments, furniture, storage, etc. may hide evidence of failed seals in insulating glass.

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

Photo Summary



Attic Construction



Downspout Emptying on Roof (typical)



Dirty Gutter



Re-grading Needed



Loose Handrail



Settled Patio Flagstone (typical)



Damaged Weather Stripping



Open Meter Box



Electric Distribution Panels



Air Conditioning Condenser Out of Level



Improperly Sloping Waste Piping



Rear of Property

Maintenance Advice

UPON TAKING OWNERSHIP

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

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

REGULAR MAINTENANCE

EVERY MONTH

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

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.

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

ANNUALLY

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

PREVENTION IS THE BEST APPROACH

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

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