

Welcome Home Inspections
4803 Hackamore Dr. S
Colorado Springs, CO 80918
719-622-8808
homeinspections@pcisys.net

Home Inspection Report



1111 Customized Sample Report
Colorado Springs, Colorado



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Definitions

Satisfactory	Apparent condition is that the component is functionally consistent with its original purpose. The component "still works" but may show signs of normal wear and tear.
Marginal	There is indication that the component, often due to age, wear and tear, will probably require repair or replacement within the next five years.
Poor	There is indication that the component will probably need repair or replacement now or in the very near future. We recommend that all items marked "Poor" be referred to the appropriate licensed professional for further evaluation, recommendations and repairs/replacement.
Not Inspected	Items not inspected may not be readily accessible without risking damage to personal property or to the inspector, or as in the case of Air Conditioning or sprinklers during the "off" season, damage to the component.

General Information

Property Information

Property Address 1111 Customized Sample Report
City Colorado Springs State Colorado Zip
Realtor The Best Realtors
Phone 719-123-4567 Fax/E-mail Best@bestrealtor.com

Client Information

Client Name My wonderful clients
Client Address 1111 Client Home Address
City Colorado Springs State Colorado Zip 12345
Phone 719-765-4321 Fax 719-333-1234
Client E-Mail myclient@client.com

Inspection Company

Inspector Name Peter T. Robberson-NAHI CRI
Company Name Welcome Home Inspections
Company Address 4803 Hackamore Dr. S
City Colorado Springs State CO Zip 80918
Phone 719-622-8808 Fax 719-264-8809
E-Mail Pete@welcomehomeinspections.com

Conditions

Estimated Age 44 Years Entrance Faces West
Inspection Date 03/21/2009
Temperature 65 Degrees
Lighting/Weather Partly cloudy Soil Conditions Dry
Amount Received: \$275



Inspection Agreement

Inspection Agreement

Company Name Welcome Home Inspections
Company Address 4803 Hackamore Dr. S
City Colorado Springs State CO Zip 80918

Client Name: My wonderful clients
Address: 1111 Client Home Address
City, State Zip: Colorado Springs, Colorado 12345
Property Address: 1111 Customized Sample Report
City State Zip Colorado Springs, Colorado

Amount Received: \$275

Welcome Home Inspections, LLC

(Please read carefully before signing)

THIS AGREEMENT is made and entered into by and between Welcome Home Inspections, LLC, referred to as "Inspector", and My wonderful clients, referred to as "client".

1.The client will pay the sum of \$275 dollars for the inspection of the "Property", being the residence and/or garage and/or carport and/or buildings as applicable located at 1111 Customized Sample Report.

2.The Inspector will perform a visual inspection and prepare a written report of the apparent condition of the readily accessible installed systems and components (only those items where the Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility) of the property existing at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection.

3.The parties agree that the NAHI Standards of Practice shall define the standard of duty and the conditions, limitations and exclusions of the inspection and are available at www.nahi.org or by request. If Colorado State imposes a more stringent standard or administrative rule, then those standards shall define the standard of duty and conditions, limitations and exclusions of the inspection.

4.The parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any unreported defects or deficiencies either current or arising in the future or any property damage, consequential damage or bodily injury of any nature. If repairs or replacement is done without giving the Inspector the required notice, the Inspector will have no liability to the Client. The client also agrees that the Inspector in good faith is only liable up to the cost of the inspection.

5.The parties agree and understand that the Inspector is not an insurer or guarantor against defects in the structure, items, components or systems inspected. INSPECTOR MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT OR SYSTEM.

6.If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family.

7.This Agreement represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado, and if the laws of Colorado are more stringent than the forms of the agreement, the state law or rule shall govern.

8.Systems, items and conditions which are not within the scope of the building inspection include, but are not limited to, Radon, formaldehyde, lead paint, asbestos, toxic or flammable materials, molds, fungi, other environmental hazards; pest infestation; security and fire protection systems, household appliances; humidifiers; paint, wall paper and other treatments to windows, interior walls, ceilings and floors; recreational equipment or facilities like hot tubs or saunas, etc.; underground storage tanks, abandoned mineshafts, governmentally designated "hazardous" or "sensitive areas",



Inspection Agreement (Continued)

geological or geo-technical hazards, subsidence areas or mining areas, expansive soils or heaving bedrock, energy efficiency measurements like a "cold area" of the home; concealed or private secured systems; water wells, heating systems accessories like humidifiers or electronic air filters, etc.); solar heating systems; sprinkler systems; water softeners; central vacuum systems; telephone, intercom or cable TV systems, satellite systems, antennae, lightning arrestors, trees or plants; governing codes, ordinances, statutes and covenants and manufacturer specifications. Client understands that these systems, items and conditions, if present and referred to verbally or on the Report are informal perceptions only and DO NOT represent part of the "Inspection".

9. The Inspection and Report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. In the event that any person, not a party to this Agreement, makes any claim against Inspector, its employees or agents, arising out of the services performed by Inspector under this agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

10. The Inspection will not include an appraisal of the value, or a survey. The written report is not a compliance inspection or a certification for past or present governmental codes or regulations of any kind.

11. In the event of a claim by the Client that an installed system or component of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component. The Client further agrees that the Inspector is liable only if there has been a complete failure to follow the standards included in the report or state law. Furthermore, any legal action must be brought within two (2) years from the date of the inspection or will be deemed waived and forever barred.

12. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Dispute of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding. Judgment on the Award may be entered in any court of competent jurisdiction.

Client has read this entire Agreement and accepts and understands this Agreement as hereby acknowledged. Client acknowledges verbal receipt of the Standards of Practice that apply. Contracting for, arranging for and payment of inspection expresses agreement to above.

IMPORTANT: Client agrees to READ this Report in its entirety and ACCEPTS RESPONSIBILITY for having been notified of the items included herein; Client agrees to NOT rely ONLY upon the Summary Page understanding that the Summary Page not intended to be a Comprehensive Re-cap of the entire Report or Inspection but merely an opinion as to some of the more significant discoveries.

Client agrees by signature to release reports to Real Estate professional or Realtor®

Signature .

Inspection Date:



Receipt

Receipt

Company Name Welcome Home Inspections

Company Address 4803 Hackamore Dr. S

City Colorado Springs State CO Zip 80918

Client Name My wonderful clients

Client Address 1111 Client Home Address

Client City State Zip Colorado Springs, Colorado 12345

Property Inspected 1111 Customized Sample Report Colorado Springs, Colorado 03/21/2009

Amount Received \$275 Method of Payment Check

Thank you for choosing Our Company to perform your Home Inspection.



Our Purpose: Risk Management

OUR PURPOSE: Risk Management

Our purpose during this inspection is to discover and assess and educate the client as to the current visible, physical condition of the property. We assist our client in managing the inherent risks associated with buying any home. Note that we do not claim to eliminate all risk but to simply, and in good faith, reduce some of the risk. This happens through discovery.

EXPECTATIONS: What to Expect

The inspection will last approximately 2-3 hours depending upon the questions you ask your inspector and the amount of documentation needed.

We do not make any recommendations whether or not to proceed with your purchase.

We cannot determine whether or not this property is a "good value" at a particular price.

We do not give dollar estimates for repairs, replacements or improvements. Any informal comment along these lines is understood to be purely a guess. We urge you to get estimates for any work you consider having done.

We do not enter into any negotiations you may wish to have in your transaction.

We never suggest "asking for" any particular item to be repaired, replace or improved.

We leave all decisions related to your transaction up to you and your Real Estate Professional.

DEFINITIONS:

"Apparent condition" of systems and components are rated as follows:

Satisfactory: Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

Marginal: Indicates the component will probably require repair or replacement anytime within five years.

Poor: Indicates the component will need repair or replacement now or in the very near future.

"Installed systems and components" means structural components; exterior; interior; roofing; plumbing; electrical; heating; Central Air Conditioning (weather permitting); insulation and ventilation. Examples of items not inspected include an extra refrigerator, roll-away dishwashers and through window AC units because they are not "installed."

"Readily accessible systems and components" means only those systems and components where Inspector is not required to remove personal items, furniture, equipment, soil, snow, or other items which obstruct access or visibility. Examples of items not inspected include; under-sink areas loaded with storage, attic accesses either caulked or sealed closed or with storage below or clothes hanging below that may become damaged, shelving built over the top of electrical panels, enclosed sump pit areas, storage or furniture or boxes against walls, carpeting or personal items on floors, extra high or steeply pitched roofs, areas where a potentially dangerous dog or animal is kept, access to any area where the inspector deems entry to be dangerous. Without question a "vacant" home receives a much greater evaluation than one loaded to the hilt with personal items that may be covering conditions that would otherwise be considered "issues." The "benefit of the doubt" will go to the Inspector who searched the home "in good faith" trying to discover issues by looking past personal property items.

THE PERFECT HOME

No home, not even a new home, is without any sort of issue. Every home will have at least some maintenance challenges. The older the home, the more opportunity for things to wear and to be repaired or improved by someone not qualified to do so. While our inspection is focused on Major Concerns, our Report, the items discussed during the inspection and the Educational Materials we provide will include a variety of these maintenance items as well.

Enjoy your home!



Use A Professional

USE A PROFESSIONAL!

We recommend that all work on a home be performed by licensed contractors, including having all appropriate Building Permits pulled, plus the Final Inspection being performed by Regional Building Department. The use of Permits and Regional Inspections simply creates accountability to a third party organization. You may search a particular address to learn what Permits have been pulled. Permits are part of the public record and can be searched at the Regional Building Department website at pprbd.org/permitsearch or by phoning Regional at 719-327-2880.

We are not Code or Compliance Inspectors. We make no representation as to code compliance of any kind. However if we suspect a newer project on the home has been done without proper consideration given to safety or "Code Compliance" we suggest YOU look into whether permits have been pulled and regional has approved of the final work. Most work can be "Permitted" after-the-fact, but realize that access into enclosed areas of the work might be necessary, and fees and sometimes penalties will apply. We did not do a Permit Search for you today.

Realtor Pledge

Our purpose during this inspection is to discover, assess and educate our mutual client as to the current visible, physical condition of the property. As a former Realtor®, I make this pledge to you:

- * The inspection will last approximately 2-3 hours depending on the questions the client asks the Inspector and the amount of documentation needed to appropriately reduce his/her risks.
- * We never make any recommendations as to whether or not to proceed with the purchase
- * We will not speculate as to whether or not this property is a good value at a particular price.
- * We will not give dollar estimates for repairs, replacements, or improvements.
- * We do not enter into any negotiations the client may wish to have in his/her transaction.
- * We never suggest "asking for" any particular item to be repaired, replaced or improved.
- * We leave all decisions related to the transaction up to the client and his/her Real Estate Professional.

Roof

Main Roof Surface

Method of Inspection: From on roof



Satisfactory Material: Asphalt shingle



Roof (Continued)

Type: Gable

Approx Age: 5 years

Satisfactory

Flashing: Aluminum

Poor

Electrical Mast: Mast with tie back at roof **The insulation on the Neutral wire at the mast is worn away and leaves an exposed area. Recommend immediate repairs.**



Satisfactory

Venting Turbine Covered with plastic. Not visible.

Marginal

Gutters/Downspouts Aluminum **Extend/reconnect downspout extensions. Termination of buried downspout extensions is unknown.**

South Chimney

Satisfactory

Chimney: Framed

Satisfactory

Flue/Flue Cap: Metal

Marginal

Chimney Flashing: Tar covered **Note that Chimney cap has been covered with Tar. This is an unconventional repair although it may be sufficient. We recommend sealing the cracks in the tar seal where it has shrunk. The chimney cap was not directly visible as it was under the tar.**



Roofing Systems

Your roofing system is one of the most expensive components of your home and is the first line of defense for sun, rain and snow. A view from the top of shingles can only reveal some basic defects like missing shingles or evidence of hail strikes. Sometimes overheating of the shingle due to improper attic ventilation can be discerned from the top as well. The number of layers of shingles is estimated and the presence and quality of the felt or hidden flashing, nailing, sheathing or other components is approximated based upon that which can be seen.

In general the most important things to consider in our area is hail damage and attic ventilation. When you are aware that there has been hail in your area or you notice that your neighbors are all having roof work done we recommend you contact your insurance adjuster to evaluate your roof. Also be aware that a properly ventilated attic adds to the life of your roof covering, enables your home to shed its heat and shed its moisture. The minimum ventilation requirements for your attic are vastly different from the ideal levels. Roofing manufacturers require their products be properly installed including being installed over a properly ventilated home in order to honor their warranties.

The areas of primary vulnerability for a roof will nearly always be at penetrations through the surface, at transitions and in peaks and valleys. Frequently a leak appears inside a home with no obvious correlation to a visible defect like a missing shingle. Because tracking down sources of leaks can be a tricky and time consuming process if you should



Roof (Continued)

ever develop a leak we recommend contacting a high quality roofing contractor to sort it out.

The ordinary life expectancy of an asphalt or fiberglass shingle in our area seldom exceeds 10 years due to the intensity of the sun at our altitude, and due to the frequency of hail in our region. Dimensional or architectural, multi-ply shingles last significantly longer and are known for their superior wind and hail resistant characteristics. Durable roof coverings like Spanish or ceramic tile seem like they would last forever but the heat and cooling crack them and they are vulnerable to physical damage from impact or walking on them. It is particularly important to keep the sun off the felt surface under the tile. Periodic maintenance of a tiled roof makes sense to replace cracked, slipped or damaged tile.

Finally, when a roof covering is in "marginal" condition sometimes employing a roofing company to "Certify" it as having a certain number of years of life remaining will make sense. The customary cost for this is a few hundred dollars. This may give a home-buyer a greater level of confidence in the remaining life of their roof but "Buyer Beware". A "Certification" is only what the company wants it to mean. Be sure to learn what the "Certification" company's definitions are and especially what your recourse is if the roof doesn't last as long as they said it would. Many "Certifications" are not worth the paper they are written on and amount to a simple "second opinion."

Flashing

Flashings are the metal surfaces used primarily at interfaces between roof surfaces and other features on the rooftop. They help to keep the water out of these vulnerable areas. They are for the most part, maintenance free although we recommend you monitor them for excessive rust and treat as needed.

One area of particular vulnerability that nearly always needs additional flashing is where a roof surface and "gutters end" meets a chimney chase or upper level of the home. Often water runs down the roof, along the siding of the chimney chase or an upper level of the home, and squeezes behind the end of the gutter. When this happens the water continues to flow down the siding below the area in question and promotes accelerated deterioration of the paint and siding surfaces. We urge the creation and installation of a piece of flashing to "kick out" the water away from the "gutters end" and into the gutter where it can be properly managed.

Skylights

Skylights are traditionally areas of increased vulnerability to roof leaks. Often, however, what appears from the inside to be water deterioration from leakage can be attributed to condensation from the inside of the home on the skylight surfaces, especially over bathroom areas.

Gutters

Gutters are recommended on all homes. They must be properly pitched toward the downspout to function as intended. Unless there is standing water in the gutters today it may not be obvious if they are not properly pitched. It is important to keep gutters cleaned out. Clogged gutters can promote roofing damage, leaks and siding and wood deterioration plus wet foundations and even flooding of basements. If a home is situated below trees pine needles and leaves may accumulate in the gutters affecting their performance. But don't be fooled. Even homes without nearby trees often have dirt buildup in the gutters. Dirt blows around, lands on the roofs and is washed into the gutters. Debris sitting in gutters rusts the gutters and eventually will cause them to need to be replaced.

Downspouts and Extensions

Gutter downspouts should be kept running clean and carry water six to ten feet away from the foundation. Metal 'flip-down' extensions are better than no extensions at all, but plastic, non-perforated, above or below-grade extensions are the best plan. We frequently see perforated extensions used to attempt to carry water away but be aware of your goal-to keep the foundation dry. Just think it through. A perforated extension leaks water all the way along its length and is the wrong choice and does not accomplish the goal. Use a NON-PERFORATED extension. Also, all buried extensions should terminate at "daylight" in order to rinse debris through and to prevent clogging.

Chimneys Caps

The flat top surface of a brick chimney chase often is topped with a thick layer of cement, slightly crowned, to shed



Roof (Continued)

water off of the plywood top underneath. Time and weather wear this surface eventually eroding cracks and valleys into it that need to be repaired and maintained periodically. Once the chimney cap no longer sheds water the rain and snow can damage the plywood top underneath, collapse and enter the chimney chase. Be aware that this may need to be topped with mortar and repaired every 5-10 years. Some chimney caps are made out of metal and are basically maintenance free.

Flue Caps. The flue cap is the little cage that covers the top of the flue. This prevents most rain from entering your fireplace and serves as something of a spark-arrestor for burning embers and thus providing some measure of fire safety for you home. Whenever this is not present with a wood burning fireplace or wood stove we recommend adding one. This normally runs about \$30-\$50.

Lots and Grounds

Satisfactory	Walks: Concrete
Satisfactory	Steps/Stoops: Concrete Covered entryway.
Satisfactory	Patio: Flagstone
Satisfactory	Porch: Concrete Covered front porch, enclosed to create a solar room/sun room. Glass panels in cover were dirty so the evaluation of the "seals" was only partial, however the seals on at least six glass panels had failed allowing condensation/moisture and staining between the panes. Also note that at least one pane of a two pane panel had been broken out. Also note that the built-in blowers and other equipment for this to be a "greenhouse" is no longer working.
Satisfactory	Vegetation: Bushes or trees Trim trees and shrubs away from structure.
Satisfactory	Grading: Moderate slope
Poor	Sump Pits: Not Covered Please secure lids over the sump pits to ensure that children don't fall in and become injured. Also monitor for accumulation of water during or after heavy rains. Although the pits were dry today and appeared to have been dry for an extended period of time today's look was inconclusive.
Satisfactory	Driveway: Concrete
Satisfactory	Fences: Wood, Chain link
Poor	Lawn Sprinklers: Not operated today Note that a sprinkler valve was leaking profusely as viewed in the compartment below the sun room floor. While the seller wondered if this was merely a residual drip coming from an electronic valve it is definitely more than that. The balance of the system was not tested today and is not included in the inspection.

Lots and Grounds Education

Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.

Walkways

Cement walkways, driveways and sidewalks need to be flat, pitched away from the foundation and free of trip hazards. The most common household accident is as a result of tripping. While it sounds simple, trip hazards should be minimized or eliminated. Low or uneven surfaces may be raised by a practice called Mud-Jacking. Breaking out and replacing a damaged area is more involved and generally more expensive but is also a good solution. Sometimes grinding down a raised lip with a grinder can prevent it from catching ones foot. Sealing cracks, including between sections, can prevent water from getting down underneath, migrating toward the foundation, eroding the dirt below or further breaking up the cement.

Flagstone Walkways or patios while beautiful and less expensive than some treatments do have inherent disadvantages in that they are a source of potential trip hazards. Being vigilant to keep the space between flagstones



Lots and Grounds (Continued)

sanded or even installing cement between them can reduce or eliminate the trip hazards. Wooden walkways have other challenges including needing ongoing maintenance, often posing trip hazards and sometimes being in contact with the dirt or grade which can encourage pest infestation.

Front Porch/Steps/Stoop

Sometimes the cement structure making up the entry porch floor settles or sinks. When it does Mud Jacking is a common and effective solution. Keep the gaps between the porch and house sealed to keep water from running down beside the foundation. Don't forget to maintain handrails and railings to prevent accidents. Vertical balusters wider than about 4 inches are now known to create hazards to small children. Consider changing the spacing on this type of balusters. Also horizontal railings can still occasionally be found. These do not provide an adequate barrier to prevent children from falling out. Finally, any below-grade stairwells ought to have a drain at the bottom which should be cleaned out periodically in order to prevent water from backing up over the threshold into the home.

Patios

Patios must not usher water toward the foundation. They should be pitched away from the home and the gap where it meets the foundation should be sealed. Cracks should be sealed to prevent water from getting underneath and migrating toward the foundation or cracking up the slab.

Decks

Wooden decks in Colorado need frequent maintenance. Most deck paints or wood sealants state that once the rain water no longer beads up on the surface decks should be re-sealed. While a very lofty goal, to accomplish this would require re-sealing probably two times per year. Keep the deck surfaces sealed to prevent water from rain and snow from entering the wood. Don't seal the underside of the surfaces. Install the flooring with gaps sufficient to allow rapid drainage. Keep railings sturdy. Monitor flooring for rotted areas or soft spots. Mushrooms and wood rot may develop on the underside if the surfaces get wet and stay wet for long periods of time. Once deck maintenance gets away from a homeowner more involved solutions will be needed including replacing some of the wood or support structure underneath or even replacing the entire deck. Maintenance-Free synthetic deck material is now available and comes in many different colors. While it can be rather expensive the cost over time is comparable to a well-maintained wood deck, but without all the work.

Retaining Walls

Landscaping timbers or terracing should be maintained to prevent the grade above from collapsing. While not an official part of the inspection deadmen to tie the wall back into the hill and railings to prevent someone from accidentally falling off are items a homeowner are encouraged to consider.

Grading

Proper grading is crucial to the life of a foundation and to keeping basements and crawlspaces dry. A good rule of thumb is to grade with 1" fall for every 1 foot of distance from the foundation for the first 6 feet. Remember that it is the grade of the dirt under any rock or bark that counts and that rock on top of dirt may appear properly graded but may actually be hiding a low spot at the foundation.

Many homes are built with an under-grade French Drain system with or without a sump pit and sump pump. It is not possible to inspect an underground drain in an ordinary Real Estate Inspection but in general, they work well to keep the foundation dry. It is also crucial to manage downspout water coming off the roof by carrying it 6-10 feet away from the foundation.

Vegetation

Vegetation is not specifically part of this inspection but here are some tips: Don't plant grass up against foundation. Nothing takes as much water to maintain as planted grass and by watering all the way up to the foundation you are bound to create problems. Not only that running irrigation systems up against the siding is a bad idea and accelerates the deterioration of most siding types. Low-water shrubs or flowers are a good alternative. Maintain proper grade away from the foundation for the first 6 feet and then top with the landscaping option of your choice.



Lots and Grounds (Continued)

Fences

Fences are not part of the typical inspection but here are some tips: Keep wood fences sealed and the wood protected. This may require staining once or twice a year. Fence posts sitting in a low spot may rot more quickly than a post properly installed in a cement footer. Sometimes it is difficult to determine who fence belongs to but neighbors can work together to maintain shared fences.

Sprinklers

Sprinkler systems are not part of this inspection but here is some helpful advice. Do not install sprinkler heads any closer to the foundation than about 6 feet. Do not water your house. Do not water your fences, your siding or your foundation. Winterize your sprinkler system before the first freeze of the winter. Sometimes this can be accomplished by manually draining the valves and lines but a better solution is to have the lines blown out by a landscaping company each fall. We encourage a home-buyer to get some instruction on the sprinkler system from the Seller if that is possible.

Exterior Surface and Components

Overall Exterior Surface

Marginal

Siding Type: Fiberboard **Fiberboard siding damaged/deteriorated**



Satisfactory

Trim/Soffits/Fascia Composite material **Touch up paint**

Satisfactory

Caulking Shrinkage of latex caulk. **Touch-Up Caulking.**

Satisfactory

Exterior Doors: Wood Front storm door marginal.

Poor

Windows: Vinyl, Wood, Metal **Bars on basement windows interfere with proper fire escape. Recommend remove one or more, or change style to one that has a latch that can be opened manually if needed.**



Satisfactory

Storm Windows Plastic frames Not every window has a storm window.

Satisfactory

Screens Aluminum Not every window has a screen.

Satisfactory

Hose Bibs: Functional Inside front sun room enclosure.



Exterior Surface and Components (Continued)

Satisfactory Gas Meter: Exterior surface mount at side of home



Siding

Fiberboard-type siding is most common in our area. It is similar to long pieces of particle board but with a surface design pressed into it. It is critical to keep this type of siding painted and caulked to prevent it from absorbing moisture and swelling. Vigilance with painting and caulk is the secret to the long life of these siding types.

Stucco-type siding often has thin, hairline cracks in our area. It does not generally become a concern unless the cracks or openings are sufficient to allow water to enter. In that case sealing the cracks or having the area re-stuccoed may be the solution. It is always crucial to keep openings around windows, doors, transitions and penetrations sealed to prevent entry of water behind stucco-type sidings.

Brick facing installed over wood framing is common in our area as well. While it may not be serving a structural purpose the brick facing adds aesthetic value to the home. Keep up with maintaining the mortar in the bricks. Repair loose bricks, especially if on a ledge in order to keep water from getting behind this facing and deteriorating the wood framing underneath.

Paint

It is crucial to keep wood surfaces painted. While we do not mention paint for its aesthetic importance, be aware that paint is the only thing that protects the wood trim or siding surfaces from damage by the elements. Lightly scrape any peeling paint, prime and then repaint as needed.

Caulk

Caulking is also crucial to the maintenance of the exterior of a home. It seals out rain and wetness. Normally a house needs to be re-caulked as early as 6 months after construction, and then periodically thereafter. Remove all failing (peeling) caulk in corners, at windows and doors and at utility penetrations, and then re-caulk using a high-quality, paintable silicone like a Silicone II product or a 50 year paintable latex caulk.

Window Wells

We always recommend window well covers for all below-grade window wells. This prevents the possibility of someone falling down into the well. Use a sturdy aluminum or metal grate that is designed to be removed (without the use of tools) from the basement area in the event fire escape becomes necessary. Some sizes can be purchased at the local hardware store while very large sizes or odd shapes may be purchased at a landscaping supply house that sells rock and gravel.

Grade in Window Wells

The grade or dirt level down in the bottom of window wells should be a minimum of 6-8 inches below the window sill in order to prevent filling up and flooding into the home in a sudden and heavy rain. This may be topped with rock or gravel but the actual dirt level underneath must be well below the sill. It may also be helpful to keep the window well free of debris.

Screens



Exterior Surface and Components (Continued)

Window screens and patio door screens are not officially part of this inspection. If however, they are bent, damaged or missing they can be replaced for around \$30 depending upon their size for window screens and about \$100 for patio door screens. Sometimes screening material can also be repaired.

Exterior Lighting

Low-voltage lighting systems are not included in this inspection. Sometimes it cannot be readily determined whether lighting along walkways or in landscaping areas is low voltage or is regular 110. In either case be aware of any exposed wiring or worn or damaged insulation on wiring. Not only can this create the possibility of shorting the system but may also create a shock hazard. If exposed wiring is ever discovered in any location it should be protected and repaired by someone qualified to do so.

Exterior Outlets

All exterior outlets should have a working, spring loaded weather cover and a wet-resistant gasket inside. If an outlet will have something continuously plugged into it like a pond or fountain pump or a low voltage lighting system it should have a box-type cover installed so that maintains weather-proof conditions at the connection even while being used, and closes over the cord.

GFCIs

Finally, it is recommended that all outlets in wet locations be GFCI protected. A GFCI is a circuit breaker at a particular outlet recognized by the test and reset buttons on them. Many times the actual GFCI equipment is located in another place, like the garage or bathroom, but may extend its protection to the outside locations. While the ordinary breakers located in the electric panel are designed to prevent overheating of the wire and electrical fire, a GFCI breaker is designed primarily to prevent electrocution.

Hose Bibbs

Exterior hose faucets are ideally an anti-siphon and a freeze resistant type. Older construction will not have these features but can be improved. Put a splash-block below all hose bibbs to direct any leakage from the hose connection away from the foundation.

Gas Meter

The gas meter is normally the location for the main gas shut-off for the entire house. It is also normally maintained by the utility company. While a homeowner should never attempt to operate the meter he should know where it is and take care not to enclose or damage it. Also do not build dirt up against the bellows of the meter, and especially around the shut off valve. The shut off valve should be sufficiently above the grade that even if there is snow on the ground it can be easily accessed in an emergency situation. If a homeowner ever smells gas he should leave the premises immediately and phone the utility company or dial 911 from an off-site location. Finally if a yellow wire is wrapped loosely around the base of the gas pipe coming up from the ground consider that to be normal. It serves the purpose of allowing the buried gas line to be traced under the ground. Do not cut this off.

Propane Tank

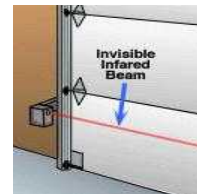
Sometimes the main fuel shut-off is actually out at an above ground Propane tank. The knob will be covered with a removable cover and should be readily accessible in the event of an emergency.



Garage/Carport

Garage

Type of Structure: Attached Car Spaces: 1
Satisfactory Garage Doors: Metal
Satisfactory Door Operation: Mechanized
Satisfactory Door Opener: Lift Master



Poor Opener Safety Reverse Electric "eyes", Internal sensor Eyes higher than 4-6 inches maximum from the floor. Eyes not functional, Internal sensor not working or not adjusted.

Satisfactory Service Doors: Wood

Satisfactory Floor/Foundation: Poured slab

Poor Firewall Drywall Heating duct through firewall into living space will allow rapid spread of fire into home if a garage fire should ever start. Recommend close the opening with fire-rated material.

Poor Electrical: 110 VAC outlets and lighting circuits Open or missing ground in garage and in "shop area" joining garage, Reversed polarity in one case. This is a safety hazard as a garage is considered a "wet" area. Please have corrected by properly qualified technician.

Garage Overhead Doors

Garage overhead doors are generally made from wood or from metal frame with panels in them. Due to the expansion and contraction of the wood surfaces with the changes in weather expect to have annual maintenance on your wooden door. Place the door in the down position, slightly loosen all the hardware, not including the springs, and then retighten all the hardware. Never, never attempt to adjust or maintenance the large springs that help to raise the door. These springs can be harmful or lethal to someone not qualified to adjust them. Keeping the hardware properly tightened can extend the life of your door. A metal door is less likely to need annual tightening of the hardware. A manual overhead door should be balanced in such a way as an adult can easily raise and lower it. A good weather seal strip on the bottom of the door can help keep out rain, snow, drafts and blowing dirt.

Garage Door Openers or "Operators"

Nearly every week, somewhere in the country someone is trapped or killed under a garage overhead door with an opener involved. Some basic concepts will help your family and property to be safe around your garage door opener. Modern openers have an electric "eye" in addition to the built-in sensor in the motor. Older openers won't have the "eye" so we recommend you consider upgrading to one that does have the "eye." Most manufacturers specify a maximum height for their "electric eyes" of only 4-6 inches above the floor. The point is that the "beam" is to shine so low to the floor that nothing living could possibly pass below a closing door without being "seen" by the electronic sensor. Quite often we see the eyes have defeated by mounted them right together on the ceiling. More frequently we find the "eyes" mounted at random levels off the floor, sometimes too high apparently because the wire was too short or because of mounting challenges. It is absolutely worth your while and the safety of your family to insure the proper installation and operation of this safety feature. Just as important, however is the SECOND safety reverse mechanism; that of the internal sensor that "feels" when the door has contacted an obstruction. This mechanism is adjustable on all modern openers. Follow the owners manual to learn how to properly adjust this sensor. In general we recommend you have the door reverse operating at its maximum sensitivity, just stiff enough that it will still close. Where present, BOTH safety features are meant to work as a redundant system of safety. Garage Door opener Safety issues are probably the second most common safety issue found on home inspections. Finally, make sure you get the keyless entry or keypad code from the seller before they leave if your opener is so equipped. You'll be glad you did.



Garage/Carport (Continued)

Garage Firewall

In modern construction the drywall surfaces in your garage, where on a wall or ceiling common to a living space, are of a fire-rated or fire resistant thickness. This creates a "fire envelope" around your garage designed in order that if there were to be a fire from a vehicle, lawn mower or chemicals in the garage, the occupants would have extra time to get out of the house, usually up to 20 minutes. It is therefore critical that these drywall surfaces be maintained intact, without holes or damage or any other penetrations into the living space. This means that if there were to be a hole punched through by the bumper of a car, or an opening cut through as a "dog door," these are not simply cosmetic concerns. They are REAL fire safety concerns. They should be properly repaired by a licensed contractor with 5/8," fire-rated drywall, plus tape and mud. This Firewall surface also includes the service door into the home, heating ducts into the garage, accesses to plumbing repairs and especially attic access covers. Damaged Firewall is probably the number ONE safety item found on inspection reports.

Garage Electric

The garage is considered a "wet environment" in the same way as any exterior area would be. Water and electricity never mix and that is why great lengths have been gone to in order to keep you safe in these locations. Since the 1980s, at least in our area, electrical outlets in the garage have been GFCI outlets. This is a special type of circuit breaker designed to detect a "ground fault" (a condition that would be created if someone were getting electrocuted) and turn itself off in about a 12th of a second. Over time, however, homeowners sometimes install additional outlets and fail to use GFCI equipment. Also sometimes people will either remove the GFCI or replace it with a non-GFCI outlet. In fact the garage outlet, supposed to have been a GFCI, often was the reset location lending its protection not only to the exterior electrical locations but sometimes to the bathrooms inside the home too. Where GFCIs are not present in a garage environment, while not necessarily considered a "defect," we recommend upgrading to them. Regardless, however, garage and other "wet environment" outlets must never be Ungrounded Outlets or wired with Reverse Polarity. In these cases there is an immediate Safety Hazard that needs to be remedied at once! Lastly, don't plug a refrigerator or freezer into a GFCI protected outlet. As these outlets are meant to be tripped and to be tested monthly any accidental tripping or testing may cause an accidental thaw of your refrigerated goods. Have an electrician hardwire a 20 Amp, single-pole, non-GFCI outlet in your garage for your freezer.

Electric Panels

In our area it is very common to have the Breaker Panel or Electric Panel in the garage. The thing to be aware of here is that the panel never be blocked to prevent emergency access, not only by opening the panel door, but actually by removing the entire cover. Don't build shelving over the top of the panel and be aware of how you may be piling your storage out in the garage.



Electrical

Service Size Amps: 100 Volts: 110-240 VAC

Satisfactory Service: Aluminum

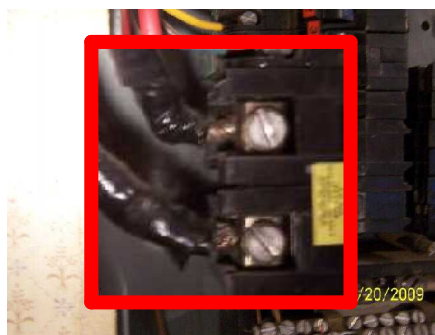
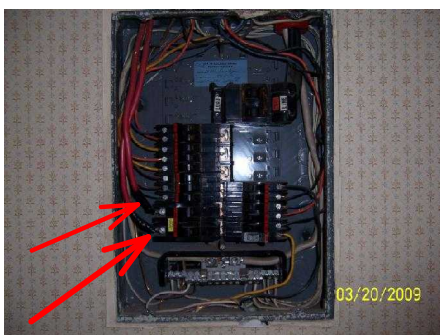
Satisfactory 120/240 VAC Branch Circuits: Copper

Satisfactory Conductor Type: Romex

Satisfactory Ground: Plumbing ground only

Room just in from garage. Electric Panel

Poor Manufacturer: Federal Pacific Federal Pacific panel breakers have a history of not tripping when circuit overloading exists. Recommend evaluation by licensed electrical contractor for evaluation and replaces as recommended.



Max Capacity: 100 Amps

Satisfactory Main Breaker Size: 100 Amps

Satisfactory Breakers: Copper

Poor Wire Condition Stranded Copper Also note that stranded wiring to range has been cut to better fit into breaker but doing so effectively created an undersized and overheating wire. Have corrected.

Is the panel bonded? Yes

Electric Panel

As stated before, access to the electric panel must not be obstructed. Don't build shelving over the top of the panel. Don't pile storage in front of the panel and never remove the cover to do anything inside the panel. Opening the door will reveal the tops of the breaker handles. Access to these handles is all that is meant to be given to a consumer. If there are open holes in the inside metal cover allowing access into the inside of the box these should be closed with a plastic insert designed for that purpose. These "knockouts" may have been removed by someone installing other breakers and then subsequently removing them. Having them open creates the possibility, while remote, of someone sticking something inside and getting shocked as a result. We never recommend a consumer open the inside of the panel for any reason. Electric work is not a hobby. Contact a qualified electrical contractor for all electrical work you may wish to have done at your home. Older panels featuring push-button breakers or fuse type breakers can still be found. We recommend updating all obsolete styles to ensure the maximum safety for your family and use of the technology that offers it.

Aluminum Branch Wiring

In our area it is common to see an stranded aluminum Main wire coming into the panel from the city. A large gauge, stranded aluminum Main was never the object of particular safety concern. (These connections are supposed to be coated with an anti-oxidant paste but seldom are.) Some homes, built in roughly the "Vietnam era" were wired with aluminum branch wiring. Aluminum branch wiring was quickly discontinued once it was recognize that it created a fire hazard. Aluminum oxidizes, has a low burn temperature, and has a broad range of expansion and contraction and pulls away from its connections in a phenomenon called "creep." All aluminum branch wiring systems should be replaced. There are a few "repair" options available including versions of "pig-tailing," replacing all switches, outlets and connectors with COP/ALUM rated equipment, and installing anti-oxidant paste at every connection. While some purveyors of these repairs swear that they are adequate and "safe," and while home-buyers must make their own



Electrical (Continued)

decisions, we solidly hold fast to the only certain remedy; that of full replacement.

Grounding

All electrical systems must be grounded. For decades they have been grounded through an active, main water line coming in from the municipal source. More recently a redundant system of grounding by means of a ground rod pounded deeply into the earth has been used. In exceptionally dry or sandy soils this ground can lose its effectiveness and thus the primary ground through the water line must always be maintained. It is often not readily possible to locate a ground rod, especially if bushes and trees have grown up near the home or if landscaping has covered the top of the rod.

Older homes will have outlets ungrounded outlets. We recommend ALL ungrounded outlets, regardless of their location in a home, be grounded. This is particularly critical in WET locations where the lack of grounding poses an electrocution hazard. Beware. In Real Estate transactions we find that the "quick fix" for an ungrounded outlet in a wet location is to replace the ungrounded outlet with a GFCI outlet. While a GFCI purportedly offsets the safety vulnerability of an ungrounded outlet, it does not create a ground where none exists. We maintain that all modern homes should have grounds at every outlet. Add a GFCI if you wish but first ground the outlet. Don't shortcut on anything electrical.

Federal Pacific Electric Panels

The Federal Pacific electric panel and the Stab-Loc breaker system is no longer recognized by Underwriters Laboratories as a "safe" panel. While not uncommon in our area they have not been installed since around 1983 when they had their UL Listing revoked. The problem was that there were house fires around the country that were investigated back to and attributed to breakers in the Federal Pacific panels not tripping when they should have. Now the sole purpose of a breaker system is to cut off power if too much current is drawn through a given gauge of wire, thereby preventing the wire from overheating and catching fire. The Federal Pacific Panel and its breakers did not do this reliably and house fires resulted. There is no way to "test" your Federal Pacific panel to determine if it is "safe." If a breaker trips once we still do not know if it will trip the next time. Panel replacement will cost around a thousand dollars in most cases. Doing some research of your own may uncover some articles and opinions stating that this is still a "safe" panel but our steadfast recommendation is to replace the panel.

Service Size

Determining whether the overall size of the service is large enough for the usage of your family is beyond the scope of an inspection. Service size can always be increased, at a cost, if you choose to add welders, air conditioners, hot tubs, dryers, ranges or the like. Contact a licensed electrical contractor to discuss these types of options.

Arc Fault Circuit Interrupters

A new technology is now available called Arc Fault breakers. These oversized breakers featuring a "test" button on them may be present in your panel. This button should be pushed periodically to learn if it is still in working order. These have a chip inside them that is intended to detect a leak in current, i.e. if a picture nail pierces a wire in a wall or a wire was installed with a pinch or severe fold in it. These are considered, at the time of this writing, the state of the art technology in electrical, fire safety. In newer construction they can be seen on bedroom circuits. These breakers are still quite expensive; in the neighborhood of \$50 each compared to \$2-\$3 for an average breaker. Eventually expect the price to come down and to see every breaker in new construction to be of this technology.

Ground Fault Circuit Interrupters

This is a special type of circuit breaker designed to detect the condition most often occurring when someone is being shocked. It measures the current going out on the hot wire and compares it to the current coming back on the Neutral. If there is a notable difference, as would be happening if current were flowing into a person, the breaker will trip and discontinue the supply of power to that circuit. This may be seen inside the breaker panel as a breaker with a "test" button on it or it may actually be integrated into a electric outlet and installed in a wet location. This button should be pushed monthly to learn if it is still in working order. If not already present we recommend grounded and GFCI protected outlets be installed at all "wet" locations including Exterior, Kitchen, Bathroom, Wet Bar, Garage and Unfinished Basement outlet locations if not present.



Electrical (Continued)

Smoke Detectors

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, Security, and pet containment systems like "Invisible Fence" are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested weekly and replaced per manufacturer's guidelines or every ten years. Some smoke alarms may be tested today as a courtesy to you. We recommend that all "AC Only" powered smoke alarms be replaced with AC/DC smoke alarms. This makes sense if you consider that one of most likely place a fire would start is in the electrical system. An AC Only model may lose its power in a fire which would render it ineffective as an alert to get out of the home. Modern smoke alarms will have a battery back up. We recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations. When you move in replace all the batteries in all the devices, and then replace the battery twice a year thereafter, whether it is "chirping" or not.

Carbon Monoxide Detectors

We recommend every homeowner place at least one carbon monoxide detector in his home. The primary potential source for carbon monoxide would be the gas forced air furnace, boiler or water heater. Follow the instructions for placement in the unit you buy and expect it to direct you place it in the primary bedroom where you sleep. Place a minimum of one on every level of the home where you have an occupied bedroom. In addition we encourage you to place one in the room where you have a gas fireplace, if applicable, as an additional precaution. They are not to be placed in the garage or the utility room as a rule. The exception to this is if your heat system is a boiler in which case the best place for the unit will be with the boiler.

Kitchen

1st Floor Kitchen

Not Inspected	Range/Oven
Poor	Disposal: In-Sinkerator Jammed
Satisfactory	Refrigerator: Kenmore
Satisfactory	Electrical: 120 VAC/240 VAC
Satisfactory	Plumbing/Fixtures: Chrome
Marginal	Cabinets/Countertops Formica Water damage present under the counter. I am concerned that what looks like wood water damage under the sink area may be as a result of pests (termites). I recommend having a termite inspection done to come to a firm conclusion.



Satisfactory	Walls/Ceilings Drywall
Satisfactory	HVAC Source: Air exchange ventilation
Satisfactory	Floor: Linoleum

While technically excluded from a Standard inspection the appliances, as applicable, have been turned on and off today as a courtesy to you. They are considered for functional operation at time of inspection only. No life expectancy is expressed or implied.

If a range does not have an anti-tip bracket installed to prevent accidental tip-over we recommend it as a safety enhancement. Also if an installed hood or microwave oven is installed above the stove top it should have approximately



Kitchen (Continued)

18 inches of clearance to prevent accidental combustion. Refrigerator door seals should be well enough intact that they don't make the fridge ice up.

Disposals should be run after filling with debris or they may lock up as the debris dries out. Some people encourage periodic cleaning of disposals by placing ice and/or whole lemons down them. The opening into the disposal at the drain should be protected with a good rubber seal or an after-market screen to prevent silverware or utensils from falling in.

Laundry Room/Area

1st Floor Laundry Room/Area

Satisfactory Walls/Ceiling: Drywall

Satisfactory Ventilation: Window

Satisfactory Floors: Linoleum

Satisfactory HVAC Source: Air exchange ventilation

Satisfactory Washer Faucets Gate valves

Marginal Dryer Vent: Plastic flex Venting into the home to increase inside moisture is not recommended. Vinyl flex dryer vent hose becomes brittle with age and heat and may pose a fire safety hazard. recommend replace with metallic flex.

Always clean out dryer vent line and exterior hood when you move in and periodically thereafter.

We recommend whenever a client inherits a dryer they have it cleaned and serviced by an appliance repair person.

This insures that there is no lint build-up around the heating element and no safety hazard created.

It is now known that vinyl dryer vent hoses become brittle and flammable over time and should not be used.

When a gas line runs to the dryer area but is not being used it is imperative that the gas line be capped off to avoid accidental discharge of flammable gas into the home.

Mold experts agree that dryers must be vented to the outside of the home and never through a stocking or water box to capture the moisture within the home. Tabletop humidifiers inside a bedroom or music room are a better alternative.



Bathrooms

1st floor main/ with bathroom Bathroom

Satisfactory Walls/Ceiling drywall
Satisfactory Floor: Linoleum
Satisfactory Electrical: 120 VAC
Satisfactory Faucets/Traps: Chrome fixtures, pvc drain
Marginal Toilets: Porcelain or ceramic **The toilet is loose at the floor and will require replacement of the wax seal**
Satisfactory HVAC Source: Air exchange ventilation
Satisfactory Ventilation: Window

2nd floor main Bathroom

Satisfactory Walls/Ceiling drywall
Satisfactory Floor: Linoleum
Satisfactory Electrical: 110 VAC GFCI
Satisfactory Faucets/Traps: Chrome fixtures, pvc drain
Marginal Tub/Shower Surround(s): Fiberglass tub and ceramic tile surround **Caulk and grout needed.**
Satisfactory Toilets: Porcelain or ceramic **The toilet is loose at the floor and will require replacement of the wax seal**
Satisfactory HVAC Source: Air exchange ventilation

If bathroom outlets are not GFCI protected we urge upgrading to that system. Note that the reset may be elsewhere but lending protection to this location. Proper ventilation to water areas in the home is critical to inhibit growth of mildews. Either the routine opening of a window or an operational bathroom fan is needed to carry moisture out after baths or showers. Keep an eye on the condition of caulk and grout at tub or shower areas. As they wear they may allow water to get back into the walls and may result in other problems. Keep the caulk and grout properly maintained. Excessive under-sink storage may have limited the ability to fully see to evaluate the under-sink plumbing today. Toilets may intermittently run on depending on the flapper condition or the flush mechanism. The maintenance or replacement of the in-tank mechanism is inexpensive and may need to be done periodically.

Satisfactory Ventilation: Window

Master Bathroom

Satisfactory Walls/Ceiling Drywall
Satisfactory Floor: Linoleum
Poor Electrical: 120 VAC GFCI **GFCI not tripping and not protecting itself. This location apparently protects main hall bathroom and does not appear to be wired properly. Have electrician sort it out.**
Satisfactory Faucets/Traps: Chrome fixtures, pvc drain
Satisfactory Toilets: Porcelain or ceramic
Satisfactory HVAC Source: Air exchange ventilation

If bathroom outlets are not GFCI protected we urge upgrading to that system. Note that the reset may be elsewhere but lending protection to this location. Proper ventilation to water areas in the home is critical to inhibit growth of mildews. Either the routine opening of a window or an operational bathroom fan is needed to carry moisture out after baths or showers. Keep an eye on the condition of caulk and grout at tub or shower areas. As they wear they may allow water to get back into the walls and may result in other problems. Keep the caulk and grout properly maintained. Excessive under-sink storage may have limited the ability to fully see to evaluate the under-sink plumbing today. Toilets may intermittently run on depending on the flapper condition or the flush mechanism. The maintenance or replacement of the in-tank mechanism is inexpensive and may need to be done periodically.

Satisfactory Ventilation: Window

If bathroom outlets are not GFCI protected we urge upgrading to that system. Note that the reset may be elsewhere but lending protection to this location. Proper ventilation to water areas in the home is critical to inhibit growth of mildews. Either the routine opening of a window or an operational bathroom fan is needed to carry moisture out after baths or



Bathrooms (Continued)

showers. Keep an eye on the condition of caulk and grout at tub or shower areas. As they wear they may allow water to get back into the walls and may result in other problems. Keep the caulk and grout properly maintained. Excessive under-sink storage may have limited the ability to fully see to evaluate the under-sink plumbing today. Toilets may intermittently run on depending on the flapper condition or the flush mechanism. The maintenance or replacement of the in-tank mechanism is inexpensive and may need to be done periodically.

All Rooms

Satisfactory Walls/Ceiling: Drywall Limited visibility throughout house.
Satisfactory Floor: Carpet
Satisfactory Doors: Hollow wood
Poor Electrical: 120 VAC/240 VAC Extensive Reversed polarity outlets discovered. Recommend systematic testing and correction of every outlet in home as needed.
Satisfactory HVAC Source: Air exchange ventilation
Satisfactory Smoke Detector: Battery operated Not every smoke alarm tested.

Walls, Ceilings and Floors may show signs of normal wear and tear. When approximately consistent with the age of the home we may not draw your attention to expected gouges, dents/scratches and wear. We are not inspecting for squeaks in flooring.

We recommend all doors have door stops to protect the nearby walls. We prefer the non-springy post style rather than the in-hinge style.

Wide spacing of stairwell railing balusters and deck railing balusters is now know to create a safety hazard for small children. While common in older homes we urge the upgrading of such styles to provide the optimum safety for small children. Check with local codes but generally closer than about 4 inches is now considered safe.

Every bedroom needs to have a way out in case of a fire. Basement bedrooms in particular need to have an approved size/height/style of escapable window including a ladder to get out of the window well if applicable. While window wells should be covered with a grate to prevent accidental falling in, the grate or cover needs to be light enough and easily removable without the need for any tools. Older homes will have inferior means for fire escape from basement bedrooms. We urge the upgrading of any such windows to comply with modern safety standards to best protect house occupants.

Homes older than the early 1970s will likely have lead-containing paint. Lead poisoning is the number one cause of death for children under 4 years old. It is not because the children eat peels of paint but rather because they drive toy cars or toys on lead-containing paint at window sills and wood trim areas and then place the toy into their mouths. Be aware of this hazard if you are buying a home that falls into this age. Be sure there is not original paint exposed. Keep all painted surfaces in good shape.

Smoke Detectors

Testing of smoke detectors or alarms, timers, low voltage circuits such as door bells, Security, and pet containment systems like "Invisible Fence" are beyond the scope of this inspection. Smoke detectors are recommended to be located in each Bedroom and one per floor level. Smoke alarms should be tested weekly and replaced per manufacturer's guidelines or every ten years. Some smoke alarms may be tested today as a courtesy to you. We recommend that all "AC Only" powered smoke alarms be replaced with AC/DC smoke alarms. This makes sense if you consider that one of most likely place a fire would start is in the electrical system. An AC Only model may lose its power in a fire which would render it ineffective as an alert to get out of the home. Modern smoke alarms will have a battery back up. We recommend grounded and GFCI protected outlets be installed at all Exterior, Kitchen, Wet Bar, Garage and Unfinished Basement outlet locations. When you move in replace all the batteries in all the devices, and then replace the battery twice a year thereafter, whether it is "chirping" or not.



All Rooms (Continued)

Carbon Monoxide Detectors

We recommend every homeowner place at least one carbon monoxide detector in his home. The primary potential source for carbon monoxide would be the gas forced air furnace, boiler or water heater. Follow the instructions for placement in the unit you buy and expect it to direct you place it in the primary bedroom where you sleep. Place a minimum of one on every level of the home where you have an occupied bedroom. In addition we encourage you to place one in the room where you have a gas fireplace, if applicable, as an additional precaution. They are not to be placed in the garage or the utility room as a rule. The exception to this is if your heat system is a boiler in which case the best place for the unit will be with the boiler.

Fireplace/Wood Stove

Family Room Fireplace

Satisfactory Fireplace Construction: Brick

Type: Wood burning

Satisfactory Flue: Metal

Satisfactory Damper: Metal

Poor Hearth: No hearth **Carpet right up to fireplace. May pose ignition hazard.**

Poor Blower Electric **Not functional.**

We recommend the addition of a carbon monoxide alarm in every room where a fireplace is present. On sealed gas fireplaces we encourage you to have it cleaned, serviced and inspected annually by a fireplace specialist.

With a wood burning fireplace use a spark arresting screen or glass doors designed for that purpose. Take care not to over-fire your fireplace, burning it too hot. One way to know is if your grate is sagging or melting. Most wood fireplaces do little to heat the home because of the draft they cause up the chimney, but do provide a pleasant ambiance. In a masonry fireplace watch for cracks developing in the firebrick in the firebox. Once severe, they can allow heat to get behind the firebrick and may cause an unsafe condition. Have repaired or replace the firebrick altogether if significant cracks develop. Finally, be certain to have your chimney swept (cleaned) and inspected annually to prevent unsafe buildup of flammable creosote in the flue.

Wood-burning stoves are difficult to inspect other than to evaluate the most general level of clearance between the stove and nearby combustibles. It is only minimally inspected today if applicable. We are told that once installed it becomes nearly impossible to determine if the flue has been routed properly. Some experts suggest wood stoves be fully removed every few years, a thorough cleaning and inspection performed and then reinstalled.

Attic

Central hall Attic

Satisfactory Roof Framing: Truss

Method of Inspection: From scuttle-hole





Attic (Continued)

Method of Inspection: (continued)



Satisfactory Unable to Inspect: 65% We did not enter the attic unless there are running boards installed for this purpose. This is to ensure we do not risk damage to personal property or self. No insulation is disturbed in this inspection.

Satisfactory Roof Framing: Truss

Satisfactory Sheathing: Plywood

Satisfactory Ventilation: Turbine fan

Satisfactory Insulation: Fiberglass

Satisfactory Approximate Insulation Depth: 12"

Not Inspected Vapor Barrier: Not visible.

Attics

Most builders discourage the use of attics as storage areas. This is for several reasons including that the truss systems are not meant to support much weight on their bottom chord, they do have not flooring for safe usage, they are dirty and when open can impact the energy design of the home and allow access and rapid spread of fire. They are not meant for storage. Many builders actually caulk or seal the attic scuttlehole closed. We are not to cut them open but will be happy to look inside if accessible.

Sheathing

The decking overhead in an attic should be wood colored and should be intact. Roof leaks and poor ventilation of the attics can damage the sheathing over time. When the layers of plywood sheathing come apart this is called delamination. A good roofing company should check the integrity of the sheathing when they strip the roof covering down to bare wood but we find that most do not. During a roof job would be the ideal time to replace deteriorated areas. Once a new roof covering is installed over bad sheathing repair becomes expensive and complicated. Nonetheless damaged sheathing is a foundational part of your roofing system and should be maintained or repaired if damaged.

Ventilation

Poor ventilation of an attic over time discolors and deteriorates the sheathing. Ideally the ventilation in attics should be roughly split between low and high, for example half should come from the soffit vents and the other half from top vents. Ventilation coming from soffit vent areas should not be obstructed by improperly installed insulation. Homes are built with bare minimum ventilation from the attics so any diminishment would justify the increase of the total number of vents installed. It is not possible to over-ventilate an attic. A liberally ventilated attic will shed moisture and heat and can even impact how well the home stays cool in the summer. We always recommend the increase of attic ventilation.

Vent options include static top vents or box vents. These don't move and create a passageway for heat and moisture to escape out the roof surface if working properly. Turbine vents move a great deal of air but are not without disadvantages. They create a huge opening for snow to enter during the winter and should be covered off season. Also in the spring during a calm week birds like to build nests in them. They have moving parts so may need maintenance and they can creek and squeak too. Electric Powered vents are a good option but require installation by an electrician. However you get there having liberal ventilation from the attic area is a good improvement to make on your home.



Attic (Continued)

Insulation/Vapor Barriers

Modern homes are insulated to R-38. This would be a loose-fill, fiberglass depth of roughly 12 inches. Older construction will have something less than this unless it has been improved. We recommend increasing attic insulation to R-38. Loose fill should not be in contact with the roof sheathing to prevent the transfer of moisture between the two. Vapor Barriers are not usually used in our area with loose-fill insulation. On batted insulation the paper or plastic vapor barrier should be installed toward the warm or "house" side. It is easy to notice when it is done wrong because the attic area will look neat and clean with a nice papered floor look to it.

Whole House Fan

If a "whole house fan" is installed in your home it is usually done by a homeowner. They require the total area of "free vent space" in the attic be increased to expel the added air forced into the attic space. Newer or additional venting should be observed if a whole-house fan is present. In addition when a homeowner installs a whole house fan or a skylight beware. If any trusses are cut by a homeowner in the process of installing a whole-house fan or a skylight the structural integrity of the truss system should be reviewed by a licensed contractor. Trusses are not meant to be cut and do not perform their original designed purpose once cut. We always recommend that all home projects be performed by licensed contractors and permits be pulled with the Regional Building Department, and then subsequently inspected by them when complete. To learn what permitted work has been done on a home visit the Regional Building Department web site or call with the address. It is public record. Never operate a whole house fan without first opening doors and windows to allow outside air to enter the home. This is to avoid sucking soot down the fireplace or carbon monoxide in from the furnace or water heater. Finally, a whole house fan opening should be covered with insulation in the winter months to reduce the heat loss through that area. Don't forget to remove the insulation in the spring before its first operation.

Attic Wiring

All wiring in the attic should be installed with connections enclosed in junction boxes. This helps to protect against accidental fire from a spark from the connection, and to protect from accidental contact resulting in a shock. Also wiring connections should not be buried under insulation. Extra wiring work is sometimes done to install ceiling fans, powered vent fans or exterior lighting. While the attic was only evaluated from the access door today, and no insulation was disturbed, if upon entry any unprotected connections are observed have them enclosed in junction boxes.

Moisture Penetration

In a home of any age expect to find some staining around openings into the attic. Snow can blow into a top vent or driving rain may find itself in through an otherwise properly installed feature. Finding a stain is more of an indication of a home with a history and does not usually mean there is an active leak. If a stained area in the attic does accompany a roof covering failure and/or an interior ceiling stain further investigation will be called for.

Bathroom Vent Fans

Through the 1980s in our area the bathroom fans ventilated shower moisture into the attics. This contributed to sheathing deterioration and sometimes even mold. It is now known that bathroom vent fans should vent all the way to the outside, usually by terminating a vent hose at a top or soffit vent. We recommend extending all vents terminating inside the attic to a top or soffit vent to carry the moisture all the way out of the structure.



Windows

Marginal Windows: Vinyl, Metal, wood Sun room windows marginal.

Every bedroom needs to have a way out in case of a fire. Basement bedrooms in particular need to have an approved size/height/style of escapable window including a ladder to get out of the window well if applicable. While window wells should be covered with a grate to prevent accidental falling in, the grate or cover needs to be light enough and easily removable without the need for any tools. Older homes will have inferior means for fire escape from basement bedrooms. We urge the upgrading of any such windows to comply with modern safety standards to best protect house occupants.

Double pane windows have a seal along the edge of their glass panel. These can leak and allow moisture in between the panes resulting in a foggy look. Sometimes there is a hazy look or even a look of water droplets inside the actual pane. While technically this reduces the "R" value of the window slightly most people think of this as strictly an aesthetic or visual defect only. There is a company out there that claims to be able to correct this however typically the correction is to buy a replacement glass panel.

Wood window sills or the drywall sides of the window opening can sustain may water and sun damage. Condensation dripping down the glass onto the sides of the opening and onto the sill will eventually necessitate a repair. In addition if a window is left open repeatedly when raining water damage will also occur. Watch out for surface deterioration around windows, keep windows shut during rainy weather and keep condensation from building up on the surface by controlling humidifier levels carefully. Make minor repairs as needed in order to avoid costly major repairs.

Basement

Main Basement
Satisfactory Ceiling/walls Drywall
Satisfactory Floors: Poured All or part of the floor is not visible.
Satisfactory Floor Drain: Surface drain Not tested.
Satisfactory HVAC Source: Air exchange ventilation
Not Inspected Insulation: Not visible.
Satisfactory Bsmt Stairs/Railings: Metal stairs with wood handrails

Basements in Older Homes

The basement floor drain is not tested today. If there is evidence of backup at the drain we recommend you contact a plumber to clean out the drain lines. In older homes, especially when large, mature trees are present in the yard, we always urge you to consider a separate plumbing inspection to determine whether roots have entered the the drain lines and to determine if the drain lines are themselves crushed or damaged. This kind of inspection can normally be performed for a couple hundred dollars. Some plumbers can even use a camera to inspect the inside of the drain lines.

Cement Floors

A poured cement basement floor may have settling cracks in it. This would not be unusual. These are not a problem unless unevenness creates trip hazards or a condition where your floor covering will become damaged when installed over the cracks. Minor repairs might be needed in this case. Dramatic cracking, heaving and sinking however, usually means there is something else going on; like water getting under the floor from some source or poor preparation of the site before the cement was poured.

Just because the basement cement floor is cracked does not mean that a foundation problem necessarily exists. The foundation walls go down into the dirt many feet. This, or various footers along this wall, is what supports the home, not the floor. The floor is a slab poured on top of the dirt after all the basic structural support is created. It is not even attached to the foundation walls in most cases. Sometimes metal piers or "jacks" support horizontal beams or girders



Basement (Continued)

and appear to rest on the slab but further investigation usually reveals that where they contact the floor is actually a deeply poured footer as well.

Sump Pit/Sump Pump

Some homes have a sump pit installed in the basement floor (or occasionally even outside the home but up against the foundation.) This pit serves as a collection point for water gathered from around the foundation by means of a perimeter drain or "French drain." This pit should be empty and be basically dry. Some builders install them as a precautionary measure so their presence is not necessarily a bad thing. If however it has standing water in it of any significant amount we recommend the addition of a sump pit. This is a pump that is installed down in the bottom of this pit with an automatic float mechanism that detects rising water. When the water level increases to a particular level it turns on and pumps the water up and out to the outside of the home, preferable 6-10 feet away from the foundation. We recommend that the lid to this pit, regardless of whether there is a pump installed, is secured in order that a small child cannot accidentally enter and drown. The pit should be accessible in the sense that it should not be framed into the wall. The life expectancy of a sump pump is 8-12 years depending upon how hard and often it is working. This means that it should be accessible for replacement periodically without having to demolish part of your basement, if finished.

If a pump runs continuously or even frequently, like every five minutes or so this is a Red Flag. If the foundation is fully dependant upon a \$50 pump to keep it dry there is probably something else going on. The first place to start would be to investigate for a plumbing or sprinkler leak underground. Further investigation should be done by an engineer specializing in drainage and design. There may be a significant drainage or grading issue, sometimes originating off-site. There may be a soils issue or even an underground spring that makes this site a "wet site." We recommend that any "Wet Site" be carefully and fully considered and you receive advice from multiple experts in the field. At absolute minimum we recommend you consider installing a second pump as a back-up and an alarm to notify you if there should be a mechanical failure that may result in a flooded basement.

Basement Stairs/Undercarriage

On some older homes where the undercarriage can be seen the stringers can work their way apart or, "do the splits." When this happens repairs must be made, usually disassembling at least some of the stairs, pulling the stringers back together and then securing the finished product so it does not happen again. If the undercarriage cannot be seen but the stairway feels like it is breaking down we will recommend further investigation by a contractor including the repair of whatever they may find.

Structure

Satisfactory	Structure Type: Wood frame
Satisfactory	Foundation: Poured Covered with carpet.
Satisfactory	Differential Movement: No movement or displacement noted
Satisfactory	Beams: Wood frame
Satisfactory	Joists/Trusses: 2x8
Not Inspected	Piers/Posts: Not visible
Satisfactory	Floor/Slab: Poured slab Fully or partially not visible
Satisfactory	Stairs/Handrails: Metal stairs with wood handrails
Not Inspected	Subfloor: mostly not visible

Most of the homes in our area are wood frame construction. Occasionally, on an older home we find a brick or masonry constructed home and a modular, manufactured or mobile home is usually a wood frame built over a steel structure. Rarely we find a Steel constructed home.



Structure (Continued)

Foundation

Clues as to the structural integrity of your home are evaluated today. The exterior, below-grade portions of the foundation are obviously not visible and cannot be directly evaluated. In modern construction and in our area the interior surfaces of the foundation are covered with an insulation blanket and also cannot be directly evaluated. The foundation, wherever visible and readily accessible, is looked at today for cracking or deterioration. Some surface cracking of the foundation may be attributed to shrinkage or to rust of underlying re-bar. These are generally not of great concern. Cracks with certain characteristics can tell a lot about foundation movement and may result in a referral to an engineering specialist. Visible clues as to otherwise invisible movement are what we are after today.

Water, Water, Water

Be aware that the number one enemy of all homes, especially the foundation, is WATER. Be pro-active to direct all water away from the foundation through proper grading, gutters, downspouts with 6-10 foot extensions and splash-blocks under hose faucets. Use reasonable watering practices when irrigating your lawn or landscaping. Sometimes terracing or installing a "Swale" can reduce erosion and direct water away from the foundation. Poor water management around the home can be a significant clue to underlying foundation problems. Sometimes uneven siding surfaces or roof surfaces can be clues too.

Inside the home we are looking for unexplained binding of doors and windows, uneven floors and drywall cracks.

Heating System

Basement Heating System

Satisfactory Heating System Operation: Appears functional



Manufacturer: Rheem

Model Number: RGPK 10EBRJR Serial Number: EX5D307F399909015

Type: Gas Forced air Approximate Capacity: 75,000 BTU

Area Served: Whole Bldg Approximate Age: 9

Fuel Type: Natural gas

Not Inspected Heat Exchanger: 4 Burner Interior of Heat Exchanger is not visible.

Unable to Inspect: 95%

Satisfactory Filter/Blower Fan: Direct drive with disposable filter

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system.

This inspection covers only the visible components of the heating system. Hidden problems, for example on the mostly inaccessible Heat Exchanger on a gas forced air furnace, may exist that are not documented in this report. Therefore any evaluation of the Heat Exchanger today is superficial and inconclusive.

Important Facts: The National Home Builders Association estimates that the average, safe life-span of a gas fired furnace is only in its mid-teens. While a furnace will actually continue to make air hot for even up to fifty years, when the Heat Exchanger, the central component of a furnace, cracks it creates the possibility but not certainty, that carbon



Heating System (Continued)

monoxide will come through the cracks and be distributed throughout the home. If this happens Carbon Monoxide poisoning or death may result. It is not possible to determine conclusively whether or not a furnace heat exchanger is cracked without significant disassembly unless Carbon Monoxide is currently coming through the vents when operating. Unfortunately the absence of Carbon Monoxide coming through the vents at the time tested is NOT an indication that the Heat Exchanger is Not cracked. In fact, the vast majority of furnaces WITH CRACKED heat exchangers are NOT pushing CO at the time tested. This should communicate how critical it is to have your furnace INVASIVELY evaluated annually. Also be aware that very few furnace companies in our area perform invasive evaluations. We recommend furnace replacement of all furnaces over 20 years old because of the increased risks to our clients whether a symptom is present or not.

Annual cleaning, including an invasive, visual evaluation of the Heat Exchanger with enough disassembly to visually survey the areas most likely to fail based upon the technician's knowledge of your particular make and model, is recommended for the greatest safety and best performance and life expectancy. Also install carbon monoxide alarms in your home following their instructions for proper placement. Expect to place one in at least one bedroom per floor of the home but not in the mechanical room or the garage. Keep the batteries fresh and replace entirely every five years.

Plumbing

Satisfactory
Satisfactory

Service Line: Copper
Main Water Shutoff: Basement



Marginal

Water Lines: Copper Active leak above water heater.



Satisfactory
Satisfactory
Satisfactory
Satisfactory
Basement Water
Satisfactory

Drain Pipes: PVC
Service Caps: Accessible
Vent Pipes: PVC
Gas Service Lines: Cast iron
Heater
Water Heater Operation: Satisfactory



Plumbing (Continued)

Manufacturer: General Electric



Model Number: Didn't Record Serial Number: GENG 1001137853
Type: Natural gas Capacity: 40 Gal.
Approximate Age: 8 Years Area Served: Whole building
Satisfactory Flue Pipe: Single wall
Satisfactory TPRV and Drain Tube: Copper

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. National average life is 5-10 years only.

While approximately 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system not every problem will be detected today. On homes of more than around 50 years old, or in an area where there are large trees we strongly recommend hiring a plumber to run a camera through the sewer drain line to determine if roots have impinged the flow or if there is any other physical damage that is not visible in today's inspection.

Water conditioning/filtering systems are not within the scope of this inspection.

Recommended water pressure ranges 55-65 psi although we did not use a gauge to measure this today. Our assessment of the water pressure is what we refer to as a Practical Pressure. We mean at the time of the inspection can various water sources be run, toilets flushed and tub or showers operated without a dramatic fall in practical flow. Your demands may be different than the informal evaluation we did today.

Final Comments

This could be a good little home with some cleaning and maintenance and some minor repairs. Note that the Seller only allowed us into the home for one hour and that this limited our ability to systematically and methodically evaluate all the typical items we consider. While some discoveries were made the seller had storage and personal property against walls and around windows. It is possible that once the home becomes vacant there may be other items found that were not discovered today due to these factors.



Marginal Summary

This Summary of Marginal Items is not intended to direct or suggest any particular negotiation in your transaction. You and your Real Estate Professional should make those decisions after a thorough review of the entire Report. Keep in mind that no home, not even a brand new home is perfect. Nearly every home will have at least some maintenance challenges. The older the home the more opportunity for things to wear undetected or to be repaired or improved by someone not qualified to do so. While our inspection is focused on the main concerns our education will include a variety of these maintenance items as well.

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Please phone us at 622-8808, or for a quicker response, email Welcome Home Inspections, LLC at homeinspections@pcisys.net for any questions or clarification on this Summary or on the inspection. We are at your service!

Roof

1. Gutters/Downspouts Aluminum Extend/reconnect downspout extensions. Termination of buried downspout extensions is unknown.
2. South Chimney Chimney Flashing: Tar covered Note that Chimney cap has been covered with Tar. This is an unconventional repair although it may be sufficient. We recommend sealing the cracks in the tar seal where it has shrunk. The chimney cap was not directly visible as it was under the tar.

Exterior Surface and Components

3. Overall Exterior Surface Siding Type: Fiberboard Fiberboard siding damaged/deteriorated

Kitchen

4. 1st Floor Kitchen Cabinets/Countertops Formica Water damage present under the counter. I am concerned that what looks like wood water damage under the sink area may be as a result of pests (termites). I recommend having a termite inspection done to come to a firm conclusion.

Laundry Room/Area

5. 1st Floor Laundry Room/Area Dryer Vent: Plastic flex Venting into the home to increase inside moisture is not recommended. Vinyl flex dryer vent hose becomes brittle with age and heat and may pose a fire safety hazard. recommend replace with metallic flex.

Bathrooms

6. 1st floor main/ with bathroom Bathroom Toilets: Porcelain or ceramic The toilet is loose at the floor and will require replacement of the wax seal
7. 2nd floor main Bathroom Tub/Shower Surround(s): Fiberglass tub and ceramic tile surround Caulk and grout needed.

Windows

8. Windows: Vinyl, Metal, wood Sun room windows marginal.

Plumbing

9. Water Lines: Copper Active leak above water heater.



Poor Summary

Items marked "Poor" should be reviewed by appropriately licensed contractors to be re-inspected. We urge that you weigh all advice given by these contractors, include shopping for prices and considering all options, then making repairs or replacement at your option. We always recommend that all work done on a home be performed by licensed contractors, when applicable, including having all appropriate building permits pulled and final inspections being performed by the Regional Building Department. We are not Code or Compliance inspectors. We make no representation as to code compliance of any kind.

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Roof

1. **Electrical Mast:** Mast with tie back at roof The insulation on the Neutral wire at the mast is worn away and leaves an exposed area. Recommend immediate repairs.

Lots and Grounds

2. **Sump Pits:** Not Covered Please secure lids over the sump pits to ensure that children don't fall in and become injured. Also monitor for accumulation of water during or after heavy rains. Although the pits were dry today and appeared to have been dry for an extended period of time today's look was inconclusive.
3. **Lawn Sprinklers:** Not operated today Note that a sprinkler valve was leaking profusely as viewed in the compartment below the sun room floor. While the seller wondered if this was merely a residual drip coming from an electronic valve it is definitely more than that. The balance of the system was not tested today and is not included in the inspection.

Exterior Surface and Components

4. **Windows:** Vinyl, Wood, Metal Bars on basement windows interfere with proper fire escape. Recommend remove one or more, or change style to one that has a latch that can be opened manually if needed.

Garage/Carport

5. **Garage Opener Safety Reverse Electric "eyes",** Internal sensor Eyes higher than 4-6 inches maximum from the floor. Eyes not functional, Internal sensor not working or not adjusted.
6. **Garage Firewall Drywall** Heating duct through firewall into living space will allow rapid spread of fire into home if a garage fire should ever start. Recommend close the opening with fire-rated material.
7. **Garage Electrical:** 110 VAC outlets and lighting circuits Open or missing ground in garage and in "shop area" joining garage, Reversed polarity in one case. This is a safety hazard as a garage is considered a "wet" area. Please have corrected by properly qualified technician.

Electrical

8. **Room just in from garage. Electric Panel Manufacturer:** Federal Pacific Federal Pacific panel breakers have a history of not tripping when circuit overloading exists. Recommend evaluation by licensed electrical contractor for evaluation and replaces as recommended.
9. **Room just in from garage. Electric Panel Wire Condition** Stranded Copper Also note that stranded wiring to range has been cut to better fit into breaker but doing so effectively created an undersized and overheating wire. Have corrected.



Poor Summary (Continued)

Kitchen

10. 1st Floor Kitchen Disposal: In-Sinkerator **Jammed**

Bathrooms

11. Master Bathroom Electrical: 120 VAC GFCI **GFCI not tripping and not protecting itself. This location apparently protects main hall bathroom and does not appear to be wired properly. Have electrician sort it out.**

All Rooms

12. Electrical: 120 VAC/240 VAC **Extensive Reversed polarity outlets discovered. Recommend systematic testing and correction of every outlet in home as needed.**

Fireplace/Wood Stove

13. Family Room Fireplace Hearth: No hearth **Carpet right up to fireplace. May pose ignition hazard.**
14. Family Room Fireplace Blower Electric **Not functional.**