



Home Inspection Report

, High Point, NC

Inspection Date:
04/01/2008

Prepared For:

Prepared By:
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040108-2

A handwritten signature in black ink that reads "John R. Guy".

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Report Overview

PROPERTY OVERVIEW

This home is typical quality for a home in this area and is approximately 38 years old. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. **No issue mentioned in this report is automatically the responsibility of the seller to remedy. Consult your REALTOR® for guidance concerning negotiating repairs.** 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.

Repair:	Denotes a defect that is currently in need of repair, to restore a component/system to proper working order, or to prevent further and/or future damage to the property.
Improve:	Denotes maintenance or improvements recommendations, which would protect and/or enhance the property but are not required and are not included as part of the "Report Summary".
Safety Issue:	Denotes a defect that is considered an immediate Safety Concern
Further Investigation:	Denotes a system or component needing further investigation and/or monitoring, over time, is needed. Repairs may be necessary but insufficient information was available during the inspection to make such a determination.

Please note that those observations listed under "Discretionary Improvements" in the body of the report are not essential repairs, but recommendations for improvements and/or maintenance. Often, these are updates to a system that were not common practice at the time of the construction.

Directions are given as if you are in the street, facing the front of the house.

SUMMARY OF SIGNIFICANT FINDINGS

The following is a summary of systems or components observed during the inspection that, in the opinion of the inspector, do not function as intended or adversely affect the habitability of the home: or warrant further investigation by a specialist or subsequent observation over time.

This summary is provided to highlight those findings that the inspector considers most significant. The full report contains additional findings as well as improvement and safety recommendations. This summary does not limit your ability to rely on the entire report in completing your transaction

This summary is not the entire report. The complete report (which follows) may include additional information of concern to the client. **It is recommended that the client read the complete report.** (Other significant improvements, outside the scope of this inspection, may also be necessary.)

Important note regarding repairs: In **ALL** cases where repair, replacement, or additional evaluation is recommended, we strongly recommend that reputable, licensed professionals in the appropriate trade be employed and that signed receipts be obtained detailing the work performed. Transferable written guarantees are recommended on repairs. However, please understand that the inspector has no control over the selection of repairpersons or the quality of their work.

Important note concerning vacant homes: Please keep in mind that, although every reasonable effort has been made to simulate living conditions in order to reveal defects, homes that are not occupied can conceal defects that may not be revealed until a new occupant takes possession and uses a variety of different components simultaneously and/or on a regular basis. Guy's Home Inspections cannot be responsible for such latent defects that are not apparent at the time of inspection.

Please contact our office if you need clarification of any of the items listed below, or need additional inspection services. We offer follow-up inspections of repairs for an additional fee.

1. **Repair:** All potential vermin entry points to the crawl space, including at the conduit immediately inside the basement door (snakeskin above) should be sealed to reduce risk of pest activity or damage.
2. **Repair:** The band joist is severely rotten at several areas including the front, garage and rear of the main crawlspace. The ends of several floor joists are also rotten at the front and rear of the main crawlspace. This should be repaired by a licensed general contractor for improved structural strength.
3. **Repair:** The broken concrete roofing tile, including one at the front of the garage roof, should be replaced to prevent moisture penetration.
4. **Repair, Safety Issue:** The photocells for the garage doors should be lowered to a maximum of 6" high (4" minimum) for improved safety.
5. **Repair, Safety Issue:** The openings in the porch railing are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.
6. **Repair:** The foundation vent well(s) are full of leaves and debris and should be cleared to allow the vents to function properly. Window wells protect crawlspaces from surface water and avoid rot/insect damage by preventing wood/soil contact.
7. **Repair:** The grading at the front of the home should be improved to promote the flow of storm water away from the house. The ground should slope away from the house at a rate of six inches (6") per 10 feet (10') for at least the first ten (10) feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. Incorrect grading can lead to moisture penetration to the crawl space or basement as well as under slabs and has the potential to create moisture related problems in these areas. Repair as necessary.
8. **Repair:** The exterior door at the side garage door entrance should be trimmed or adjusted to operate properly.
9. **Repair:** *A Zinsco™ or Sylvania™-Zinsco electrical panel is installed in this home at the left rear exterior. Electrical hazards may be present in the electrical panel, which could result in overheating, fire, or inability to turn off the electrical power in the home. Furthermore, the breakers may not be reliable and replacement breakers and parts are not readily available. A qualified electrician should be engaged to inspect the panel for immediate fire and/or shock hazards. Regardless of its visually-apparent condition, it is recommended that this equipment be replaced. Significant expense could be involved. Additional information about the hazards inherent in this panel is available at an independent building failures research website: www.inspect-ny.com/electric/Zinsco.htm or www.codecheck.com*
10. **Repair:** The grounds and neutrals in the sub panels in the basement should be isolated (kept separate) from each other for improved electrical safety.
11. **Repair:** Circuits within the auxiliary panel at the basement at the rear wall that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.
12. **Repair, Safety Issue:** The missing outlet cover plate(s), including one(s) in the basement near the air handler, should be replaced to avoid a shock hazard.
13. **Repair:** Loose outlets, including one at the main level master bath and one at the kitchen sink, should be repaired to reduce the risk of electrical shock.
14. **Repair:** Outlets at the garage exterior and the front steps are inoperative. These outlets and circuits should be investigated and repaired as necessary.
15. **Repair:** The light(s) is(are) inoperative in several locations, including the pantry and crawlspace. If the bulb(s) are not blown, the circuit(s) should be repaired.
16. **Repair:** The temperature rise measured across the evaporator coil of the main level heat pump system is lower than normal. This usually indicates that servicing is needed. A qualified, licensed heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
17. **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the basement water heater is missing. This is an important safety feature because it directs superheated water downward in the event of a thermostat malfunction. It should terminate not less than 6 inches or more than 24 inches above the floor.
18. **Repair, Safety Issue:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the main level water heater should be replaced because the diameter of the piping is reduced. This reduction in diameter potentially reduces the effectiveness of this valuable safety feature.
19. **Repair:** The drain piping is leaking at the pantry sink and the left hand 2nd floor master bathroom sink stopper. This should be repaired by a licensed plumber.

20. **Repair:** The water pressure regulator (right front crawlspace) is leaky and should be replaced by a qualified plumber.
21. **Repair:** The shower at the right front bathroom upstairs would not turn off at the time of the inspection. This should be repaired by a qualified plumber. Note: The main water shutoff was closed due to this and prevented inspecting the crawlspace while the water was running at all fixtures downstairs. (No leaks were apparent.)
22. **Repair:** The seller reported that the water supply line to the spa was damaged (stains in living room wall below). This should be repaired as desired.
23. **Repair:** The sink stopper at the powder room is missing or inoperative and should be repaired or replaced.
24. **Repair:** At least (4) of the of the windows in the spa area have lost their seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass will eventually obscure the view through the window. Replacement of the pane is necessary to correct this condition.
25. **Repair:** Some of the windows are painted shut. It is especially important that the windows in the bedrooms are operable for safety reasons.
26. **Repair:** Several doors, including at the downstairs master bath does not latch properly and should be repaired or adjusted.
27. **Repair:** The main dishwasher should be better secured to the cabinet (screw or screws missing) for improved safety. Unsecured dishwashers can tip, causing personal injury or damage to personal property.
28. **Repair:** The waste disposer at the pantry is inoperative.
29. **Repair:** The "x" bracing in the crawlspace (between floor joists) should be nailed in place for improved structural strength.

30. **Further Investigation:** There is evidence of past water in the crawl space and minor standing water was noted at the front center of the main crawlspace. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see "Exterior").
31. **Further Investigation:** The owner reported the roof was originally cedar and that the architect designed additional support for the concrete tiles. The architect should be contacted for any documentation regarding this although no signs of sagging and/or problems were noted.
32. **Further Investigation:** Evidence of wood destroying organism activity was noted at the left garage wall at the door trim. This should be investigated by a qualified pest control operator.
33. **Further Investigation:** Rust in the attic air handler drip pan indicates previous problems in this area since the drip pan should be dry unless the primary drain line becomes clogged. The pan should be monitored for signs of moisture accumulation and repaired as necessary.
34. **Further Investigation:** The fountain at the driveway was inoperative at the time of the inspection. The owner or a qualified plumber should be engaged to investigate this and to repair as necessary.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the **Standards of Practice of the North Carolina Home Inspector's Licensure Board** are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

IMPORTANT NOTE: The scope of this home inspection is not the same as the scope of your real estate contract. Some items addressed here are not included in your real estate contract; and, some items included in your real estate contract are not addressed in this home inspection report. You must consult your real estate agent or your attorney (not your home inspector) to determine which issues apply to your real estate contract.

This inspection is visual only. A representative sampling 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.

It is the goal of the inspection to provide the client with a better understanding of the property condition, as observed at the time of the inspection. Not all concerns 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. **The buyer(s) and their agent were present for at least part of the inspection.**

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

WEATHER CONDITIONS

Dry weather conditions existed at the time of the inspection.
The estimated outside temperature was 60 degrees F.

RECENT WEATHER CONDITIONS

Wet weather conditions occurred in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block •Basement and Crawl Space Configuration •Crawl Space Access : Interior •Crawl Space Method of Inspection: Entered - Inaccessible Areas
Columns:	•Concrete Block
Floor Structure:	•Wood Joist •Steel Trusses •Plywood Sub Floor
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Truss
Roof Structure:	•Trusses •Post & Beam •Plywood Sheathing
Attic Access:	•Door to side attic•Walk-up attic •Attic Method Of Inspection: Entered – Inaccessible Areas

STRUCTURE OBSERVATIONS

The inspection did not discover evidence of substantial structural movement. The crawl space was inspected with a 70,000 candlepower Streamlight flashlight and a long probe. The inspector was wearing a half face respirator, which limits access in very tight spaces.

Although required by current building practices, foundation vents (especially the automatic variety) may contribute to moisture related issues in the crawlspace. During the hot, humid summer months warm moist air from the exterior may condense on cool surfaces in the crawlspace, including floor joists and insulation. Closing the foundation vents during these months may be advisable to reduce condensation in the crawlspace if no “bulk water” is present. A 100% moisture barrier on the crawl space floor is recommended. A dehumidifier, possibly draining to a condensate pump (if gravity feed is not possible) to transport the moisture to the exterior, may also be useful. Careful monitoring of the area (a remote hygrometer from retailers such as Radio Shack can be used) is critical to ensure that conditions do not worsen. Information on sealed crawl spaces is available at www.advancedenergy.org.

AREAS OF CONCERN

- **Repair:** All potential vermin entry points to the crawl space, including at the conduit immediately inside the basement door (snakeskin above) should be sealed to reduce risk of pest activity or damage.
- **Further Investigation:** There is evidence of past water in the crawl space and minor standing water was noted at the front center of the main crawlspace. Wet crawl spaces risk building damage from rot and insects and can cause interior mold or mildew. This condition may vary seasonally and/or with precipitation intensity. Roof and lot drainage repairs or improvements should be addressed as a first step to controlling water in the crawl space (see “Exterior”).
- **Repair:** The band joist is severely rotten at several areas including the front, garage and rear of the main crawlspace. The ends of several floor joists are also rotten at the front and rear of the main crawlspace. This should be repaired by a licensed general contractor for improved structural strength.
- **Further Investigation:** The owner reported the roof was originally cedar and that the architect designed additional support for the concrete tiles. The architect should be contacted for any documentation regarding this although no signs of sagging and/or problems were noted.
- **Repair:** The “x” bracing in the crawlspace (between floor joists) should be nailed in place for improved structural strength.

LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces 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.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Concrete Tile
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Copper •Downspouts discharge below grade
Method of Inspection:	•Viewed from ladder at eave

ROOFING OBSERVATIONS

The remaining useful life of this roof covering is impossible to predict. With proper maintenance, the roof covering could last up to NA years.

AREAS OF CONCERN

- **Repair:** The broken concrete roofing tile, including one at the front of the garage roof, should be replaced to prevent moisture penetration.
- **Further Investigation:** Concrete roofs are rare in this area and the life expectancy is unknown but believed to be lifetime with proper maintenance. Any documentation available regarding the roof covering material and installer should be requested from the seller.

LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- **Most of the roofing surface were concealed from view due to height and the inability to walk on the roof.**

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Asphalt
Entry Walkways And Patios:	•Concrete •Pavers
Porches, Decks, Steps, Railings:	•Brick
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Front to back
Retaining Walls:	•Wood
Fencing:	•Chain Link

EXTERIOR OBSERVATIONS

The exterior of the home is mostly low maintenance.

The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

AREAS OF CONCERN

- **Repair, Safety Issue:** The photocells for the garage doors should be lowered to a maximum of 6" high (4" minimum) for improved safety.
- **Repair, Safety Issue:** The openings in the porch railing are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.
- **Repair:** The foundation vent well(s) are full of leaves and debris and should be cleared to allow the vents to function properly. Window wells protect crawlspaces from surface water and avoid rot/insect damage by preventing wood/soil contact.
- **Repair:** The grading at the front of the home should be improved to promote the flow of storm water away from the house. The ground should slope away from the house at a rate of six inches (6") per 10 feet (10') for at least the first ten (10) feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. Incorrect grading can lead to moisture penetration to the crawl space or basement as well as under slabs and has the potential to create moisture related problems in these areas. Repair as necessary.
- **Repair:** The exterior door at the side garage door entrance should be trimmed or adjusted to operate properly.
- **Further Investigation:** Evidence of wood destroying organism activity was noted at the left garage wall at the door trim. This should be investigated by a qualified pest control operator.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.

- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 150 Amp (3)
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Main Disconnect:	•Breakers •Location: Outside •Main Disconnect in Main Panel
Service Grounding:	•Copper •Ground Rod Connection
Main Service Panel:	•Panel Rating: 150 Amp ea
Sub-Panel(s):	•Panel Rating: 150 Amp (2) •Panel Rating: 100 Amp •Breakers
	•Located: •Basement •
Distribution Wiring:	•Copper
Wiring Method:	•Fabric-Covered • Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen •Garage
GFCI Resets:	•Kitchen •Bathroom (s)•Garage•Basement Sub Panel
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. 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 should be tested monthly by pushing the "Test" button and then the "Reset" button (or resetting the breaker if the GFCI is in an electrical panel). If the breaker fails to trip or to reset, the breaker should be replaced by a qualified electrician.

All visible wiring within the home is copper. This is a good quality electrical conductor.

AREAS OF CONCERN

- **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.*
- **Repair:** *A Zinsco™ or Sylvania™-Zinsco electrical panel is installed in this home at the left rear exterior. Electrical hazards may be present in the electrical panel, which could result in overheating, fire, or inability to turn off the electrical power in the home. Furthermore, the breakers may not be reliable and replacement breakers and parts are not readily available. A qualified electrician should be engaged to inspect the panel for immediate fire and/or shock hazards. Regardless of its visually-apparent condition, it is recommended that this equipment be replaced. Significant expense could be involved. Additional information about the hazards inherent in this panel is available at an independent building failures research website: www.inspect-ny.com/electric/Zinsco.htm or www.codecheck.com*
- **Repair:** The grounds and neutrals in the sub panels in the basement should be isolated (kept separate) from each other for improved electrical safety.
- **Repair:** Circuits within the auxiliary panel at the basement at the rear wall that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair, Safety Issue:** The missing outlet cover plate(s), including one(s) in the basement near the air handler, should be replaced to avoid a shock hazard.
- **Repair:** Loose outlets, including one at the main level master bath and one at the kitchen sink, should be repaired to reduce the risk of electrical shock.
- **Repair:** Outlets at the garage exterior and the front steps are inoperative. These outlets and circuits should be investigated and repaired as necessary.
- **Repair:** The light(s) is(are) inoperative in several locations, including the pantry and crawlspace. If the bulb(s) are not blown, the circuit(s) should be repaired.

Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on the remaining exterior, and garage outlets. GFCI's offer protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Source Heat Pump System with Auxiliary Heat •Manufacturer: Trane•Number of Zones: 2
	•Unit #1: •BTU Rating: 48,000
	•Unit #2: •BTU Rating: 48,000
Heat Distribution Methods:	•Ductwork (Metal & flexduct)

COOLING / HEAT PUMPS OBSERVATIONS

The heat pump serves to air-condition or cool the home and also provide heat during cooler weather conditions. Heat pumps are most efficient if a steady temperature is maintained, especially in heat mode. Increasing the temperature significantly (more than 3 degrees typically) will activate the heat strips (if present and wired properly), which is effective but relatively expensive heat.

The units are estimated to be 20 and 13 years old. The typical life cycle for a unit such as this is 15-18 years. Some units will last longer; others can fail prematurely.

AREAS OF CONCERN

- **See Limitations.**
- **Repair:** The temperature rise measured across the evaporator coil of the main level heat pump system is lower than normal. This usually indicates that servicing is needed. A qualified, licensed heating and cooling technician should be consulted to further evaluate this condition and the remedies available.
- **Further Investigation:** Rust in the attic air handler drip pan indicates previous problems in this area since the drip pan should be dry unless the primary drain line becomes clogged. The pan should be monitored for signs of moisture accumulation and repaired as necessary.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R19 Cellulose
Exterior Wall Insulation:	•Not Visible
Crawl Space Insulation:	•R11 Fiberglass
Vapor Retarders:	•Plastic •Kraft Paper
Roof Ventilation:	•Power Ventilator •
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer •Cooktop Down Draft

INSULATION / VENTILATION OBSERVATIONS

For comparison purposes only, current insulation standards are R13 (walls), R19 (floor), R30 (attic). New construction is designed to meet these criteria.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

No repairs are recommended at this time.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply (Reported by Real Estate Representative)
Service Pipe to House:	•Copper
Main Water Valve Location:	•Crawl Space •Pantry
Interior Supply Piping:	•Copper • Pex (cross-linked plastic)
Waste System:	•Unknown •Private Sewage System (Reported by R.E. Rep) •Public Sewer System (Reported by Seller)
Drain, Waste, & Vent Piping:	•Cast Iron
Sewer Cleanouts:	•Crawl space
Water Heater:	•Electric #1 •Manufacturer: Envirotemp•Approximate Capacity (in gallons): 46.5 •Location: Closet under stairs #2•Manufacturer: AO Smith •Approximate Capacity (in gallons): 50 •Location: Basement
Fuel Storage & Distribution:	Outside
Other Components:	•Pressure Regulator on Main Line •Backflow Preventers on Hose Bibs •Sump Pump

PLUMBING OBSERVATIONS

The water heaters are estimated to be 8 and 16 years old. The typical life cycle for units such as these is 7-11 years. Some units will last longer; others can fail prematurely.

AREAS OF CONCERN

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the basement water heater is missing. This is an important safety feature because it directs superheated water downward in the event of a thermostat malfunction. It should terminate not less than 6 inches or more than 24 inches above the floor.
- **Repair, Safety Issue:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the main level water heater should be replaced because the diameter of the piping is reduced. This reduction in diameter potentially reduces the effectiveness of this valuable safety feature.
- **Repair:** The drain piping is leaking at the pantry sink and the left hand 2nd floor master bathroom sink stopper. This should be repaired by a licensed plumber.
- **Repair:** The water pressure regulator (right front crawlspace) is leaky and should be replaced by a qualified plumber.
- **Repair:** The shower at the right front bathroom upstairs would not turn off at the time of the inspection. This should be repaired by a qualified plumber. Note: The main water shutoff was closed due to this and prevented inspecting the crawlspace while the water was running at all fixtures downstairs. (No leaks were apparent.)
- **Further Investigation:** The fountain at the driveway was inoperative at the time of the inspection. The owner or a qualified plumber should be engaged to investigate this and to repair as necessary.
- **Repair:** The seller reported that the water supply line to the spa was damaged (stains in living room wall below). This should be repaired as desired.
- **Repair:** The sink stopper at the powder room is missing or inoperative and should be repaired or replaced.

Discretionary Improvements

It is recommended that braided, stainless steel supply hoses be installed for the clothes washer to prevent interior damage in the case of a leak.

LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground 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.
- 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.
- **The spa was not tested. The homeowner should be consulted concerning proper operation and care.**

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Paneling •Wood •Tile
Floor Surfaces:	•Tile •Wood •Carpet
Window Type(s) & Glazing:	•Casement •Fixed Pane •Single Pane •Double Glazed
Interior Doors:	•Wood-Solid Core Raised Panel
Countertops:	•Granite

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. The countertops and a representative number of installed cabinets were inspected and were functional. The floors of the home are relatively level and walls are relatively plumb.

AREAS OF CONCERN

- **Repair:** At least (4) of the of the windows in the spa area have lost their seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass will eventually obscure the view through the window. Replacement of the pane is necessary to correct this condition.
- **Repair:** Some of the windows are painted shut. It is especially important that the windows in the bedrooms are operable for safety reasons.
- **Repair:** Several doors, including at the downstairs master bath does not latch properly and should be repaired or adjusted.

Environmental Issues

- **Further Investigation:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. It would be a wise improvement to install carbon monoxide detectors within the home. If your budget permits, a low level detector (which signals at 10 PPM), such as one available at www.aeromedix.com is recommended over the alarms typically available at mass merchandisers (which signal at 70 PPM). Detectors are recommended on each level of the home and each sleeping area. If the home is a split bedroom plan, one detector for each side is recommended. Bedrooms with fireplaces should be equipped with their own detector. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.).

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Dirty windows, time of day and the weather may limit Detection of broken window seals (“fogged windows”).

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Built-in Electric Oven •Electric Cooktop •Dishwasher •Waste Disposer •Trash Compactor
Laundry Facility:	•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Cooktop Exhaust Vent/Fan •Door Bell •Smoke detectors

APPLIANCES OBSERVATIONS

Most appliances tested responded satisfactorily.

AREAS OF CONCERN

- **Repair:** The main dishwasher should be better secured to the cabinet (screw or screws missing) for improved safety. Unsecured dishwashers can tip, causing personal injury or damage to personal property.
- **Repair:** The waste disposer at the pantry is inoperative.

LIMITATIONS OF APPLIANCES INSPECTION

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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Smoke detector testing is battery testing only. Not all smoke detectors are tested.

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Masonry Firebox (2) •Steel Firebox (1) •LP Gas (1)
Vents, Flues, Chimneys: •Outside Combustion Air Provided

FIREPLACES / WOOD STOVES OBSERVATIONS

On the whole, the fireplace and it's components are in above average condition.
The gas logs lit normally.

RECOMMENDATIONS / OBSERVATIONS

- **Further Investigation:** The National Fire Prevention Association (NFPA) recommends that a Level II inspection be performed whenever a home is sold. This involves cleaning and inspection of the flue. A qualified chimney sweep should be engaged.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, 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.

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

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.
- Complete warranty cards on all home appliances and return to the manufacturer. This information may be used in possible recall notices.

REGULAR MAINTENANCE

EVERY MONTH

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

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.

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

ANNUALLY

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

PREVENTION IS THE BEST APPROACH

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

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