

International Property Inspection

Property Inspection Report



123445 Sample St., Sample, CO 12121
Inspection prepared for: Sample Report
Date of Inspection: 11-6-2013

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THANK YOU!

Thank you for choosing us to perform this General Home Inspection. The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards.

WHAT is INCLUDED?

Please keep in mind that as home inspectors, we are generalists. It is impossible for us to have the same level of knowledge and experience, or to perform inspections of the different home systems to the same degree as would contractors specializing in each of those systems.

Because home inspectors do not perform research, the General Home Inspection does not include confirmation of compliance with any manufacturer's recommended installation instructions, confirmation of property boundary limits or structure setbacks.

Although some conditions commented on in this report may be building code violations, identification of building code violations lies beyond the scope of the General Home Inspection.

To understand more fully what is and is not included in a General Home Inspection, please visit the Standards of Practice page of the International Association of Certified Home Inspectors at

www.nachi.org/sop.

The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

NOT PASS/FAIL

A property does not "Pass" or "Fail" a General Home inspection. An inspection is designed to reflect the visual condition of the home at the time of the inspection.

Please feel free to contact me with any questions about either the report or the property, soon after reading the report, or at any time in the future!

The following conditions lie beyond the scope of the General Home inspection:

- Identification of building regulation violations;
- Conditions not readily observable;
- Failure to follow manufacturer's installation recommendations, or
- Any condition requiring research.

READ the REPORT!

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information.

REPAIRS, EVALUATIONS and CORRECTIONS

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves.

Be sure to take whatever actions are necessary before the expiration of your Inspection Object Deadline!

DO a FINAL WALK-THROUGH!

Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

WE'RE HERE to HELP!

If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

INSPECTION and SITE DETAILS

1. Inspection Time

Observations:

- The Inspection started at 10AM
- The inspection ended at 1:30PM

2. Present at the Inspection

Observations:

- The Buyer attended the entire inspection.
- The buyer's agent attended the latter portion of the inspection.
- The seller did not attend the inspection.
- The seller's agent attended the early portion of the inspection.
- The home occupant was not present during the inspection.
- An appraiser was present during some portion of the inspection.
- A dog was present at the property during the inspection, but was not a hinderance to the inspection.

3. Weather Conditions

Observations:

- During the inspection the weather was clear.
- The temperature at the inspection was approximately 70F degrees.
- During the 2 days preceding the inspection the inspection the weather was generally partly cloudy.

4. Year of Original Construction

Observations:

- The home was originally constructed in approximately 1987

5. Home Footprint Size

Observations:

- The size of the home was approximately 1800 square feet.

6. Utilities

Observations:

- All utilities were on at the time of the inspection.

7. Homesite Elevation

Observations:

- The homesite was located at an elevation of approximately 5000 feet/1525 metres.

8. Ground/Surface soil Condition

Observations:

- At the inspection, the ground was dry.

9. Climate Zone

Observations:

- This home was located in a Semi-arid climate zone which typically experiences two seasons: summer and winter. Summer temperatures may be well over 100F but winter temperatures may fall well below freezing. Annual rainfall may average 10-20 inches (25cm/250mm - 50cm/500mm) or more but Semi-arid climate zones also experience long periods of drought.

EXTERIOR VIEWS

1. Front and Right

Observations: The photo shows the Front and right sides of the home.



2. Rear and Left

Observations:

- The photo shows the Rear and Left sides of the home.



GROUNDS

Inspection of the property grounds typically includes:

- adequate slope of grade away from foundation;
- identification of features that introduce moisture to soil near the foundation;
- window wells;
- exterior electrical components;
- exterior plumbing components;
- tree problems (roots, overhanging branches, dead trees, etc.); and
- retaining walls that may affect the home structure.

Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools/spas except as ancillary inspections.

1. Driveway Condition

Materials:

Observations:

- Moderate settling visible in the driveway at the time of the inspection appeared to be due to inadequate compaction at the time of original construction. Most settling takes place in the first few years after original construction, after which settling stops in the effected area.



2. Walkways

Observations:

- Home walkways were constructed of poured concrete.
- At the time of the inspection, the walkways had areas of moderate settling visible. This condition is typically the result of poor compaction practices during original construction. As time passes, settling continues until soil beneath the affected area reaches equal density with the surrounding soil and the affected portions of the walkway become stable. Chances that settling will continue are low.
- The concrete walkways exhibited shrinkage cracks. Shrinkage cracks commonly occur as newly-placed concrete dries, especially at high-stress areas like corners. Shrinkage cracks are surface cracks that are not a structural concern.



GROUNDS Walkways

3. Window Wells

Observations:

- One or more window wells lacked covers at the time of the inspection. This condition can be hazardous to small children and may trap pests such as skunks. The inspector recommends installation of window well covers.



4. Landscape Irrigation

Observations:

- The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor before the expiration of your Inspection Objection Deadline. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives.

EXTERIOR ELECTRICAL

1. Exterior Electrical Outlets

Observations:

- Most exterior electrical outlets were Ground Fault Circuit Interrupter (GFCI)-protected and enclosed in weather-resistant covers. Notable exceptions will be listed in this report.
 - An electrical outlet at the rear of the home did not have Ground Fault Circuit Interrupter (GFCI) protection at the time of the inspection.
- For safety reasons, the Inspector recommends that all exterior electrical outlets be provided with GFCI protection in good working order to avoid potential shock or electrocution hazards. This can be achieved by:
1. Replacing the current standard outlets with GFCI outlets.
 2. Replacing the garage electrical circuit outlet located closest to the main electrical service panel with a GFCI outlet.
 3. Replacing the breaker currently protecting the electrical circuit that contains these garage outlets with a GFCI breaker.

2. Exterior Electrical wiring

Observations:

- A junction box located at the home exterior was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed.

3. Exterior Lighting

Observations:

- A light fixture mounted at the front of the home was inoperable at the time of the inspection. This condition can be caused by burned out bulbs, or a problem may exist with the light fixture, wiring or the switch. You should re-test this light fixtures after replacing the bulb. If after bulb replacement the light still fails to respond to the switch, consider evaluation by a qualified electrical contractor. This condition may be a potential fire hazard.

EXTERIOR WALLS

Inspection of the exterior walls typically includes the following:

- exterior wall structure (material identification and condition);
- exterior wall-covering material (material identification and condition);
- window and door exterior condition;
- penetration integrity; and
- vegetation encroachment.

1. Exterior Wall Condition

Observations:

- The Inspector observed few deficiencies during inspection of the exterior walls. Notable exceptions will be listed in this report.

2. Window Condition

Observations:

- The Inspector observed no deficiencies of window exteriors at the time of the inspection.

Inspection of window exteriors typically includes examination of the following:

- Window exterior surface condition
- Sealant/weather-stripping condition
- Sash exterior condition
- Moisture-intrusion integrity
- Window pane condition

3. Composite Siding

Observations:

- The Inspector observed few deficiencies of composite siding covering exterior walls at the time of the inspection. Notable exceptions will be listed in this report

Composite siding is composed of man-made boards which are manufactured for use as exterior siding from various combinations of wood fibers, fillers, binders and glue. These mixtures are heated and compressed into composite wood products. When these composites are intended for use as siding, an embossed overlayment is often added to simulate the look of wood.

Inspection of composite siding typically includes visual examination of...

- Installation practices
- Condition

- Siding had concrete poured against it. Moisture will be trapped at such areas. Siding will dry more slowly and deteriorate more quickly than siding exposed to free air flow. Deteriorated siding will be difficult to replace.



PORCH

Inspection of porches typically includes visual examination of the:

- foundation;
- structure;
- floor surfaces; and
- stairs

1. Porch Location

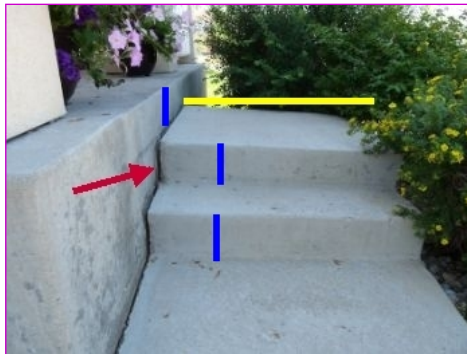
Observations:

- This porch was located in the front of the home.

2. General Condition

Observations:

- The Inspector observed few deficiencies during inspection of the porch. Notable exceptions will be listed in this report.



3. Porch Stairs

Observations:

- The porch stairs had settled and were separated from the porch structure at the time of the inspection. This condition is typically caused by inadequate compaction at the time of original construction. If that is the cause, the stair/landing assembly should be stable now. Accurate evaluation would require the services of a soils engineer. Correction would require the services of a foundation contractor. The Inspector recommends correction by a qualified contractor.
 - Risers at the steps to this porch varied more than the 3/8 inch considered to be the safe maximum by modern safety standards. This condition is a potential fall hazard.
 - Treads at the exterior porch stairway sloped more than the 1/4-inch per foot maximum dictated by good building practice. This condition is a potential fall hazard.
- All corrections should be made by a qualified contractor.

GARAGE

Inspection of the garage typically includes examination of the following:

- general structure;
- floor, wall and ceiling surfaces;
- operation of all accessible conventional doors and door hardware;
- overhead door condition and operation including manual and automatic safety component operation and switch placement;
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection;
- interior and exterior lighting;

- stairs and stairways
- proper firewall separation from living space; and
- proper floor drainage

1. Garage Description

Observations:

- The home had a two-car attached garage.

2. Garage General Condition

Observations:

- The inspector observed few deficiencies when inspecting the garage. Notable exceptions will be listed in this report.

3. Garage Floor

Observations:

- The garage floor showed signs of heaving. It was not level or flat. Control joints showed major cracking. This condition appeared to be the result of expansive soil beneath the slab. Expansive soils are those that expand to many times their original volume with increases in soil content. If expansive soils are the cause of this heaving, it may continue in the future.

OVERHEAD GARAGE DOOR

Inspection of garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition;
- dounting brackets;
- automatic opener;
- automatic reverse;
- photo sensor;
- switch placement;
- track & rollers; and
- manual disconnect.

1. General Condition

Observations:

- The inspector observed few deficiencies when inspecting the overhead vehicle doors. Notable exceptions will be listed in this report.

2. Number of Openers

Observations:

- Two vehicle doors were equipped with automatic door openers at the time of the inspection.

3. Opener Operation

Observations:

- Both automatic garage door openers responded to the controls at the time of the inspection.

4. Automatic Reverse

Observations:

- Garage doors are not tested by the Inspector using specialized equipment and this inspection will not confirm compliance with manufacturer's specifications. This inspection is performed according to the Inspector's judgment from past experience. You should adjust your expectations accordingly. If you wish to ensure that the garage door anti-reverse feature complies with the manufacturer's specifications, you should have it inspected by a qualified garage door contractor.

- The photo sensor was installed at a height greater than 6 inches. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by building codes since 1993.

Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches.

The Inspector recommends correction by a qualified garage door contractor.

5. Automatic Opener Switch

Observations:

- The push-button switch for the automatic garage door opener was operable and safely located at the time of the inspection.

6. Manual Disconnect

Observations:

- The manual disconnect operated in a satisfactory manner at the time of the inspection.

- The vehicle door was difficult to open manually at the time of the inspection.

The Inspector recommends service by a qualified contractor or technician.

ROOF STRUCTURE

Roof inspection typically includes examination of the following:

- roof-covering material
- presence of an underlying membrane
- permanent structures such as chimneys
- flashing of all roof covering penetrations such as vents and chimneys, junctions with dissimilar materials, valleys, any extreme changes in the slope of the roof
- gutter and downspout condition
- fastener and mounting penetrations for any roof-mounted equipment such as any solar equipment, HVAC equipment or supports for structures such as chimneys or combustion vents or flues.
- condition of any installed skylights
- visible roof framing

1. Method of Inspection

Observations:

- The Inspector inspected the roof and its components by walking the roof.

2. Roof Configuration

Observations:

- The home had hip roofs.

3. Roof Slope

Observations:

- The roof pitch was approximately 4&12.

4. General Roof Condition

Observations:

- The inspector observed no deficiencies when inspecting the roof structure exterior.

5. Roof Underlayment

Observations:

- The roof had felt paper installed as water-resistant underlayment beneath roof-covering materials. The underlayment was inspected in representative areas only. Most of this membrane was hidden beneath roof-covering materials and was not inspected.

ASPHALT SHINGLES

INSPECTION OF THE ROOF DOES NOT CONSTITUTE A WARRANTY.

We do not certify roofs as leak-proof! A general Home Inspection does not include roof certification. As experienced inspectors, we use our expertise to identify conditions that lie within the scope of the General Home Inspection. Some conditions require confirmation or further evaluation by a qualified roofing contractor. Other conditions require research, special equipment, or experience that exceeds the scope of the General Home Inspection.

SHINGLE INSTALLATION

A huge number of different types and models of asphalt shingles have been produced and installed over the years, varying in material and installation quality, installation requirements, and performance characteristics. For optimum performance, and for shingle manufacturer's warranties to remain in effect, asphalt shingles must be installed according to the manufacturer's recommendations, which often vary from one manufacturer to another, and even between different shingle models produced by the same manufacturer. Because of the many different installation requirements for the different types of shingles, confirmation of proper installation requires inspection by a qualified specialist, can often require research, and exceeds the scope of the General Home Inspection.

Although the Inspector inspects the roof to the best of his ability, the General Home Inspection does not include destructive testing or research. We disclaim responsibility for confirming installation according to the manufacturer's installation recommendations of roofing components including, but not limited to, shingles, underlayment, flashing and fasteners. Inspection of these components is limited to compliance with widely accepted general best practices.

ASPHALT SHINGLE WARRANTIES

[[Warranty explanation]]Two types of warranties are offered when new asphalt shingles are installed;

1. The manufacturer's warranty, which covers the shingles themselves and varies among manufacturers; and
2. The contractor's warranty, which covers installation and workmanship.

When a home is sold, a roof warranty may fully transfer to the buyer, may transfer for a shortened length of time, may transfer with limited coverage or may not transfer at all. Some warranties require notification of sale of the home within a certain time period for the warranty to remain in effect.

You should ask the seller about how the sale of the home will affect any warranty presently covering the roof and confirm any seller claims by reading the warranty.

Asphalt shingle warranties are a sales tool and lengths of warranties will not accurately reflect the

shingle roof expected long-term service life.

SHINGLE ROOFS ARE NOT WATERPROOF

Although asphalt shingles are designed to protect the underlying home structure from moisture, but as a system are not waterproof, but *water resistant*, and are designed to work together with flashing and an underlying water resistant membrane to prevent moisture intrusion.

SHINGLE BONDING

The adhesive strips of asphalt composition shingles are the single most important component in good wind resistance. Activated by the heat of the sun after installation, the tar-like adhesive strip softens and bonds to the shingle in the course above. This bond will increase with time until the adhesive cures to its full design strength.

Adhesive strips can fail to bond for a number of reasons:

- Poor quality shingles can have inadequate adhesive strip materials (for which there are no manufacturing standards).
- High winds blowing at the time of installation can contaminate the adhesive strips with dust and dirt.
- Since adhesive strips are activated by heat, shingles installed during the winter may take months to bond fully. During this extended period, the adhesive strips may become contaminated by wind-blown dust and dirt.

FACTORS AFFECTING ASPHALT SHINGLE AGING

The following factors affect the lifespan of an asphalt composition shingle roof:

- **roofing material quality;**
- **quality of maintenance;**
- **proper installation;**
- **number of layers;**
- **structure orientation:** South-facing roofs will have shorter lifespans;
- **degree of roof slope:** Flatter roofs will have shorter lifespans;
- **climate and exposure:** (wind, hail, snow & rain); Harsh climates shorten roof lifespans;
- **homesite location:** Coastal climates promote corrosion of all metal exposed to weather;
- **temperature swings:** climates with large daily temperature differentials will shorten roof lifespans;
- **elevation:** Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan;
- **roof color:** Darker roofs absorb more heat which may shorten roofing material lifespan;
- **roof structure ventilation:** Poor ventilation shortens roof lifespans;
- **physical abrasion:** Avoid walking on the roof as much as possible, especially on very hot or very cold days when shingles may be especially soft or brittle; and
- **freeze/thaw cycles:** Areas of the roof where snow collects or ice dams accumulate are subject to more rapid deterioration by moisture held against the shingles.

1. Asphalt Shingle Description

Observations:

- The roof was covered with laminated fiberglass composition asphalt shingles which were each composed of multiple layers bonded together. Laminated shingles are also called "architectural" or "dimensional" shingles.

Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

- Shingles appeared to have a 40-year warranty. Confirmation would require documentation or confirmation by a qualified roofing contractor. The length of the warranty is not an accurate reflection of the actual expected service life. Manufacturer's warranties are a sales tool.

2. Number of Layers

Observations:

- The roof had one layer of asphalt shingles installed at the time of the inspection.

3. General Condition

Observations:

- The Inspector observed no deficiencies when inspecting the shingles, flashing and vents.



4. Shingle Bonding

Observations:

- The representative shingles tested were adequately bonded at the time of the inspection.

FLASHING

"Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Inspection of roof flashing typically includes examination of flashing in the following locations:

- roof penetrations such as vents, electrical masts, chimneys, mechanical equipment. Patio cover attachment points and around skylights;
- junctions at which roofs meet walls;
- roof edges;
- areas at which roofs change slope;
- areas at which roof-covering materials change; and
- areas at which different roof planes meet (such as valleys).

1. General Condition

Observations:

- The inspector observed no deficiencies when inspecting roof flashings.

ROOF DRAINAGE SYSTEM

Inspection of the roof drainage system typically includes examination of any of the following:

- gutters (condition and configuration);
- downspouts & extensions (condition and configuration);
- scuppers; and

- overflow drains.

1. Drainage System Description

Observations:

- The roof drainage system consisted of conventional gutters hung from the roof edges feeding downspouts.

2. General System Condition

Observations:

- The Inspector observed few deficiencies when inspecting the roof drainage system. Notable exceptions will be listed in this report.

3. Gutter

Observations:

- The Inspector observed few deficiencies when inspecting the gutters. Any exceptions will be listed in this report.
- Granules from the asphalt shingles were accumulated in the gutters. This condition is common as loose granules that are not embedded in the asphalt covering shingles are washed loose by runoff from rain. This is not a defective condition, but is common and expected, however the granules trap sediment, which hardens and prevents fully functional drainage of the gutters. This condition may hasten corrosion. The Inspector recommends thorough cleaning of the gutters.



4. Downspouts

Observations:

- The Inspector observed no deficiencies when inspecting the downspouts.

ATTIC

Inspection of the attic typically includes the following:

- roof structure (framing and sheathing);
- attic space ventilation;
- thermal insulation;
- electrical components (outlets, switches and lighting);
- plumbing components (supply and vent pipes, bathroom vent terminations);
- HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

1. Access

Observations:

- The Inspector evaluated the attic from inside the attic space.

2. Truss Roof Structure

Observations:

- The roof was framed using manufactured roof trusses.

Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a homesite. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection.

Roof trusses should never be cut or structurally altered in any way.

Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

- The inspector observed no deficiencies when inspecting roof trusses. At the time of the inspection, portions of the trusses were hidden beneath thermal insulation.

3. Roof Sheathing

Observations:

- The Inspector observed no deficiencies when inspecting the roof sheathing.

4. Insulation Type

Observations:

- The attic floor was insulated with blown-in fiberglass.

5. Insulation Depth

Observations:

- Attic floor insulation depth averages 16 to 18 inches.

6. Insulation Condition

Observations:

- The inspector observed no deficiencies during inspection of the thermal insulation.

7. Attic Ventilating Method

Observations:

- Attic ventilation is not an exact science and ventilation designs will vary according to climate and home design. Although this home may have complied with local requirements which were in effect at the time of original construction, approaches to attic ventilation have sometimes changed over the years. The General Home Inspection is not a code compliance inspection. The Inspector may make suggestions for improved attic ventilation which are in accordance with modern building practices.

The standard approach to attic ventilation in temperate climates is to thermally isolate the attic space from the living space using some type of thermal insulation. The attic is then ventilated using ventilation devices which allow natural air movement to carry away excess heat before it can radiate into the living space, increasing cooling costs and reducing comfort levels, or before heat originating in the living space can create roof problems such as ice damming.

- Turtle vents, also called roof vents, were installed to ventilate the attic space.

8. Ventilation Condition

Observations:

- No soffit vents were installed at the time of the inspection. Soffit vents are installed to provide a fresh air intake that introduces air to the attic which is typically exhausted through other ventilation devices installed higher in the roof. Without a fresh air intakes installed low in the roof, the existing ventilation system is not very effective. The Inspector recommends that ventilation devices be installed low in the roof to improve overall attic ventilation.
- Attic venting appeared to be insufficient at the time of the inspection. The approximate rule of thumb is 1.5 sq. ft. of vent area for every 300 sq. feet of attic floor. The Inspector recommends increasing attic ventilation by installing appropriate ventilation devices.

9. Electrical

Observations:

- The Inspector observed few deficiencies during inspection of the electrical components in the attic. Notable exceptions will be listed in this report.
- The attic space was not provided with a light.

ELECTRICAL

Although familiarity with electrical systems is a fundamental part of home inspection, inspectors are not trained to the same extent as electricians, and will not be familiar with all of the many different electrical systems and components installed over the years.

The electrical system a home may be affected by the following:

- building Code requirements;
- local building practices;
- installation workmanship;
- adequate maintenance practices;
- original construction budget; and
- changes made by homeowners;

Electrical standards and codes have evolved over the years and home electrical systems and their components are required to comply only with codes that were in effect at the time the home was originally built, or additional work requiring a permit was performed.

WHAT IS INCLUDED?

Inspection of the electrical system typically includes the following:

- service drop (conductor configuration and condition);
- mast & weatherhead;
- meter;
- service- and sub-panels (component condition and configuration);
- branch wiring (condition, configuration & limited testing); and
- grounding and bonding.

1. Service Drop

Observations:

- The electrical service was underground.

2. Electric Meter Location

Observations:

- The electric meter was located at the rear of the home.

3. Electric Meter Condition

Observations:

- The Inspector observed no deficiencies during inspection of the electric meter. Electric meters are installed by utility companies to measure home electrical consumption.

4. Service Panel Location/Manufacturer

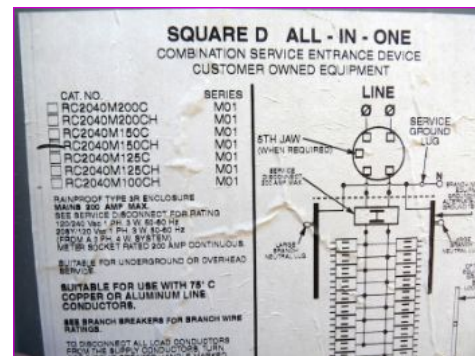
Observations:

- The service panel was located at the rear of the home.
- The service panel brand was Square D

5. Service Panel Type/Rating

Observations:

- The service panel was a type 3R, rated for outdoor use primarily to provide a degree of protection against rain, sleet and damage from external ice formation.



6. Service Panel General Condition

Observations:

- The Inspector observed no deficiencies at the electrical service panel at the time of the inspection. Inspection of the main service panel typically includes examination of the following:
 - Panel interior and exterior condition
 - Panel amperage rating
 - Main disconnect amperage rating and condition
 - Main conductor amperage ratings
 - Branch conductor types, amperage rating and condition
 - Wiring visible materials, types, condition and connections
 - Circuit breaker types, amperage ratings and condition
 - Label information present
 - Service and equipment grounding
 - Bonding of service equipment

7. Service Disconnect

Observations:

- The main disconnect was located at the service panel.
- The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.
- The electrical service disconnect was rated at 200 amps.



8. Overcurrent Protection

Observations:

- Overcurrent protection of branch circuits was provided by circuit breakers.



9. Service Grounding

Observations:

- The service grounding device was not visible.

10. Equipment Grounding Condition

Observations:

- The inspector observed no deficiencies during inspection of the branch circuit grounding in the service panel.

11. Equipment Bonding Condition

Observations:

- The inspector observed no deficiencies during inspection of equipment bonding in the service panel.

12. Branch Wiring

Observations:

- Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, outlets, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and electrical outlets.
- The Inspector observed no deficiencies of visible branch wiring at the time of the inspection.
- The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

GENERAL INTERIOR

Inspection of the interior does not include testing for radon, mold or other hazardous materials unless specifically requested.

WHAT IS INCLUDED?

ROOMS

- Wall, floor and ceiling surfaces
- Doors, interior, exterior and sliding glass including hardware (condition and proper operation)
- Windows (type, condition and proper operation)
- Ceiling fans (condition and proper operation)

ELECTRICAL

- Switches and outlets (condition and proper operation)
- Lighting fixtures (condition and proper operation)

INTERIOR TRIM

- Door casing
- Window casing, sashes and sills (condition and proper operation)
- Baseboard
- Molding (crown, wainscot, chair rail, etc.)

1. General Condition

Observations:

- The Inspector observed no deficiencies during inspection of the home interior.

2. Windows

Observations:

- Most windows in the home were vinyl, double-hung, and double-pane
- The Inspector observed no deficiencies in windows of the home at the time of the inspection.

3. Smoke/CO Detectors

Observations:

- Smoke detector placement appeared to be adequate. Smoke detectors are not tested as part of a general home inspection. The Inspector recommends that all detectors be checked to confirm that they don't need battery replacement.
- The home contained a carbon monoxide detector that appeared to be adequately placed.

KITCHEN

Inspection of kitchens typically includes the following:

ROOM

- wall, ceiling and floor
- windows, skylights and doors

APPLIANCES

- range/cooktop (basic functions, anti-tip)
- range hood/downdraft (fan, lights, type)
- dishwasher (operated only at the Inspector's discretion)

CABINETS

- exterior and interior
- door and drawer

SINK

- basin condition
- supply valves
- adequate trap configuration
- functional water flow and drainage
- disposal

ELECTRICAL

- switch operation
- outlet placement, grounding, and GFCI protection

Note: Appliances are operated at the discretion of the Inspector:

1. General Condition**Observations:**

- The Inspector observed no deficiencies during inspection of the kitchen.

2. Range**Observations:**

- The range was gas-fired. Inspection of gas ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven.

3. Range Hood**Observations:**

- The range hood did not exhaust to the outside but re-circulated air through cleanable filters.

4. GFCI Outlets**Observations:**

- Electrical outlets in had Ground Fault Circuit Interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible outlets only.

5. Dishwasher**Observations:**

- The dishwasher was operated through a cycle and appeared to operate as designed.

6. Cabinets**Observations:**

- The Inspector observed few deficiencies during inspection of the kitchen cabinets. Notable exceptions will be listed in this report.
- The kitchen cabinets had no pulls (knobs) installed at the time of the inspection.

LAUNDRY ROOM

Inspection of the laundry room typically includes examination of the following:

- switches and outlets (120-volt and 240-volt if installed)
- exhaust fan;
- dryer vent;
- presence of clothes washer connections and waste pipe;
- sink, faucet, drain, and undersink plumbing;
- cabinets;
- floor, wall and ceiling surfaces; and
- door and window condition and operation.

Note: Clothes washers are operated at the discretion of the Inspector.

1. General Condition

Observations:

- The Inspector observed few deficiencies during inspection of the laundry room. Notable exceptions will be listed in this report.
- Dryer components included a flexible, ribbed, plastic vent. This type of vent tends to trap lint, creating a potential fire hazard. The Inspector recommends replacement with a smooth-walled metal vent for safety reasons.
- The dryer vent was kinked, creating a restriction to air flow that can trap lint, creating a fire hazard. For safety reasons, the Inspector recommends installation of 90-degree adaptor commonly available at hardware stores.

2. Dryer Venting

Observations:

- A dryer vent connection was installed in the laundry room. Although the Inspector operated the dryer briefly, the dryer vent connection was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents.

BATHROOMS

Inspection of the bathrooms typically includes the following:

- walls, floors and ceiling;
- sink (basin, faucet, overflow);
- cabinets (exteriors, doors, drawers, undersink);
- shower (valves, showerhead, walls, enclosure);
- electrical (outlets, lighting); and
- room ventilation

1. Number of Bathrooms

Observations:

- The home had three bathrooms.

2. Condition of Bathrooms

Observations:

- The inspector observed no deficiencies during inspection of the bathrooms.

BEDROOMS

Inspection of bedrooms typically includes examination of the following:

- floor, wall and ceiling surfaces;
- switches and outlets;
- room heat;
- door and condition and operation; and
- window and skylight condition and operation

1. Number of Bedrooms

Observations:

- The home had three bedrooms.

2. Condition of Bedrooms

Observations:

- The inspector observed no deficiencies during inspection of the bedrooms.

GAS SYSTEM

1. Type of Gas

Observations:

- The home was fueled by natural gas supplied by a public utility.

2. Gas Shut-off Location

Observations:

- The main gas shut-off is located at the gas meter at the left of the home exterior.

3. Gas Shut-off Condition

Observations:

- The gas shut-off appeared to be in serviceable condition at the time of the inspection. Shut-offs were not operated, but were visually inspected.
- Some occasional gas odor near the meter is normal. The gas system contains a pressure regulator that is designed to release gas into the outdoor air when pressure in the pipe rises above a certain level.

4. Gas Distribution Pipes Condition

Observations:

- The Inspector observed no deficiencies during inspection of the gas supply pipes. Most pipes were not visible due to interior wall coverings.

PLUMBING

Inspection of the plumbing system typically includes:

- gas system;
- water supply pipes;
- drain, waste and vent (DWV) system;
- water heater (type, condition and operation);
- sewage disposal system (identification of system type); and
- sump pump (confirmation of installation/operation).

1. Water Source

Materials:

2. Main Water Pipe/Shut-off

Observations:

- The main water supply pipe was 3/4-inch copper.
- The main water supply shut-off was located in the basement.
- Although the main water supply shut-off valve was not operated at the time of the inspection it was visually inspected and appeared to be in serviceable condition.

3. Water Distribution Pipes

Observations:

- The home water distribution pipes included Chlorinated Poly Vinyl Chloride (CPVC), which is a plastic type approved for this use.



4. Functional Flow

Observations:

- All plumbing fixtures in the home exhibited functional flow at the time of the inspection.

5. Drain, Waste & Vent

Observations:

- The visible drain, waste and vent (DWV) pipes were ABS plastic.

6. Sewage System Type

Observations:

- The home was connected to the public sewage system.

7. Sewage System Condition

Observations:

- The inspector observed no deficiencies during inspection of the sewage disposal system.

8. Sump Pump

Observations:

- The home contained a sump pump. A sump pump is a water pump installed in a pit in the lower level of the home. This system protects the home from water intrusion by discharging rising groundwater or seepage from surface runoff to the exterior of the home or to a waste pipe or storm drain. Sump pumps require periodic maintenance to ensure that they work when they're needed. The Inspector recommends having it serviced immediately and asking the service provider for advice on the best maintenance schedule.

9. Water Treatment System Condition

Observations:

The home contained a reverse osmosis (RO) water treatment system. These systems are reputedly effective at removing 90% - 95% of contaminants including dissolved solids (turbidity, asbestos, lead and other toxic heavy metals, radium and heavier weight Volatile Organic Compounds (VOC's).

SRO systems may restrict water flow and storage/pressure tanks are usually recommended in homes which use these systems.

Contact the manufacturer to learn more about this system's capabilities, limitations and maintenance requirements.

Reverse Osmosis- no air gap]]The reverse osmosis water treatment unit did not have the required air gap or approved air gap device where it entered the drainage system. The Inspector recommends service by a qualified contractor.

WATER HEATER

Water heaters should be expected to last for the length of the warranty only, despite the fact that many operate adequately for years past the warranty date. Water heater lifespan is affected by the following:

The lifespan of water heaters depends upon the following:

- The quality of the water heater
- The chemical composition of the water
- The long-term water temperature settings
- The quality and frequency of past and future maintenance

Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan.

You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 125 degrees to prevent scalding.

1. Water Heater Type

Observations:

- This water heater was gas-fired.
- Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason.
- Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior.

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Flushing the water heater tank once a year and replacing the anode every four years will help extend its lifespan.

You should keep the water temperature set at a minimum of 120 degrees Fahrenheit to kill microbes and a maximum of 125 degrees to prevent scalding.

- This water heater was a low-efficiency atmospheric draft type which drew combustion air from the surrounding interior area and expelled hot exhaust gasses through a metal flue to the exterior using natural air flow (convection).

2. Water Heater Location

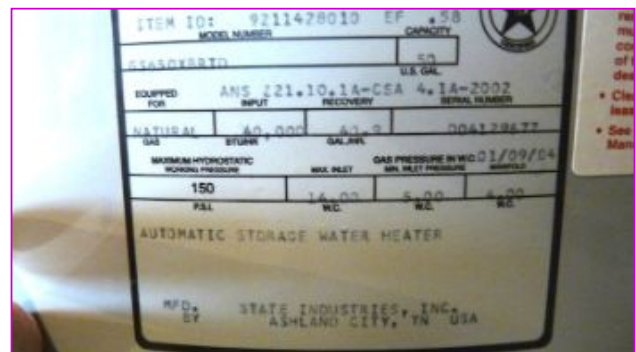
Observations:

- The water heater was located in the basement

3. Water Heater Data Plate Information

Observations:

- The water heater was manufactured by State Industries
- Water heater capacity was 50 gallons.
- The photo shows the data plate of the water heater.
- The date of manufacture for this water heater appeared to be 2000.



4. General Condition

Observations:

- This water heater responded to the demand for hot water.
- The inspector observed few deficiencies during inspection of the water heater. Notable exceptions will be listed in this report.

5. Fuel Supply

Observations:

- This gas-fired water heater was equipped to burn natural gas.
- The photo shows the locations of shut-off valves for gas and water.

6. Combustion Exhaust

Observations:

- The exhaust flue for this gas-fired water heater had inadequate clearance from combustibles. This type of exhaust flue requires 1-inch clearance from combustible materials. This condition is a potential fire hazard and should be corrected by a qualified contractor.

7. Combustion Air

Observations:

- Combustion air supplying this water heater appeared to be sufficient at the time of the inspection.

8. Pressure Relief Valve

Observations:

- The water heater was equipped with a temperature/pressure relief (TPR) valve (not tested) and a properly-configured pressure relief valve discharge pipe which was connected to the pressure relief valve.

9. Expansion Tank

Observations:

- This water heater had an expansion tank installed to allow for thermal expansion of water in the plumbing pipes. The expansion tank appeared to be properly installed and in serviceable condition.

The General Home Inspection does not include any form of heating system warranty or guarantee. Its purpose is to reflect the condition of the visible portions of the home at the time of the inspection.

CARBON MONOXIDE

Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it.

Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of Carbon Monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon Monoxide detectors are inexpensive and installing one in a home with a furnace or boiler is recommended.

HEATING SYSTEM EFFICIENCY

The U.S EPA sets minimum efficiency standards for appliances such as heating and cooling equipment. Many older furnaces still operating and functioning well have efficiencies between 70% and 75%. Furnaces installed after 1992 must have efficiency ratings above 78%. Modern, high-efficiency furnaces have ratings in the mid-90%.

Heating systems with leaky, uninsulated ducts or which are improperly sized can reduce even a high-efficiency furnace to an efficiency of under 65%.

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WHAT is INSPECTED?

Inspection of gas-fired furnaces typically includes visual examination of the following:

- system operation (response to the call for heat from the thermostat);
- proper heating appliance location;
- proper or adequate system configuration;
- exterior cabinet condition;
- fuel supply configuration and condition;
- combustion exhaust venting;

FURNACE

1. Furnace Operation

Observations:

- This furnace responded adequately to the call for heat.

2. Furnace Type

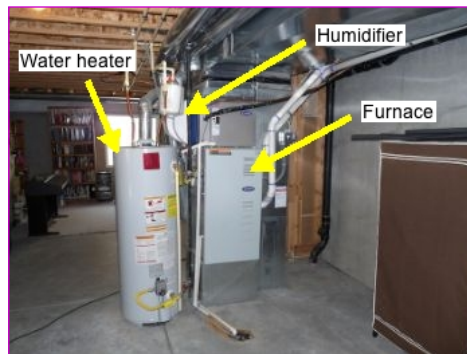
Observations:

- This furnace was gas-fired, high-efficiency, forced-air.

3. Furnace Location

Observations:

- This furnace was located in the basement.



4. Furnace Manufacturer

Observations:

- This furnace was manufactured by Carrier.

5. Furnace Exhaust Venting

Observations:

- The combustion exhaust flue for this furnace had improper clearance from combustibile materials. This type of vent requires 1-inch minimum clearance. This condition is a potential fire hazard and should be corrected by a qualified contractor.



6. Furnace Air Filter

Observations:

• The air filter for this furnace was located in the furnace lower blower compartment. Access was through the furnace front. Shut off the furnace at the electrical switch before attempting any service such as filter replacement. After removing the upper panel, lift up and pull off the cover of the lower compartment.

The air filter should be checked quarterly and replaced when dirty.

• The air filter for this furnace appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced as necessary. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently.

Failure to change the filter when needed may result in the following problems:

- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. This condition can be a potential fire hazard.
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.



7. Combustion Air

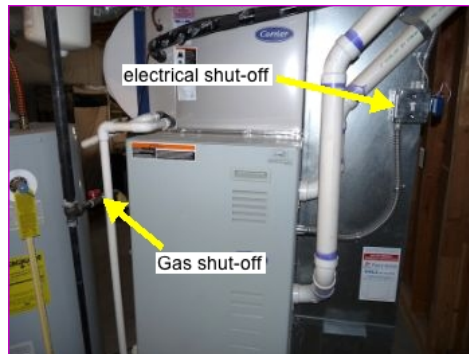
Observations:

• Combustion air supply for this furnace appeared to be sufficient at the time of the inspection.

8. Furnace Shut-offs

Observations:

• The furnace electrical and gas shut-offs are shown in the photo.



9. Fuel Pipe Condition

Observations:

- The pipes supplying gas to this furnace appeared to be properly configured and in serviceable condition at the time of the inspection.

10. Humidifier

Observations:

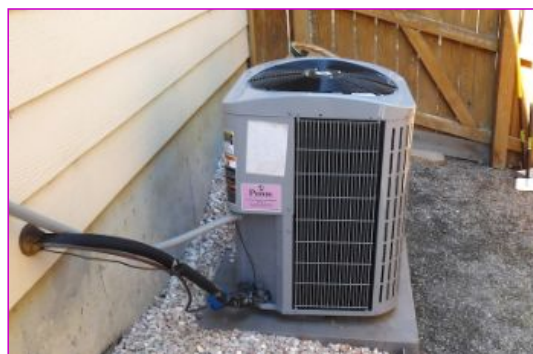
- The home had a humidifier installed in ductwork at the furnace.
- The humidifier is controlled by a humidistat located at the furnace.
- The humidifier appeared to be in serviceable condition at the time of the inspection, but was not operated. You should ask the seller about its operation and maintenance requirements.

CENTRAL AIR CONDITIONING

1. Cooling System Description

Observations:

- The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.



2. Manufacturer

Observations:

- The air-conditioner brand was Carrier.

6. Temperature Gradients

Observations:

- Although (conditions permitting) the inspection of air-conditioning systems includes confirming cool air flow at registers, the General Home Inspection does not include confirmation of even temperature distribution throughout the home. Multiple-level homes with open staircases may experience significant temperature differences between upper and lower levels. Especially in homes with an open central stairwell, there will often be a noticeable temperature gradient, with the top floor being warmest and the lowest floor being coolest. This will be especially true in homes in which the cooling system was not designed and installed during the original construction of the home. Ducts designed primarily for heating may not work well for cooling due to differences in air density between warm and cold air. You may need to adjust some vents to force a greater flow of air into some areas during specific periods of the day to cool or heat specific areas or rooms to your satisfaction. The system must be adjusted to adapt to changing conditions. Adjusting the cooling system lies beyond the scope of the General Home Inspection. Under some circumstances, the cooling system may not cool upper floors to your satisfaction. You should ask the sellers if this has been a problem in the past. Methods exist to deal with inadequate air distribution and prior to the expiration of your Inspection Objection Deadline, you may wish to consult with an HVAC contractor to gain an idea of options and costs.

7. AC Electrical Disconnect

Observations:

- Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed and in serviceable condition at the time of the inspection.
- The air-conditioner disconnect was located in the main electrical service panel.
- The electrical panel which housed the air-conditioner disconnect had energized electrical components exposed to touch. This condition is a shock/electrocution hazard and should be corrected by a qualified HVAC contractor.

8. Evaporator Coils

Observations:

- The air-conditioning system evaporator coils were located inside furnace ductwork and were not accessible for inspection.

9. Condensate Disposal

Observations:

- Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.

GENERAL STRUCTURE

1. General Structure

Observations:

- The home structure appeared to be generally sound. Any notable exceptions will be listed in this report.

FOUNDATION

1. Foundation Configuration

Observations:

- Foundation construction included an unfinished basement.

2. Concrete Foundation Walls

Observations:

- The visible portions of the foundations walls consisted of poured concrete.
- The Inspector observed no deficiencies during inspection of the foundation walls.

3. Foundation Hardware

Observations:

- Anchor bolts designed to attach the home structure to the foundation were installed.

BASEMENT

1. Basement Configuration

Observations:

- Foundation construction included an unfinished basement.

2. Basement General Condition

Observations:

- The Inspector observed few deficiencies during inspection of the unfinished basement. Notable exceptions will be listed in this report. Inspection of unfinished basements typically includes:
 - Basement floor
 - Framed floor structure
 - Foundation walls
 - Structure (floor, walls & ceiling)
 - Plumbing (water, sewer, gas and any sump pumps)
 - Electrical
 - Provisions for egress
 - HVAC (ducts and any equipment)

3. Egress

Observations:

• The finished basement did not have means of egress compliant with modern safety standards. To comply with generally-accepted current standards, this basement should have a means of egress in addition to the stairway to the main floor. Means of egress are safe pathways to the exterior such as windows, window wells, etc. installed to allow escape and rescue in the event of an emergency such as a fire in which escape using the stairway is not possible. Proper egress openings have the following requirements:

Window requirements are as follows:

1. Minimum width of opening: 20 in.
2. Minimum height of opening: 24 in.
3. Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for ground floor)
4. Maximum sill height above floor: 44 in.

The window opening and any bars, grilles, grates or window well covers may be installed, but must be operational from the inside without keys, tools or special knowledge and must still provide the minimum clear opening.

Window wells must:

5. Allow the rescue window opening to be fully opened.
6. Provide 9 sq. ft. of "floor area," with a minimum dimension of 36 in. in width and in length.
7. Contain a permanently affixed ladder or steps for climbing out if the window well depth exceeds 44 inches in depth. The ladder must be at least 12 in. wide and project no less than 3 in. from the window well. It can't be obstructed by the open window or encroach on the required window well dimensions by more than 6 in.
8. Window wells may be made of rust resistant metal, treated wood, wood naturally resistant to decay, concrete, masonry, or plastic. Some window well designs have steps built or molded into them.
9. If an egress window is located under a deck or porch, the code requires at least 48 inches between the top of the window well and the bottom of the deck or porch joists.

This basement failed to comply with number ____.

4. Floating Walls

Observations:

• Wall framing visible in the basement showed the use of methods designed to accommodate soil heaving in areas known to contain expansive soils. This method involves leaving a gap at the bottom of the wall to prevent damage from heaving of the floor slab. It's called "floating" the wall. The home was located in an area known to have expansive soil. Expansive soils are soils which expand with changes in soil moisture content. With the addition of moisture, some expansive soils increase to many times their original volume, creating heaving and settling forces that can easily damage home foundations.



5. Basement Floor

Observations:

- The basement floor was concrete slab.
- The poured concrete basement floor showed signs of heaving. It was not flat and level and control joints had cracks. The home is located in an area known to contain expansive soil. Expansive soil is soil that expands greatly in volume in response to increases in moisture content.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

GROUNDS		
Page 4 Item: 3	Window Wells	<ul style="list-style-type: none"> One or more window wells lacked covers at the time of the inspection. This condition can be hazardous to small children and may trap pests such as skunks. The inspector recommends installation of window well covers.
EXTERIOR ELECTRICAL		
Page 5 Item: 1	Exterior Electrical Outlets	<ul style="list-style-type: none"> An electrical outlet at the rear of the home did not have Ground Fault Circuit Interrupter (GFCI) protection at the time of the inspection. <p>For safety reasons, the Inspector recommends that all exterior electrical outlets be provided with GFCI protection in good working order to avoid potential shock or electrocution hazards.</p> <p>This can be achieved by:</p> <ol style="list-style-type: none"> Replacing the current standard outlets with GFCI outlets. Replacing the garage electrical circuit outlet located closest to the main electrical service panel with a GFCI outlet. Replacing the breaker currently protecting the electrical circuit that contains these garage outlets with a GFCI breaker.
Page 5 Item: 2	Exterior Electrical wiring	<ul style="list-style-type: none"> A junction box located at the home exterior was missing a cover and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard. The inspector recommends that a proper cover be installed.
Page 6 Item: 3	Exterior Lighting	<ul style="list-style-type: none"> A light fixture mounted at the front of the home was inoperable at the time of the inspection. This condition can be caused by burned out bulbs, or a problem may exist with the light fixture, wiring or the switch. You should re-test this light fixtures after replacing the bulb. <p>If after bulb replacement the light still fails to respond to the switch, consider evaluation by a qualified electrical contractor. This condition may be a potential fire hazard.</p>
EXTERIOR WALLS		
Page 6 Item: 3	Composite Siding	<ul style="list-style-type: none"> Siding had concrete poured against it. Moisture will be trapped at such areas. Siding will dry more slowly and deteriorate more quickly than siding exposed to free air flow. Deteriorated siding will be difficult to replace.
PORCH		

Page 7 Item: 3	Porch Stairs	<ul style="list-style-type: none"> • The porch stairs had settled and were separated from the porch structure at the time of the inspection. This condition is typically caused by inadequate compaction at the time of original construction. If that is the cause, the stair/landing assembly should be stable now. Accurate evaluation would require the services of a soils engineer. Correction would require the services of a foundation contractor. The Inspector recommends correction by a qualified contractor. • Risers at the steps to this porch varied more than the 3/8 inch considered to be the safe maximum by modern safety standards. This condition is a potential fall hazard. • Treads at the exterior porch stairway sloped more than the 1/4-inch per foot maximum dictated by good building practice. This condition is a potential fall hazard. <p>All corrections should be made by a qualified contractor.</p>
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GARAGE

Page 8 Item: 3	Garage Floor	<ul style="list-style-type: none"> • The garage floor showed signs of heaving. It was not level or flat. Control joints showed major cracking. This condition appeared to be the result of expansive soil beneath the slab. Expansive soils are those that expand to many times their original volume with increases in soil content. If expansive soils are the cause of this heaving, it may continue in the future.
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OVERHEAD GARAGE DOOR

Page 9 Item: 4	Automatic Reverse	<ul style="list-style-type: none"> • The photo sensor was installed at a height greater than 6 inches. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person in a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by building codes since 1993. Safety standards designed to protect small children limit the maximum mounting height for garage door photo sensors to 6 inches. <p>The Inspector recommends correction by a qualified garage door contractor.</p>
Page 9 Item: 6	Manual Disconnect	<ul style="list-style-type: none"> • The vehicle door was difficult to open manually at the time of the inspection. <p>The Inspector recommends service by a qualified contractor or technician.</p>

ROOF DRAINAGE SYSTEM

Page 13 Item: 3	Gutter	<ul style="list-style-type: none"> • Granules from the asphalt shingles were accumulated in the gutters. This condition is common as loose granules that are not embedded in the asphalt covering shingles are washed loose by runoff from rain. <p>This is not a defective condition, but is common and expected, however the granules trap sediment, which hardens and prevents fully functional drainage of the gutters. This condition may hasten corrosion. The Inspector recommends thorough cleaning of the gutters.</p>
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ATTIC

Page 15 Item: 8	Ventilation Condition	<ul style="list-style-type: none"> • No soffit vents were installed at the time of the inspection. Soffit vents are installed to provide a fresh air intake that introduces air to the attic which is typically exhausted through other ventilation devices installed higher in the roof. Without a fresh air intakes installed low in the roof, the existing ventilation system is not very effective. The Inspector recommends that ventilation devices be installed low in the roof to improve overall attic ventilation. • Attic venting appeared to be insufficient at the time of the inspection. The approximate rule of thumb is 1.5 sq. ft. of vent area for every 300 sq. feet of attic floor. The Inspector recommends increasing attic ventilation by installing appropriate ventilation devices.
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KITCHEN

Page 19 Item: 6	Cabinets	<ul style="list-style-type: none"> • The kitchen cabinets had no pulls (knobs) installed at the time of the inspection.
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LAUNDRY ROOM

Page 20 Item: 1	General Condition	<ul style="list-style-type: none"> • Dryer components included a flexible, ribbed, plastic vent. This type of vent tends to trap lint, creating a potential fire hazard. The Inspector recommends replacement with a smooth-walled metal vent for safety reasons. • The dryer vent was kinked, creating a restriction to air flow that can trap lint, creating a fire hazard. For safety reasons, the Inspector recommends installation of 90-degree adaptor commonly available at hardware stores.
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PLUMBING

Page 23 Item: 9	Water Treatment System Condition	<p>Revere Osmosis- no air gap]]The reverse osmosis water treatment unit did not have the required air gap or approved air gap device where it entered the drainage system. The Inspector recommends service by a qualified contractor.</p>
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WATER HEATER

Page 25 Item: 6	Combustion Exhaust	<ul style="list-style-type: none"> • The exhaust flue for this gas-fired water heater had inadequate clearance from combustibles. This type of exhaust flue requires 1-inch clearance from combustible materials. This condition is a potential fire hazard and should be corrected by a qualified contractor.
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FURNACE

Page 27 Item: 5	Furnace Exhaust Venting	<ul style="list-style-type: none"> • The combustion exhaust flue for this furnace had improper clearance from combustible materials. This type of vent requires 1-inch minimum clearance. This condition is a potential fire hazard and should be corrected by a qualified contractor.
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BASEMENT

Page 32 Item: 3	Egress	<ul style="list-style-type: none"> • The finished basement did not have means of egress compliant with modern safety standards. To comply with generally-accepted current standards, this basement should have a means of egress in addition to the stairway to the main floor. Means of egress are safe pathways to the exterior such as windows, window wells, etc. installed to allow escape and rescue in the event of an emergency such as a fire in which escape using the stairway is not possible. Proper egress openings have the following requirements: Window requirements are as follows: <ol style="list-style-type: none"> 1. Minimum width of opening: 20 in. 2. Minimum height of opening: 24 in. 3. Minimum net clear opening: 5.7 sq. ft. (5.0 sq. ft. for ground floor) 4. Maximum sill height above floor: 44 in. The window opening and any bars, grilles, grates or window well covers may be installed, but must be operational from the inside without keys, tools or special knowledge and must still provide the minimum clear opening. Window wells must: <ol style="list-style-type: none"> 5. Allow the rescue window opening to be fully opened. 6. Provide 9 sq. ft. of "floor area," with a minimum dimension of 36 in. in width and in length. 7. Contain a permanently affixed ladder or steps for climbing out if the window well depth exceeds 44 inches in depth. The ladder must be at least 12 in. wide and project no less than 3 in. from the window well. It can't be obstructed by the open window or encroach on the required window well dimensions by more than 6 in. 8. Window wells may be made of rust resistant metal, treated wood, wood naturally resistant to decay, concrete, masonry, or plastic. Some window well designs have steps built or molded into them. 9. If an egress window is located under a deck or porch, the code requires at least 48 inches between the top of the window well and the bottom of the deck or porch joists. This basement failed to comply with number _____.
Page 33 Item: 5	Basement Floor	<ul style="list-style-type: none"> • The poured concrete basement floor showed signs of heaving. It was not flat and level and control joints had cracks. The home is located in an area known to contain expansive soil. Expansive soil is soil that expands greatly in volume in response to increases in moisture content.