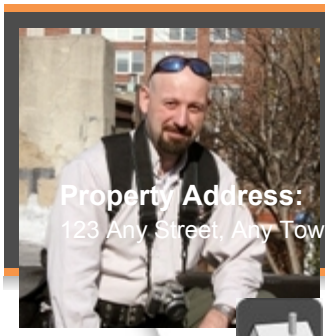

Inspection Report
Any Home Buyer

Property Address:
123 Any Street, Any Town, PA

Accuracy Assured Home Inspections

Rear View

Inspector: Scott Gilligan
P.O. Box 63715

Philadelphia, PA 19147
215-888-4943
3/30/2012

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Date: 3/30/2012	**Time:** 11:00 AM	**Report ID:**
Property: 123 Any Street Any Town PA	**Customer:** Any Home Buyer	**Real Estate Professional:**

DISCLOSURES AND DEFINITIONS PLEASE READ CAREFULLY:

An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observations of the visible and apparent condition of the building and its components on the date of the inspection. This report is not valid without a signed pre-inspection agreement. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist and no warranty or guaranty is expressed or implied. If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in this report.

This report is the exclusive property of Accuracy Assured Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited. The observations and opinions expressed within this report are those of Accuracy Assured Home Inspections and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of practice set forth by the National Association of Certified Home Inspectors (NACHI), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. Additional pages or hyperlinks may be attached to this report. This report may not be complete without the attachments. Furthermore, photographs have been included in the inspection report to help you to understand what was observed during the inspection. When describing defects, photos are intended to show an example of a defect, but may not show every occurrence of the defect. When correcting these problems, you should have a qualified specialist carefully check for all similar occurrences.

Pennsylvania Required Statement

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

 **GENERAL COMMENTS (GC)** = Additional comments or disclaimers that is relevant to the item, component, system, or property. These observations and opinions are those of Accuracy Assured Home Inspections and supersede any alleged verbal comments.

 **INSPECTED (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

 **NOT INSPECTED (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

 **NOT ACCESSIBLE (NA) =** The component or system was not accessible either because of a physical obstruction, lack of an access panel, requires specialized equipment or support staff, was off or shut down at the time of inspection, or lacked reasonably safe access in the opinion of the inspector at the time of inspection. It is recommended that inaccessible systems or components be inspected by a qualified contractor in the respective field before the close of escrow to ensure that hidden defects do not exist.

 **NOT PRESENT (NP)** = This item, component or unit is not in this home or building.

 **Wood Destroying Organism (WDO) =** The item, component, or system shows evidence of wood destroying insects or organisms, pests, rot, or wood decay that requires the attention of a licensed pesticide applicator, mold remediation specialist, or qualified contractor to make necessary repairs to damages that were observed at the time of inspection.

 **WORK IN PROGRESS (WIP)** = The item, component, or system was not able to be fully inspected because it was not completely installed and there was evidence that work was actively being conducted. It is always recommended that incompletely installed items, components, or systems be re-inspected by a qualified contractor or a re-inspection be scheduled after all work has been completed to ensure proper operation and installation.

 **MONITOR (MN) =** The item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future.

 **MAINTENANCE ISSUE (MI)** = The item, component, or system while perhaps functioning as intended is in need of minor repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency, safety, and/or more closely align with current construction standards. Items falling into this category can frequently be addressed by a homeowner or handyman and are considered to be routine homeowner maintenance or recommended upgrades.

 **SAFETY ISSUE (SI)** = The item, component, or system needs immediate attention by a qualified professional or contractor for the safety and/or health of the occupants. Inherent safety issues should be rectified as soon as possible or injuries could occur.

 **REPAIR or REPLACE (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components, or units that can be repaired to satisfactory condition may not need replacement.

1. Site Observations and General Comments

There are several places you can go to get approximate costs to repair something. A good online source is www.homeinspectorlocator.com/resources/costtorepair.htm. I recommend getting at least three quotes on work to be done. Good online sources for finding qualified professionals include Done Right! (www.doneright.com), Angie's List (www.angieslist.com), and the Better Business Bureau (www.bbb.org).

Styles & Materials

Property Style:
Single Family
2 Story

Property Status:
Occupied

Property Age (Estimated):
Over 10 Years

Client Is Present:
Yes

Client Accompanied Inspector:
26% - 50%

Buyer's Agent Present:
No

Listing Agent Present:
No

Radon Test:
Yes

Water Test:
No

Weather:
Clear
Cold

Temperature:
Below 65

Rain in last 3 days:
Yes

Items

1.0 GENERAL PROPERTY INFORMATION

(1) Structures that are occupied and fully or partially furnished at the time of the inspection many times prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection. Along with defects that we might not have noted due to such conditions, since the structure is still being lived in and used, additional deferred maintenance items may be present by the time escrow closes. Recommend careful observation during final walk-through and before close of escrow.

(2) The residence is furnished, and in accordance with NACHI standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

1.1 INSPECTION LIMITATIONS

(1) The General Home Inspection is not a building code-compliance inspection, but a visual inspection for safety and system defects. The Inspection Report may comment on and identify as problems systems, components and/or conditions which may violate building codes, but although safety defects and building code violations may coincide at the time of the inspection, confirmation of compliance with any building code or identification of any building code violation is not the goal of this Inspection Report and lies beyond the scope of the General Home Inspection.

If you wish to ascertain the degree to which the home complies with any applicable building codes, you should schedule a building code-compliance inspection.

(2) This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail-randomly and without prior warning.

- (3) In order to reasonably and effectively negotiate with the seller for the cost of any necessary repairs or corrections, you should consult with any contractors, engineers or other specialists necessary in time to receive their reports or results before (the expiration of your Inspection Objection Deadline or the close of escrow).
- (4) Recommendations made by the inspector should be acted upon in a timely manner in order to receive the results of any further evaluation by contractors or engineers before the deadline for negotiation with the seller has passed.

If you are unable to get the results of any necessary evaluations before the expiration of your Inspection Objection deadline, you should ask your agent to amend the contract to extend the deadline.

1.2 DISCLOSURE STATEMENT OF CONFLICT OF INTEREST AND COMMITMENT TO OUR CLIENTS

- We are committed to accurately reporting unbiased, impartial, and objective opinions to our clients based on our experience and judgement. These opinions are intended to provide the client with a better understanding of the property conditions as observed at the time of inspection. We are unequivocally committed to honesty, loyalty, and integrity to our clients. In the normal course of our profession we have established relationships with and may receive referrals from real estate agents, attorneys, banks, mortgage lenders, and professional business associations. While our reports may conflict with the interest of other business enterprises we do not and will not compromise our duties and responsibilities to our clients. We pledge to provide our clients with an unbiased, impartial, and objective report of property conditions without exception.

1.3 ABOUT INFRARED THERMAL IMAGING (ITI) TECHNOLOGY

- (1) Thermal imaging is a technology that allows the InterNACHI INSPECTOR to show you things about your home that no one can show you using other inspection methods. Thermal imaging produces images of invisible heat energy emitted from objects and systems in the home and allows us to measure it. Thermal imaging helps to diagnose the problem rather than merely identify symptoms and can sometimes, but not always, identify and document: Electrical faults before they cause a fire, overloaded and undersized circuits, circuit breakers in need of immediate replacement, missing, damaged, and/or wet insulation, heat loss and air infiltration in walls, ceilings, floors, windows and doors, water and moisture intrusion that could lead to mold, possible pest infestation, hidden roof leaks, before they cause serious damage, air conditioner compressor leaks, under fastening and/or missing framing members, structural defects, broken seals in double pane windows, energy loss and efficiency, dangerous flue leaks, damaged and/or malfunctioning radiant heating systems, unknown plumbing leaks, overheated equipment. These color images can then be included in the inspection report providing supporting documentation to the report. A picture is worth a thousand words.
- (2) **Accuracy Assured Home Inspections** offers advantages to you over typical inspectors who lack our Infrared Thermal Imaging (ITI) Technology. In fact, fewer than five percent of home inspectors even use ITI technology, yet what we find using ITI can help you save hundreds, or even thousands, of dollars per year by identifying moisture, insulation and electrical issues before they pose a bigger risk to your fiscal or physical well -being.

What is Infrared Thermal Imaging?

Once only the domain of military, science and space programs, Infrared Thermal Imaging (ITI) has made its way into the industrial and commercial sector. Founded on the exact same technologies as used by advanced military aircraft, weather satellites and even the space shuttle, ITI technology for home

inspections provide our inspectors with a view of your property like no other. With ITI technology, we can see beyond the spectrum of "natural light" (which is the light that bounces off all objects we can see under the sun or under a light bulb), and measure the temperature variances of any surface to determine where heat, cold, moisture and even mold can be occurring in undesirable places. Because everything has a surface temperature, ITI technology allows us to see the variances in those surface temperatures. The variances are represented by different color tones with the color black representing the coldest temperatures and the color white representing the hottest temperatures. Any color in the red, orange and yellow hues represents warmth while color in the green, purple and blue hues represents cooler temperatures.

Why is Infrared Thermal Imaging vital to your home inspection?

As human beings, we are limited to seeing light only in the visible spectrum called white light. This is the light that bounces off everyday objects whether that light is being emitted by our Sun or an artificial source such as a light bulb. Without assistance from technology, we are unable to see surface temperature variances, and it is the ability to see these variances that allows us to more-accurately identify potential, and immediate, problems in your home that would have otherwise been missed. The unique aspect of seeing surface temperature variances is that such variances can be caused by issues that may lie below the surface of a floor, behind a wall, or above a ceiling - places that are "out of sight" and are thus out-of-mind. Also, surface temperature variances can be caused by airflow such as cold air seeping under a door or warm air leaking from central air ducts. The air itself changes the surface temperature of objects that come in contact with the air. Surface temperatures can also be changed by living organisms such as mold, mildew and household pests. Because these organisms often thrive in places that cannot be seen by the naked eye (such as behind walls), the use of ITI technology allows us to pinpoint exactly where a problem area is in your home without the need for any immediate invasive damage to the structure of your home.

Finally, thermal imaging technology allows us to more-accurately identify damage to your home's electrical systems. By being able to pinpoint "hot spots" in fuse boxes and household wiring, we can provide you and your electrician with detailed imagery that will help the electrician to identify defects and make repairs more quickly to save you money. In short, ITI technology is purposefully designed to provide you with a level of service that increases the speed by which many household problems can be identified, reduces the collateral damage required to fix those problems, increases the accuracy rate of correctly identifying problems, and helps you to catch small problems sooner so that don't become expensive or unmanageable problems that can affect your family's health or your financial well -being.

1.4 ENVIRONMENTAL HYGIENE OBSERVATIONS

(1) The General Home inspection does not include confirmation of the presence of allergens of any type. Many types of allergens exist to which different people show widely varying levels of sensitivity. Testing for allergens requires a specialist inspection. The Inspector recommends that you have specialist testing performed if allergens are a concern to you. You should consider having tests performed if you expect those suffering from allergies, asthma, lung disease or who have compromised immune systems to be present in the home.

The Inspector offers limited allergen testing as an ancillary inspection.

(2) Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious or fatal health problems in people with allergies, asthma, lung disease or compromised immune systems.

1.5 WDO/WDI DISCLAIMER

A general inspection should not be seen as a termite or wood destroying organism (WDO) or wood destroying insect (WDI) inspections as required by some mortgage companies. When termite damage is visible at the time of inspection or when evidence of possible termite activity is noted, these areas are recorded for reference only, so that additional evaluation can be conducted during the WDO inspection by a licensed termite inspector. If prior repairs have been carried out, full confirmation and disclosure from the sellers is advised to ensure proper repair. Checking the historical data with the seller with regard to previous termite activity is always advised. Therefore, it's recommend that you have the property inspected by a licensed termite inspector prior to the close of escrow.

1.6 GENERAL HOME MAINTENANCE

(1) In order to maintain the home value and prevent damage from moisture intrusion it is important that you pay attention to various areas of your home which will require maintenance on a regular schedule.

Although as the homeowner, you are responsible for determining necessary maintenance and seeing that it is performed, some basic suggestions might include but are not limited to:

Concrete/asphalt surfaces

- Seal or patch gaps and cracks to avoid damage from freezing moisture. Freezing moisture will enlarge cracks in concrete and asphalt.

Exterior walls

- Trim back vegetation

- Seal gaps or cracks in walls and around doors and windows where moisture may penetrate with an appropriate sealant or paint

- Replace any missing exterior wall covering material.

Roof

- The roof should be free of debris, which will hold moisture next to the roof covering material and hasten deterioration.

- Keep the gutter system in good repair, sealing leaks and cleaning the gutters and downspouts

- Replace missing or damaged shingles and seal areas where flashing may not protect the roof structure

- Be sure that downspouts route roof drainage away from the foundation.

- In cold climates, downspouts which are connected to underground drains are subject to freeze problems in the fall and spring.

Decks and porches

- Keep the finish in good condition. Clear finishes may require maintenance as often as every year or two.

Plumbing

-Monitor pipe fittings, boilers and water heaters for corrosion or leakage. Maintain major appliances as recommended by local professionals.

Heating

- Have the system, including the cabinet, burners, blower and filter cleaned and adjusted on an appropriate schedule. You can determine what constitutes an appropriate schedule by consulting with a qualified heating contractor.

Moisture damage

- Moisture intrusion can cause damage to the home by effecting the ability of the soil to support the weight of the foundation and by creating conditions favorable to the growth of biological organisms such as mold fungus. Mold fungus will cause wood with which it comes into contact to decay and may create unhealthy conditions by increasing concentrations of mold spores in the indoor air of the home. Always watch for any signs of moisture intrusion and take steps to correct it immediately.

(2) **I provide a free downloadable PDF document for my clients that explains many home maintenance items and things to do when you move into a new home. You can find this download and many more on my website at:**

http://www.accuracyinspections.com/information_links/information_links.htm

A direct link to the document is: http://www.accuracyinspections.com/homeowners-ebook-v2.pdf

1.7 GERNEAL COMMENTS

(1) **YOUR HOME INSPECTION REPORT**

The primary objective of a home inspection is to provide you with information about the home and any major defects before you buy it. All homes have defects; the perfect home just does not exist. Potential home buyers often incorrectly view my inspection report as a mandatory repair list for the Seller. The fact is that Sellers are not required to produce a flawless house. They have no such obligation by law or by contract; therefore, most repairs are subject to negotiation between you and the Seller.

Typically, Buyers will request that various conditions be repaired before the close of escrow, and Sellers will usually agree to some of those demands. But with most building defects, Sellers make repairs as a

matter of choice, not obligation, in order to foster good will or to help accomplish the sale. Sellers can refuse any repair demands except where requirements are set forth by state law, local ordinance or the real estate purchase contract. Purchase contracts usually stipulate that safety issues be resolved, fixtures working, windows not be broken, and that there be no leaks in the roof or plumbing.

Before you make any demands of the Seller, try to evaluate the inspection report with an eye toward problems of greatest significance. Look for conditions that compromise health and safety or involve potential or active leaks in the plumbing or the roof. Most sellers will address problems affecting crucial areas or items such as the roof, electrical, plumbing problems and big-ticket items such as the furnace and water heater. Please consult with your Realtor to help you work through an appropriate repair request list to present to the seller. If you have any questions about any item in your home inspection report, please contact me at 1-215-888-4943.

(2) **A PERFECT REPORT**

Occasional typographical errors will occur, and I apologize for those in advance. Plurals and singulars are used interchangeably throughout the report and should not be taken to specifically indicate only one or the presence of more than one. When items are naturally grouped together(e.g., lights and switches), it is NOT an indication that all items in the group were present or observed, functioning or not functioning, or did or did not exhibit problems or concerns.

Every component that is within your prospective property is included in your report. If you cannot locate a specific component within your report, than you do not have that component within the property. I include components specific to your home inspection only. At times, there are many issues that I try to annotate on your report; However, I am not perfect. If there is anything that you feel that I have missed or something that should be mentioned in your report, please contact me and I'll gladly fax or email you an addendum to your original report.

(3) **EXISTING CONDITIONS**

Virtually all houses have problems, regardless of age or usage. It is not my purpose to compile a complete, definitive, or exhaustive list of items that need repair, but to document the general condition of the residence and to note any visible major defects (please read the top front page of your Home Inspection report for the definition of "Defective"). This is not a comprehensive document about the structure and should not be relied upon as such.

Cosmetic considerations (paint, wall covering, carpeting, window coverings, etc.) and minor flaws are not within the scope of my inspection. Although some minor and cosmetic flaws might be noted in your report as a courtesy to you, a list of the minor and cosmetic flaws noted in the report should not be considered a complete, definitive, or exhaustive list and should not be relied upon as such.

Routine maintenance and safety items are not within the scope of my inspection unless they otherwise constitute visible major defects as defined in your Home Inspection Report. Your report does not include all maintenance items and should not be relied upon for such items. Any recommendations that accuracy Assured Home Inspections makes for service, a second opinion, or permit research involving any component or condition should be completed and documented before the close of escrow, or Accuracy Assured Home Inspections will be held harmless for any subsequently alleged defects.

I report all conditions as they existed at the time of the inspection. The information contained in your report may be unreliable beyond the date of the inspection due to changing conditions. Your inspection was essentially visual, is not technically exhaustive, and does not imply that every defect was found. Latent and concealed defects and deficiencies are excluded from the inspection. Cosmetic flaws and defects will not be a part of your Home Inspection.

(4) **HOME INSPECTORS, LICENSED SPECIALISTS AND EXPERTS**

Home Inspectors are generalists, are not acting as experts in any craft or trade, and are conducting what is essentially a visual inspection. Home inspectors generally know something about everything and everything about nothing. The Commonwealth of Pennsylvania law, therefore, requires that inspectors defer to qualified and licensed experts (e.g., plumber, electrician, etc.) in certain instances. If I recommend consulting specialists or experts, Client agrees to do so at Client's expense. Because such qualified personnel are experts, it is possible that they will discover additional problems that I, as a generalist, cannot. Any listed items in your report concerning areas reserved by Pennsylvania law to such licensed experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.

Accuracy Assured Home Inspections highly recommends that any additional recommended inspections, evaluations, consultation, repair, and/or replacement be performed by qualified experts or licensed specialists before close of escrow. For repairs which might require a licensed specialist, I recommend that you obtain at least three written quotes concerning any work to be done. You should also request repair and remediation by such licensed specialists in lieu of seller, and you should request receipts for such work since seller, home owner, and other unlicensed individuals cannot guarantee or warranty their work.

For common area properties such as Condominiums and Town homes, homeowner associations sometimes have qualified maintenance personnel available to help resolve problems, typically free or at a lower cost than independent qualified service personnel. Inquiry of homeowner associations should be made before hiring independent qualified service personnel. If I don't make a specific recommendation concerning a specific item or area of concern, you should examine the item in question to determine your own needs relative to the item.

(5) **BUILDING PERMITS**

If you're buying a home that has been remodeled over time, there's a good chance that some of the work was done without permits. It's a good idea to ask sellers if all work was completed with permits. In Pennsylvania, sellers are required to disclose any work that was done without permits. However, in some cases, the sellers may not be aware that work was done without permits. Sometimes contractors don't take out permits to save time. So, it's important to check this. Before you buy a home where work has been done without permits, make sure you understand what the future consequences might be.

If you search the municipal permit record during your inspection contingency time period, there's an opportunity to negotiate a satisfactory resolution to permit issues before you close.

(6) **COMMON COMPONENTS AND COMMON AREAS**

I do not test, analyze, inspect, or offer an opinion on the condition or function of areas or structural components common to more than one unit, systems serving more than one unit, or areas which typically are under the jurisdiction of a homeowners' association, including, but not limited to, structure exterior (including decks, balconies, porches, patios, and parking structures), roof, chimney foundation, fences, and utility service entries. Some areas or systems may or may not be under the jurisdiction of the association (garage, water heater, laundry, etc.).

Homeowners' associations sometimes have qualified personnel who can assist you with many areas of concern, sometimes at little or no cost. I recommend always consulting with homeowners' association prior to commencing any work whatsoever.

(7) **BEFORE CLOSING, I RECOMMEND:**

(1) Walking property to determine if homeowners' association is maintaining structures and property in a condition satisfactory to Client; (2) Having qualified homeowners' association personnel inspect all common area structural systems and mechanical components servicing this condominium, particularly, but not limited to, foundation, structure exterior, roof, and chimney; (3) Acquiring homeowners' association public records, minutes, bylaws, budget, etc., to help determine any consistent problems with common area grounds or components; (4) Checking with homeowners' association concerning Client's responsibility and any non-recurring fees, dues, or assessments which might be forthcoming.

(8) **WHY I'M NOT SPECIFIC**

When I'm not specific about where a problem is, is not because I'm trying to be obstinate or that I didn't make specific notes about your home. There really is some logic about the method to my madness. When I am specific about a problem, it is because the problem is not common and is not expected to re-occur once it has been resolved.

An example of being specific would be when I state that the hot water faucet in bathroom did not work. When that is corrected, it is not expected to re-occur in the near future, and such an abnormal condition is not common and is not to be expected to exist at the same time in the other bathrooms. An example of not being specific would be when I state that corrosion was present on the drainage pipes and valves in the sink cabinets. I would not note what specific sink because corrosion is so common that it could be present at the water and drainage pipes and valves in all sink cabinets by the time you move in. Additionally, especially in a furnished residence, I usually can't see many of the common problems because they are obscured by furnishings; storage, etc. (Read "Living Space-Home Inspectors as Movers").

When I am not specific, it is my goal to force you to examine all similar areas when you move in (or as soon as all furnishings have been removed) and then take appropriate action for the conditions described generally in my report and which you might see upon your inspection of similar areas. I realize that at times this can be confusing or frustrating to you, so if you have any questions about me not being specific, please call me.

It doesn't do you or me any good if you're sitting in your home confused, frustrated, wondering, or blaming the home inspector for missing something. If you are requesting repairs of the seller for an item on which I was not specific, I believe your request should use the term "all." For example, instead of requesting that the screen window in the left 1st floor bedroom be replaced (screen windows are easily

damaged during move-out), request that "all screen windows be present and undamaged after move-out," or something to that effect. Consult with your Realtor to help you prepare an appropriate list of requested repairs for the seller. Again, don't be shy, call me at 1-215-888-4943, if you have any questions or need clarification on anything that is noted in your report.

(9) **VACANT HOMES**

A vacant residence presents its own types of problems. Although vacant residences typically are unfurnished, meaning that I can see virtually everything, residences that are vacant for any period of time can be expected to present problems upon move-in. Some structural and mechanical components and systems that have not been used on a daily basis can be expected to fail upon first use. A home is meant to be used, meaning that a fully functioning home requires proper use, care, and maintenance. When a residence is vacant, there is no one to do regular monitoring and maintenance. Think about the "haunted house" on television or within your city when you were growing up. It was vacant and dilapidated, and deterioration was continuing on a daily basis because no one was around to take care of it. Same thing happens with any vacant residence, new or used. Deterioration is an ongoing process; it does not quit simply because a residence is vacant. I recommend that, during the escrow period, you compile a list of qualified service personnel (plumber, electrician, appliance repair, etc.) and telephone numbers to assist you in the event of any emergency during the move-in process.

If the residence has been vacant for more than a few days prior to the home inspection, there is a possibility that the testing we did during the home inspection might have caused some problems. For example, the most common problem caused by home inspections in vacant residences has to do with plumbing leaks. When water faucets and drain pipes are not used on a regular basis, their components can dry out and harden. The first time they are used, then, might result in damage to interior components, such as o-rings at the water faucet. The damage might not be apparent until you turn the water faucet on when you move in. My testing might have damaged the dried out, hardened O-ring while your first operation of the same faucet after my testing actually dislodged the o-ring fragments and caused the faucet or handles to start leaking. It's no one's "fault," really; it's just a consequence of what happens with vacant homes, when homes are not lived in, used, and maintained on a daily basis.

Hydrogen gas can accumulate in hot water systems that have not been operated for a period of time, such as in vacant residences. Under adverse conditions, this hydrogen gas can cause fires at faucets and explosions at water-using appliances. If your new home has been vacant for more than a few days, flush the hot water system by turning on all hot water faucets and letting them run for several minutes. Do not use the hot water faucets near any open flames (cigarettes, candles, etc.) and do not use any hot-water-using appliances (dishwasher) or nearby heat-producing appliances (dishwasher, cook top, etc.) until the hot water system has been flushed. If you have a multi-story residence, start turning on hot water faucets in the highest floor first and work your way down to the lower floors.

(10) **NEWER HOME vs. OLDER HOME**

The main advantage to a Newer home is that there is less damage, both from Mother Nature and from previous occupants. You typically get to create your own damage or watch it happen naturally. The main disadvantage to a newer home is that you do not know what kind of damage Mother Nature is going to inflict upon your house. With our changing North Eastern weather, what you see may not be what you get years down the road.

The main advantage to an Older home is that Mother Nature has already inflicted the majority of damage upon your house, and additional damage probably won't occur unless hurricanes, heavy rains or winter blizzards occur, or unless of course, you alter the landscaping or remodel the structure itself. What you see is what you get. Unfortunately, you typically don't get to create your own damage or watch it happen naturally, and there are no fond memories associated with the damage that is there.

Because of the drastic weather changes we have here in the North East, I typically define a Newer home as one that is less than ten years old because it typically will take about that many years to get enough rain and serious weather changes to firmly settle the ground in and around where your house is presently built. An Older home, of course, is defined as one that is more than ten years old.

When a house is being built, the ground is graded and tentatively landscaped. A regular rainfall throughout the year would help our houses to settle gradually. But this is not the case in the North East. Due to our freezing temperatures here, some houses are built through a winter season and the foundation and building materials have not had the opportunity settle and go through a weather change as of yet. This means that if you move into your new house in February, you may not see any settlement activity (typically known as common wall and ceiling cracks) until the first major temperature change. Dry winter weather draws out most of the moisture from building materials, verses the summer which retains a lot of moisture. Our North Eastern weather changes are what cause materials to shrink in the winter and expand in the summer. Settlement damage usually occurs after this temperature change. You might even consider it to be major settlement damage, even though it is common settlement damage, simply because it happened to your house. Your first thought would be that your beautiful new home is now a wreck and collapsing around you as you sleep. This is not necessarily so.

If your home is a Newer home(less than ten years old) you might notice hairline cracks develop at both interior and exterior locations, particularly within the concrete foundation and door and window corners, and typically in a diagonal manner. Usually these are common concrete and drywall cracks. Sometimes the door and window cracks will follow the drywall seams, forming perfectly straight lines and 90° corners. When they follow drywall seams, they can appear anywhere, depending on the quality of the workmanship: how well the drywall sections were fitted together, whether or not seam tape was used, the quality of the seam tape, the type of nails or screws used to secure the drywall, the quantity of screws or nails used to secure the drywall, and the quality and thickness of the ceiling or wall texture.

Ceiling and wall texturing, and painting, prevent me from inspecting workmanship in order to determine why drywall seam cracks appear. If the house is more than ten years old, most settlement activity probably has already occurred, simply because it has been through several years of serious weather changes. This presumes many things in the older home, such as the house having been well-maintained by previous homeowners; fully functional gutters and downspouts in place; grading and drainage directing water away from the foundation; vegetation which has not been allowed to grow on the roof or siding, or too close to the foundation; and any leaks in the roof, plumbing, or drainage systems, as well as any damage from those leaks, having been repaired immediately to prevent additional damage, which sometimes might be concealed in the walls or ceiling. Those are a lot of presumptions, and typically not all of them are valid for any property.

Let me give you one last tip on older homes. Any type of renovation or remodeling of any section of an older home is going to uncover problems or defects which are not noted in your report, typically because they could not be seen or detected, especially in a furnished structure. Knowing this, you should budget

appropriately for unexpected and unforeseen circumstances during any remodeling work that is in the planning stages.

(11) **RECALLED APPLIANCES**

Accuracy Assured Home Inspections does not research product recalls or notices of any kind. A basic home inspection does not include the identification of, or research for, appliances and other items installed in the home that may be recalled or have a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. I recommend visiting the following internet site if recalls are a concern to you (http://www.cpsc.gov/cpsclist.asp). Product recalls and consumer product safety alerts are added almost daily.

The CPSC web site is very easy to use and has an on-line subscription service for notification of any recalls or safety concerns. There are many subscription choices, including subscribing to recalls involving only selected products, e.g., infant/child products, sports and recreation products, outdoor products, household products, and specialty products. There are literally thousands of recalls and safety concerns that have been released since the Consumer Product Safety Commission began operating in 1973, and they all are listed. Not all recalls and safety concerns make the headlines of your local newspaper. Accuracy Assured Home Inspections recommends that you subscribe to all CPSC press releases, including recalls. This will alert you to all recalls and safety concerns of products on the market today.

(12) **SHUT OFF VALVES, CIRCUIT BREAKERS, ELECTRIC RECEPTACLES, AND GAS PILOT LIGHTS**

Only a visual inspection of shutoff valves and circuit breakers is performed. I not only want you to be safe in your new home, I want to be safe while we are inspecting your new home. Therefore, I do not turn any water main valves or gas shutoff valves, move any electric circuit breakers to the "on" position, plug in anything that has been unplugged, or light any gas pilots, simply because I do not know why the valves or breakers were off, why the equipment was unplugged, or why the gas pilots were turned off. Turning valves and breakers on, plugging in equipment, or trying to light gas pilots without such knowledge can cause property damage, personal injury, and, in a worst case scenario, loss of life. I also do not do any of the opposite functions, i.e., turning water or gas shutoff valves off, moving electric circuit breakers to the "off" position, unplug anything that is plugged in, or extinguish any gas pilots.

Any circuit breakers that were in the "off" position are noted as such and are not switched to the "on" position. If breaker tripping problems are detected, you should seek the guidance of a qualified electrician, as circuits might be overloaded or a short might have been caused at an outlet or switch during the move-out/move-in process.

The function of the water heater TPR discharge pipe cannot be determined since it is connected to a valve; it is given a visual inspection only. Due to the constant pressure in the water supply lines and the lack of daily use of shutoff valves at the toilets, sinks, and water heater, the valves can fail at any time. Many sellers try to be helpful by turning off all the water shutoff valves at the toilets, sinks, and water heater as the last thing they do when they move out. This typically is exactly the wrong thing to do. In many cases the valves are very difficult to turn due to rust, corrosion, and/or mineral build-up from hard water, and when they are forced, they break and leak when they are turned back on. I recommend that you have qualified personnel inspect water shutoff valves at the main entry, toilets, sinks, and water heater before close of escrow to ensure proper operation. If you choose not to have the water shutoff valves at the main entry, toilets, sinks, and water heater inspected and tested before close of escrow, I

recommend that you instruct the sellers to leave the water on at all water-using appliances, particularly if you are going to be moving in within a couple of days or so. If you intend to leave the residence vacant for any period longer than a weekend, please read the chapter titled "Vacant Residence."

(13) **SMOKE DETECTORS AND CARBON MONOXIDE ALARMS**

Pennsylvania law requires that all residential structures be equipped with approved smoke detectors and CO (Carbon Monoxide) detectors upon sale. The local fire department will issue a certificate to prove compliance. The Seller is responsible for obtaining this certificate before close of escrow. Your Realtor will go over this with you.

(14) **WHAT IS...REGULAR MONITORING AND MAINTENANCE?**

Home ownership! It's not easy being a homeowner, and there will be many things that become problems while you own your home in which you will need to spend money to resolve. I recommend proactive preventive maintenance rather that after-the-fact reactive repair. To that end, throughout my inspection report you may read certain recommendations of homeowner monitoring and maintenance." This means that things will fall apart or become problematic if you don't take care of them. Some items will need to be monitored and maintained Daily (plumbing fixtures, basement, etc.), Monthly-(GFCI outlets, etc.) or annually (roof, water heater, fireplace, gas-using appliances, etc.). You're investing a substantial amount of money in a home. Please take care of it or hire professional service contractors to take care of it for you.

(15) **HOME INSPECTORS AS MOVERS**

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

(16) **BLAME THE HOME INSPECTOR**

Home inspectors get blamed for a lot of mishaps, especially when the residence is occupied and fully furnished or when the residence is vacant and unfurnished; in other words, all the time.

A home inspection is a visual inspection of the structural and mechanical components. A furnished home presents problems for inspectors because many areas typically are not visible due to floor and wall coverings (carpet, tile, area rugs, wallpaper, paneling, etc.), furnishings, storage, packed moving boxes, wall hangings and mirrors, etc. Use of electric outlets typically prevents the testing of every electric outlet because I will not unplug equipment that belongs to someone else to test any receptacles. Interior furnishings and storage typically prevent me from accessing, inspecting or opening every single window, cabinet, closet, or door, but I will do my best to access most areas.

Here's what typically happens with occupied and fully furnished residences. Since the residence is being lived in and systems are being used on a daily basis, it is possible that something will be damaged or fails during the escrow period and during the move-out/move-in process, especially when children are present. Homeowners rarely damage something during escrow and file a claim against their homeowner's insurance policy because, hey, they think it's not even their home anymore. They think you own it. Why should they fix something that belongs to you? Some sellers actually do not understand (or do not care) that they still own the home during the escrow period and should continue to take care of it.

Selling a home and leaving is a stressful event. To help relieve that stress, sellers and buyers typically have "moving parties," "last parties," "first parties," or "housewarming parties." Or they move hurriedly so they don't have to take too much time off from work or use up vacation days or sick leave. The actual days of moving are when most post-inspection damage occurs, and usually it is by the guests (or movers) helping the owner (seller or buyer) move, so the owner may not even know anything about the damage that has occurred. In both these instances, sellers like to say, "Your home inspector must not have seen that." Buyers like to say, "Our home inspector missed that."

Here's what I do know: Windows and window screens, and doors and door screens, are easily damaged during the escrow period and during the move-out/move-in process. Lights, switches, outlets, etc., can be damaged or fail. Because of the location of water supply and drainage pipes in our sink cabinets, where we start cramming things immediately upon move-in, plumbing pipes are easily damaged during the escrow period and during the move-out/move-in process, possibly causing loose pipes and leaks. Lights, wall switches, and outlets (electrical, telephone, and cable) get a lot of use during the escrow period, during the move-out/move-in process, and for those various parties, and thus are easily damaged. In other words, by the time the buyer is completely moved in, there could be anything that just isn't right or isn't the same as it was on the day of the inspection. That, of course, is the nature of real estate. So how do you remedy all this post-inspection damage?

(17) **A FINAL WALK-THROUGH**

I believe the purpose of your final walk-through is not only to make sure that any requested items have been repaired, but also to make sure that additional damage, deterioration, and destruction beyond normal wear and tear has not occurred. I recommend a careful, slow, and thorough observation with your Realtor at your final walk-through to ensure your satisfaction. Do yourself a favor, after you have had your own moving parties, walk around your home and check for damage caused by your guests. You're very likely to find some; in many instances, your guests may not even know that they caused damage.

2. Roof

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

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.

Styles & Materials

Roof Covering:
3-Tab fiberglass

Viewed roof covering from:
Ground
Telephoto Lens

Sky Light(s):
Two

Chimney (exterior):
Masonry Stucco

Roof Structure:
Engineered wood trusses

Roof-Type:
Gable
Multiple Angle

Method used to observe attic:
From entry

Attic info:
Attic hatch

Items

2.0 ROOF COVERINGS

(1) GENERAL ROOF COMMENTS

Although roof covering materials are designed to protect the underlying home structure from moisture, most are not considered waterproof, but water resistant. They are designed to work together with an underlying membrane and the effectiveness of both the membrane and the roof covering material are dependant upon the material quality and the use of proper installation methods.

The following considerations may affect the lifespan of a roof...

- Roofing material quality

- Installation method

- Number of layers

- Structure orientation: South-facing roofs will have shorter lifespans.

- Degree of roof slope: Flatter roofs will have shorter lifespans.

- Climate (snow & rain): Harsh climates shorten roof lifespans.

- Temperature swings: climates with large daily temperature differentials will shorten roof lifespans.

- Building site conditions (overhanging tree branches, wind, etc.)

- Roof color: Darker roofs absorb more heat which shortens roof lifespan.

- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.

- Roof structure ventilation: Poor ventilation shortens roof lifespans.

- Quality of maintenance

Here are some other conditions that may affect your roof...

• Physical abrasion: Avoid walking on the roof whenever possible. Always avoid stepping directly on areas where different roof planes meet such as valleys, hips and ridges. Tree limbs should be cut back so that they do not overhang the roof.

• Freeze/thaw cycle-: Areas of the roof where snow collects or ice dams build are subject to more rapid deterioration.

• Debris accumulation will speed deterioration by holding moisture next to the shingles where it may cause freeze damage.

Although Home Inspectors not perform invasive testing, they use deductive methods based on experience and the aid of a high-quality electronic moisture-detecting instruments to make recommendation decisions.

The Inspector recommends that you either include comprehensive roof coverage in your home insurance policy or obtain a roof certification from an established, qualified local roofing contractor.

(2) Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit http://bryophytes.science.oregonstate.edu/page24.htm

2.0 Picture 1

(3) One or more sections of the roof covering appear stained. An algae known as Gloeocapsa Magma is the most likely culprit and this algae affects nearly 80 percent of the homes across the United States. Gloeocapsa Magma is a species of algae that causes black streaking and discoloration on asphalt/fiberglass shingles. The black staining you see on many roofs is caused by the life cycle of algae and fungus spores that land on houses via wind or wildlife. While this algae can grow just about anywhere, it prefers humid environments. A preferred food source of this algae is limestone which is used as "filler

material" by most shingle manufactures. Higher quality shingles are manufactured with preventative measures such as copper or zinc containing granules. Several methods exist to prevent and clean infected areas. Installing zinc or copper strips near the roof ridge can prevent further algae growth. Application of bleach (non-chlorine) can aid in removing the stains, as well as many available commercial cleaning products. Some products may harm vegetation beneath roof eaves or near downspout extensions. While many remedies can be performed by the home owner, we recommend the use of qualified professionals.

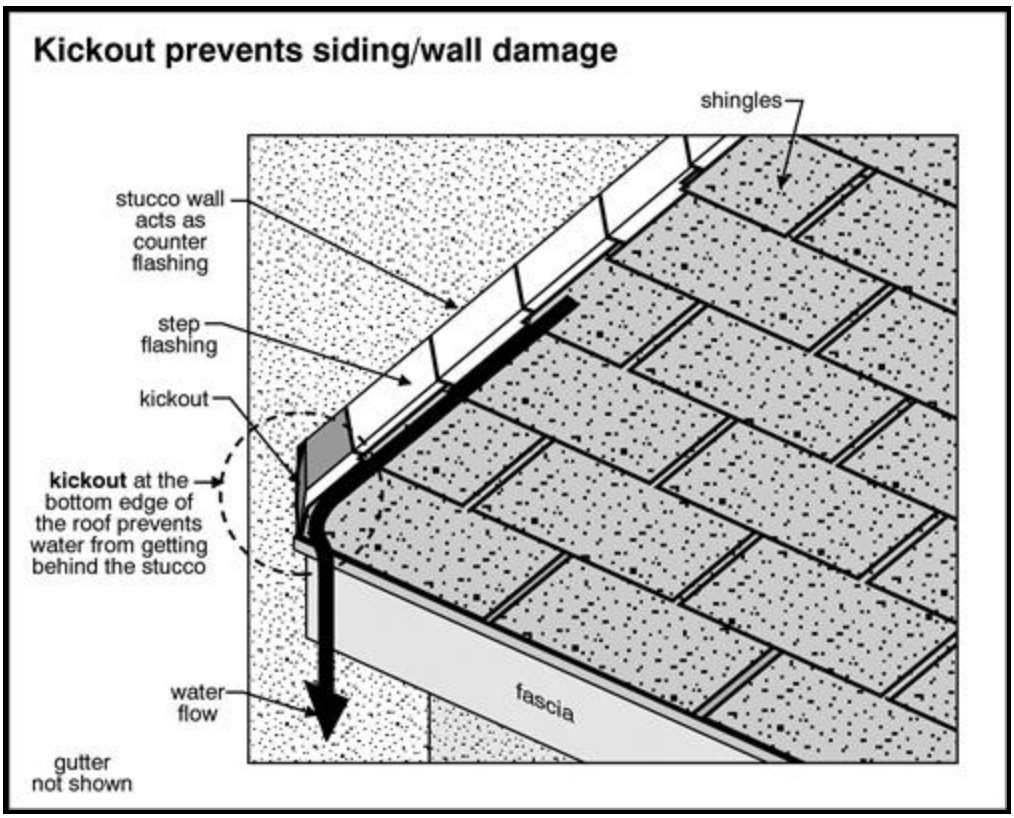
2.0 Picture 2

2.1 FLASHINGS

(1) Recommend installing a kickout flashing at the lower edge of the chimney to divert water into the gutter system and prevent conditions conducive of moisture intrusion at the side wall below.

2.1 Picture 1

(2) A kick-out flashing is a small piece of sheet metal that is required to be installed where a lower roof edge, rain gutter, and upper wall intersect. Its purpose is to direct the flow of rainwater from the roof into the rain gutter and away from the adjacent wall. Missing or improper kick-outs can allow rainwater to flow against the siding and possibly inside the wall itself.



2.1 Picture 2

2.1 Picture 3

2.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

The interior of the skylight penetrations in the family room were inspected and no obvious signs of leaks were observed at the time of inspection.

2.3 ROOF DRAINAGE SYSTEMS

(1) The downspout for roof drainage systems on the roof above were noted as discharging directly onto a lower roof surface. This can cause premature wear and tear on the shingles and create conditions conducive of moisture intrusion. It is recommended that the downspout be extended to discharge into the next lower gutter system by a qualified contractor.

2.3 Picture 1

2.3 Picture 2

(2) The gutter screens is loose at the rear of home. If gutter screens are not properly in place, leaves can contribute to a clog which can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

2.3 Picture 3

2.4 ROOF STRUCTURE AND ATTIC

(1) Evidence of a previous roof leak was observed on the underside of the sheathing in the attic space over the addition. The dark stain was on the rear side of the roof. The area was not readily accessible at the time of inspection and it could not be determined if the spot was actively leaking. The dark staining is most likely wood decay or rot formation on the sheathing which can progress over time. It is recommended that this are of the roof be repaired by a qualified roofing contractor.

2.4 Picture 1

(2) The underside of the sheathing in the main attic space over the original structure was noted as being heavily stained and shows evidence of long term moisture accumulation or possible intrusion. Dark staining in some areas appears to be visible mold growth which can result in significant health issues especially after prolonged exposure. Other areas appear to show evidence or wood rot or decay. It is recommended that the sheathing be replaced by a qualified roofing contractor. Precautions should be taken to eliminate possible mold contamination by having a professional mold remediation contractor contain the attic space during any demolition processes to prevent contamination of the entire home.

2.4 Picture 2

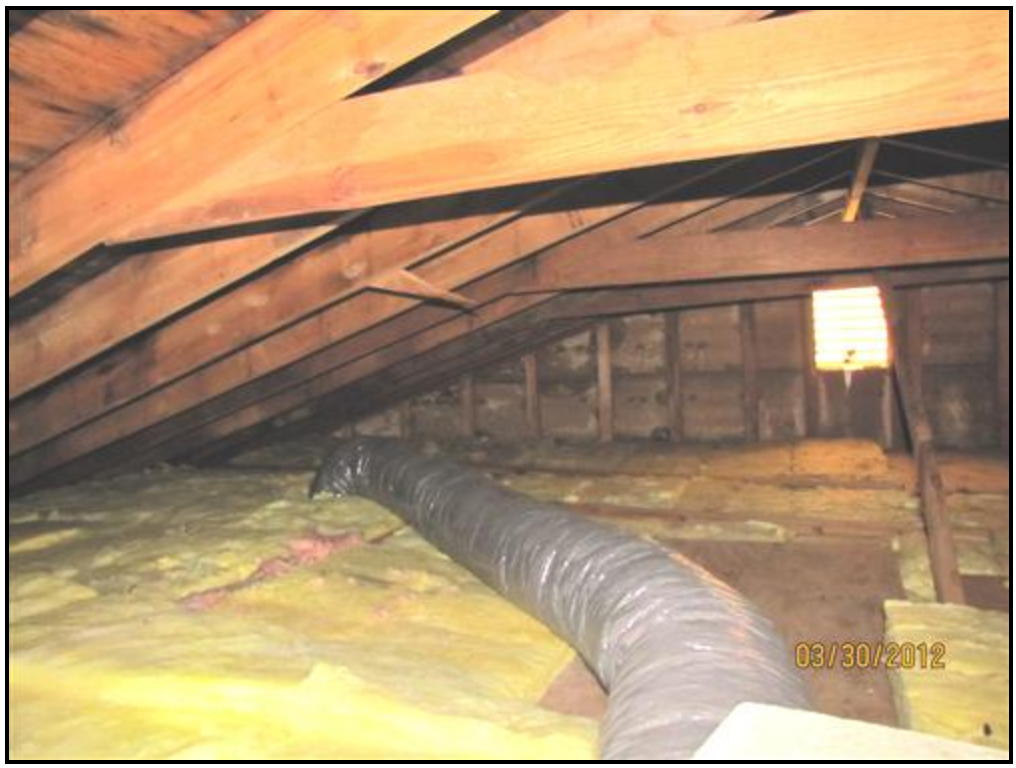
2.4 Picture 3

2.4 Picture 4

(3) The interior of the sheathing on the side walls was noted as being a gypsum based material that shows evidence of repeated moisture damage. Dark staining in areas suggests that this may be the result of active leaks, however this can not be confirmed due the the low height inside the attic over the main structure that prevents safely accessing the area without a stable walkway. These finding coincide with the staining observed on the underside of the roof sheathing which indicate elevated moisture levels or humidity in the attic space. Moisture damaged building materials can create conditions conducive of mold growth and also cause damage to the underlying structural materials and interior finished surfaces over time. It is recommended that this be further inspected once the area is safe to enter and transverse without causing damage to the ceiling surfaces. Any necessary repairs or replacement should be conducted by a qualified contractor based on moisture meter analysis of the suspect areas.

2.4 Picture 5

2.4 Picture 6



2.4 Picture 7

2.4 Picture 8

2.4 Picture 9

2.4 Picture 10

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.

Styles & Materials

Siding Style:
Lap

Siding Material:
Vinyl

Exterior Entry Doors:
Steel

Appurtenance:
Covered porch

Driveway:
Asphalt

Items

3.0 SIDING, FLASHING AND TRIM

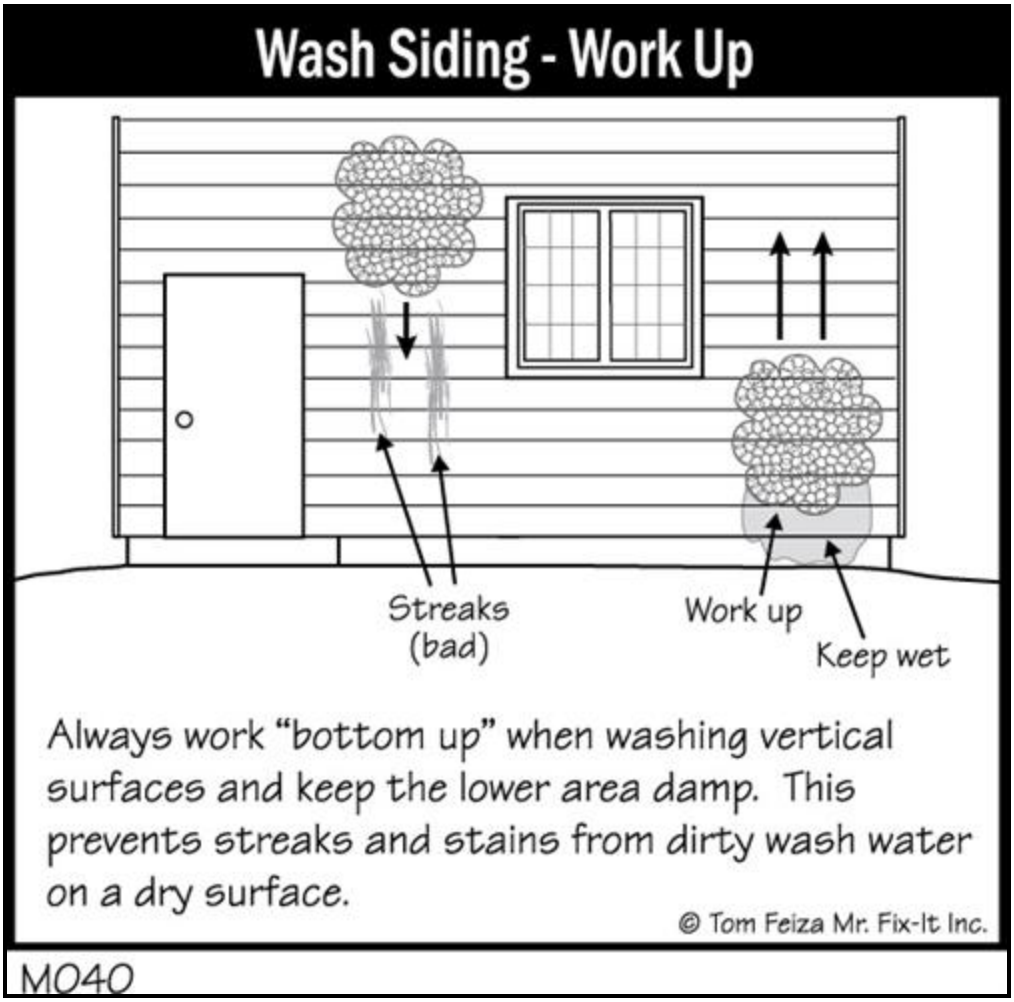
(1) An area of vinyl siding was noted as being damage where the ridge of the addition meets that side wall of the original structure. This can create conditions conducive of moisture intrusion that can damage the underlying structural materials and interior finished surfaces. Recommend repair by a qualified contractor.

3.0 Picture 1

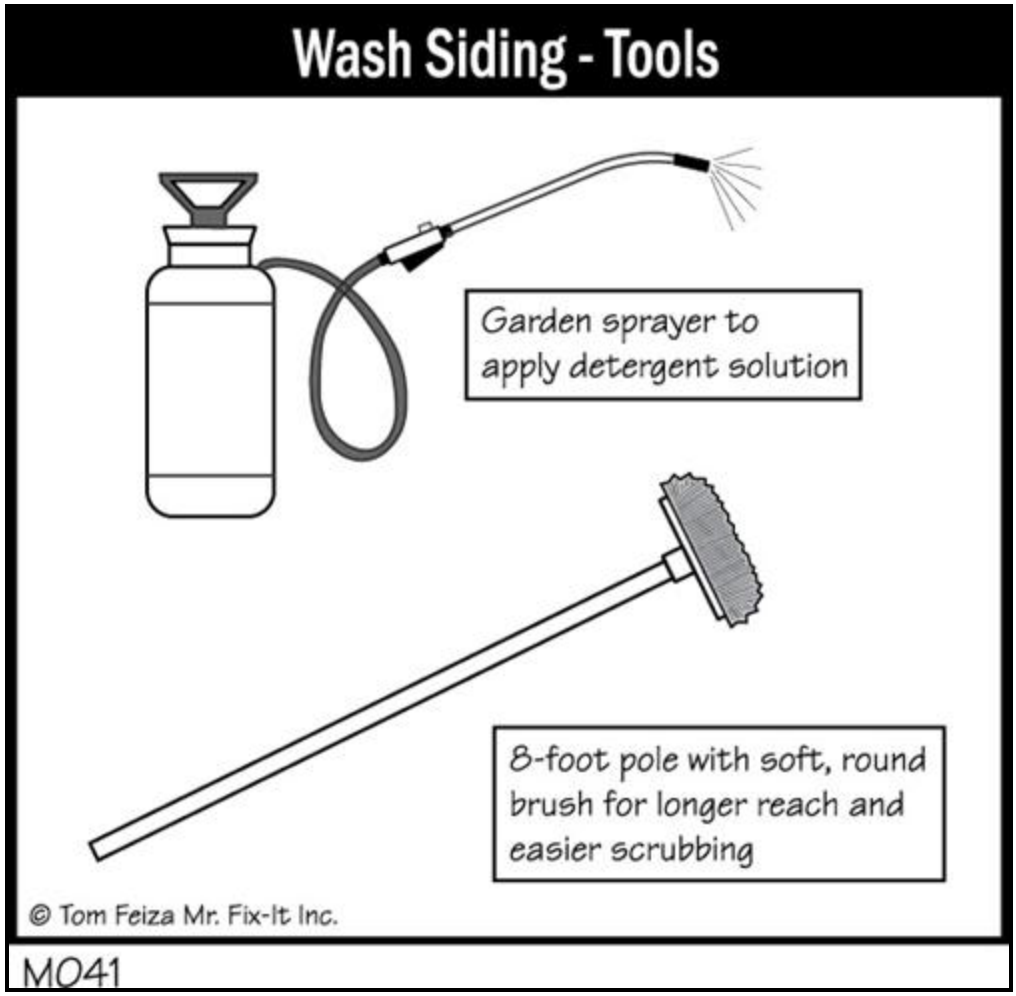
(2) A section of the vinyl siding was lifted and the underlayment was inspected. A layer of moisture barrier was noted as being installed in the area inspected. Because it is not possible to determine the extent and condition of the vapor barrier without observing it after it was completely installed, no guarantee can be made that the layer is uniform and consistent on the exterior of the home. Lack of a vapor barrier in most areas can result in conditions conducive of wood decay or rot formation on the exterior sheathing. It is recommended that you monitor the interior and exterior of the home for any evidence of moisture intrusion that is causing damage to the structure. Typical signs would include moisture staining on the interior or bulging or wavy siding on the exterior.

3.0 Picture 2

(3) Exterior siding was noted as having large amounts of algea growth present at the time of inspection. This can progress and cause moss to develope if not cleaned on a regular basis that can cause damage to the siding. It is recommended that the siding be cleaned on a regular basis when needed to prevent discoloration.


Wash Siding - Work Up
Streaks
(bad)
Work up
Keep wet
Always work "bottom up" when washing vertical surfaces and keep the lower area damp. This prevents streaks and stains from dirty wash water on a dry surface.
© Tom Feiza Mr. Fix-It Inc.
M040

3.0 Picture 3



3.0 Picture 4

3.0 Picture 5

(4) There was a section of siding at the rear of the property that was pulling away from the main structure. This can allow for conditions conducive of moisture intrusion that can damage the underlying structural materials and interior finished surfaces. Recommend repair by a qualified contractor.

3.0 Picture 6

3.0 Picture 7

3.1 EAVES, SOFFITS AND FASCIAS

Inspected with no obvious signs of major defects observed at the time of inspection.

3.2 DOORS (Exterior)

Inspected with no obvious signs of defects observed at the time of inspection.

3.3 WINDOWS

Peeling paint was observed on the sides of the casement windows at the rear of the home. This can allow for conditions conducive of wood rot formation if water manages to come in contact with the exposed wood. It is recommended that any peeling paint be scraped, sealed, and painted to prevent further damage.

3.3 Picture 1

3.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

(1) Access underneath the deck off the rear of the addition was prevented by permanently installed skirting under the deck. Support attachments to the main structure could not be evaluated at the time of inspection. Recommend further evaluation by a qualified contractor was the area has been made accessible.

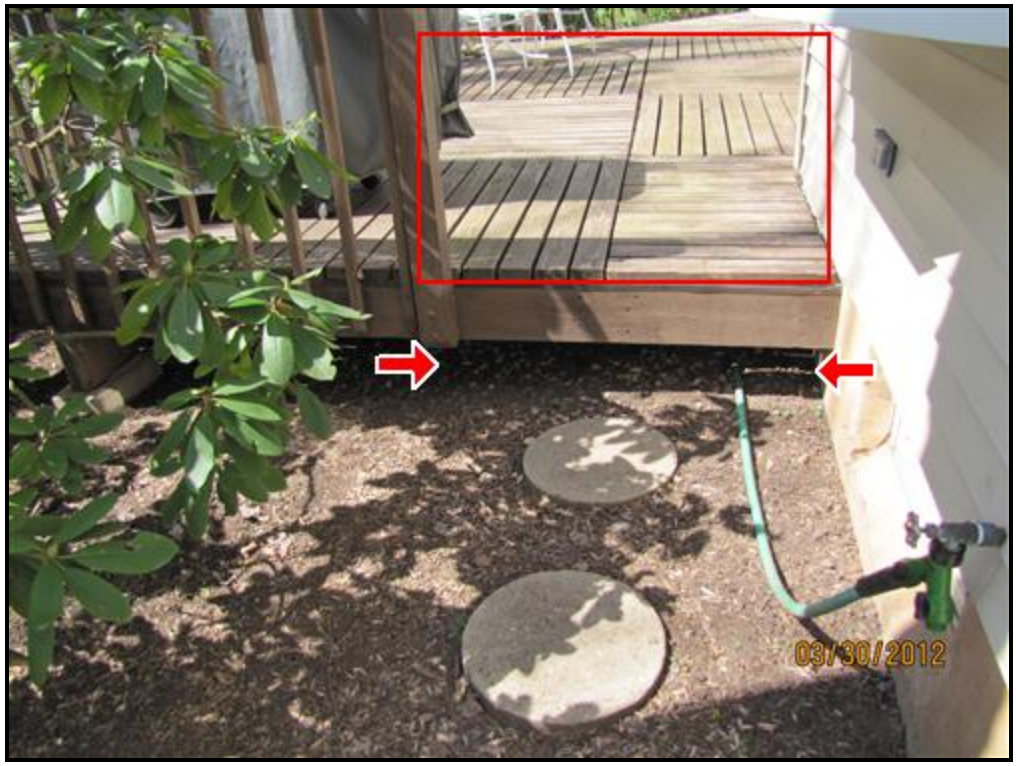
3.4 Picture 1

(2) The exterior deck surface was noted as being installed at the same level as the interior floor level. This can allow for conditions conducive of moisture intrusion under the door threshold that can damage the underlying structural materials and interior finished surfaces. Best building practices suggest that a minimum of 4 inches be maintained between the deck and interior floor levels, with 7 inches being ideal to prevent potential trip and fall hazards. It is recommended that the deck be replaced if there is any evidence of moisture intrusion that occurs.

3.4 Picture 2

3.4 Picture 3

(3) The rear deck off the main structure was noted as having a section where there were missing guard rails. This can result in potential trip and fall accidents. The one side of the deck can have an additional step installed to allow for access to the pathway at the rear of the property. The other sections at the rear of the deck should have additional guard rails installed for safety reasons.



3.4 Picture 4

3.4 Picture 5

3.4 Picture 6

(4) The ledger board attaching the rear deck to the main structure was noted as not being sufficiently secured with the appropriate hardware or at the recommended intervals. This can result in the deck pulling away from the main structure over time or creating conditions conducive of moisture intrusion or other damage to the foundation walls. It is recommended that the deck be properly attached by a qualified contractor.

3.4 Picture 7

3.4 Picture 8

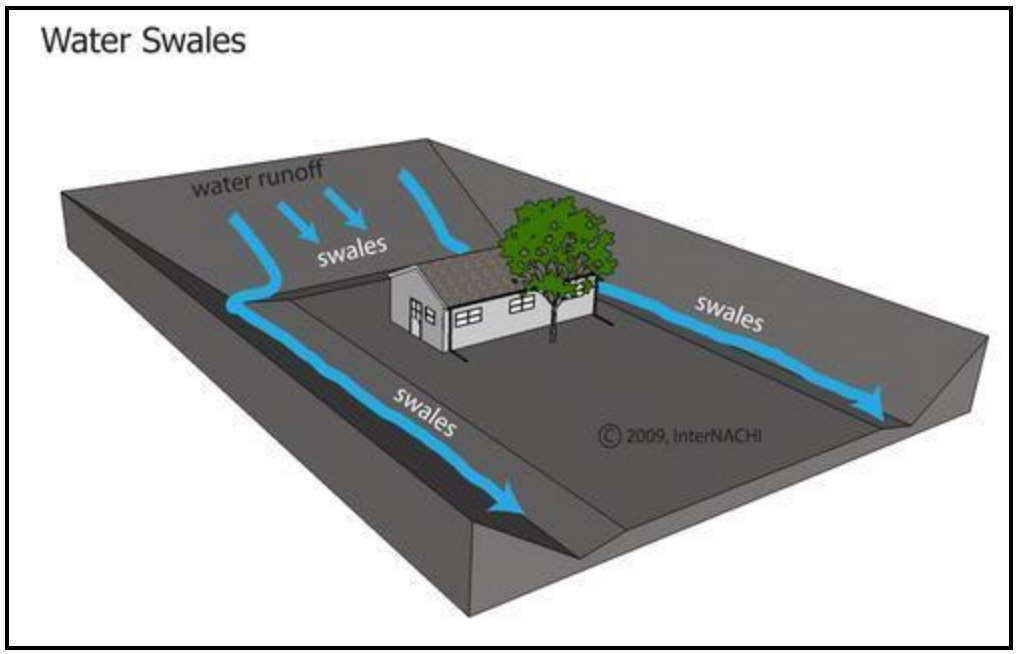
(5) Staircases with four or more steps should have handrails that are between one and one-half and two inches wide. Handrails should be placed and shaped so they can be readily grasped for safety. Handrails should be 34 to 38 inches above the leading edge of the stairway treads. Handrails should return to the railing or post or to the ground. Handrails should not end in a projection that could be hooked by clothing.

3.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

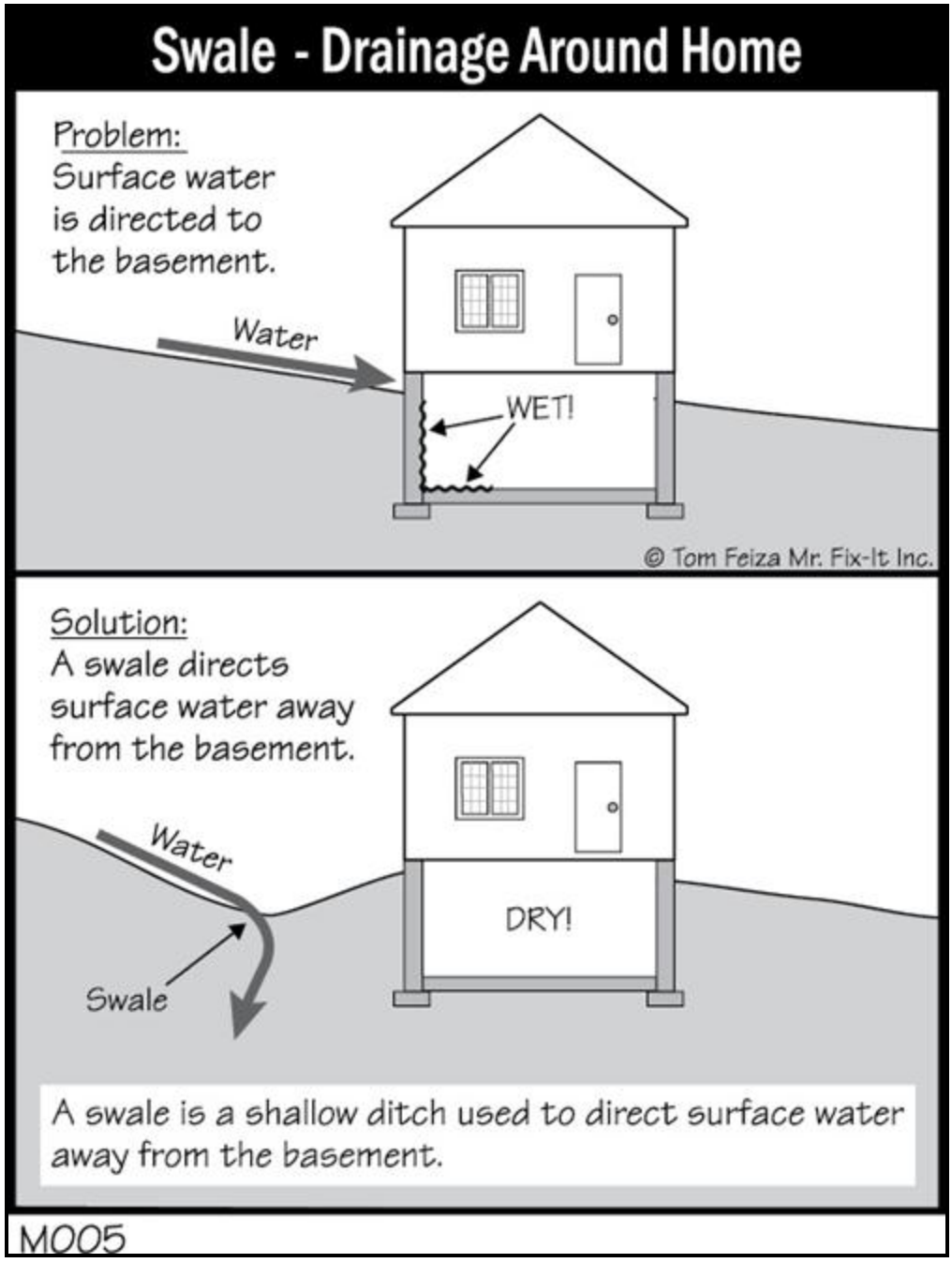
(1) The main driveway was noted as being in good condition with no obvious signs of cracking observed in the asphalt.

3.5 Picture 1

(2) Swales at the side of the home were noted as being too shallow and can allow for water to flow out towards the foundation of the home during heavy rain fall or snow accumulation. It is recommended that the swales be cut deeper to prevent water accumulation next to the foundation walls and allow for sufficient drainage.


Water Swales
water runoff
swales
swales
swales
© 2009, InterNACHI

3.5 Picture 2


Swale - Drainage Around Home
Problem:
Surface water
is directed to
the basement.
Water
WET!
© Tom Feiza Mr. Fix-It Inc.
Solution:
A swale directs
surface water away
from the basement.
Water
DRY!
Swale
A swale is a shallow ditch used to direct surface water away from the basement.
M005

3.5 Picture 3

3.5 Picture 4

3.5 Picture 5

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation:
Masonry block
Finished Walls (Not Visible)

Method used to observe Crawlspace or Basement:
Crawled
Walked

Floor Structure:
Slab

Wall Structure:
2 X 4 Wood
Drywall
Paneling

Columns or Piers:
Steel lally columns

Ceiling Structure:
6'" or better

Items

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

(1) The basement foundation walls were noted as having a black discoloration present at the time of inspection in the area of the French drain. This can be possible mold growth due to repeated moisture intrusion. Mold growth can result in significant health related issues and illnesses especially after prolonged exposure. It is recommended that the substance be sampled and sent to a laboratory for analysis and confirmation of mold growth. It is recommended that the substance be removed qualified mold remediation contractor if identified as mold growth.

4.0 Picture 1

(2) The crawlspace was noted as having a dehumidifier installed which is an indication that the crawlspace has had previous moisture problems in the past. The dehumidifier was noted as discharging into the French drain at the rear wall which does not help to remove the condensation. It is recommended that the vents in the crawlspace be rearranged to allow for better air circulation and the dehumidifier be plumbed to discharge to a condensate pump that is routed to the exterior or a nearby drain.

4.0 Picture 2

4.0 Picture 3

4.1 WALLS (Structural)

(1) Evidence of suspected visible mold growth observed on the rear side of the tile wall in the basement area next to the laundry area. Mold growth can result in significant health related issues and illnesses especially after prolonged exposure. It is recommended that the substance be sampled and sent to a

laboratory for analysis and confirmation of mold growth and removed by a qualified mold remediation contractor based on positive results.

4.1 Picture 1

(2) There was visible daylight observed at the bottom plate from inside the crawlspace. The exterior sill was flashed, however it does not appear to have been sufficiently sealed. There was no vapor barrier strip installed between the bottom plate and the foundation wall which can allow for conditions conducive of wood rot formation at the bottom plate. The gaps can allow for pests to enter such as wood destroying insects and moisture. It is recommended that the exterior be sealed to prevent any moisture or pest intrusion.

4.1 Picture 2

4.1 Picture 3

4.2 COLUMNS OR PIERS

Inspected with no obvious signs of defects observed at the time of inspection.

4.3 FLOORS (Structural)

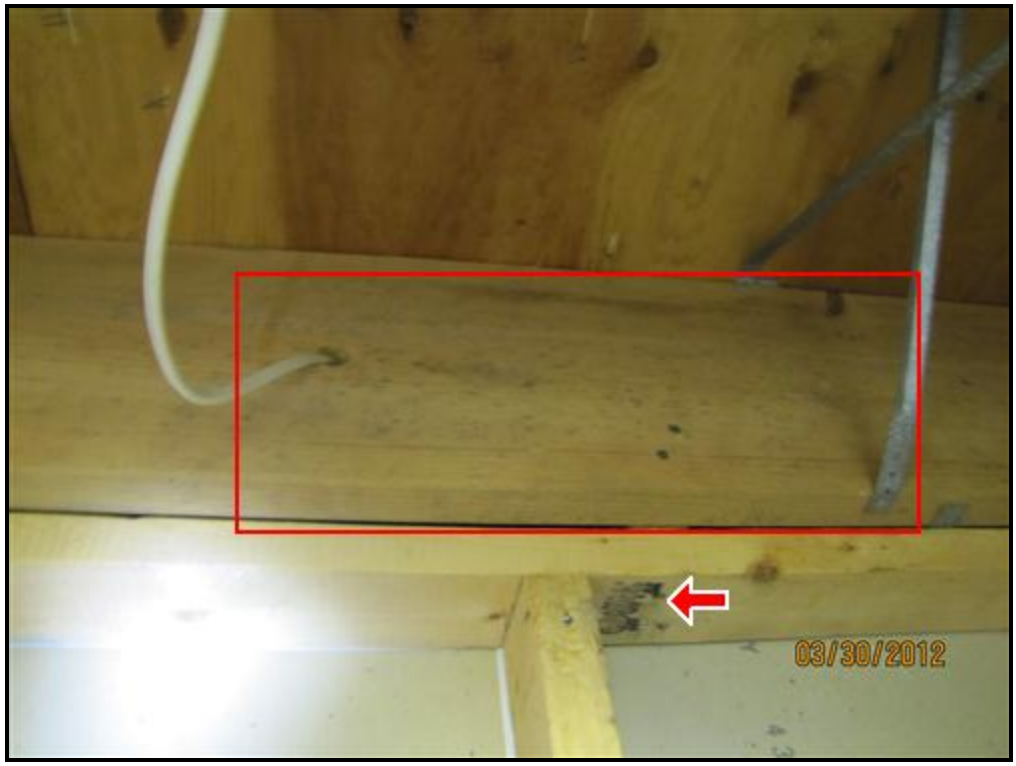
Inspected with no obvious signs of defects observed at the time of inspection.

4.4 CEILINGS (structural)

(1) Floor joists in the basement storage area off the laundry room were noted as having a white chalky coating on them which is suspected mold growth. Mold growth resulting significant health related issues and illnesses especially after prolonged exposure. It is recommended that the substance be sampled and sent to a laboratory for analysis and confirmation of mold growth and be removed by a qualified mold remediation contractor based on positive results.

4.4 Picture 1

(2) Dark spots were observed on the joists in the unfinished portion of the basement which is typical of visible mold growth patterns. Mold growth can result in significant health related issues and illnesses especially after prolonged exposure. It is recommended that the substance be sampled and sent to a laboratory for analysis and be removed by a qualified mold remediation contractor based on positive results.



4.4 Picture 2

(3) There was a 4 inch hole noted as being cut into one of the joists in the crawlspace at the rear of the property. It has been filled with steel wool and there was a wiring circuit running through it at the time of inspection. It is unknown what the intended use for the hole was, but it does not appear to be causing any structural damage at this point in time. Recommend monitoring the joists for any cracks that may develope over time and repair as needed.

4.4 Picture 3

4.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

(1) Basement stairs were noted as not having a hand rail installed. This can create conditions conducive of trip and fall hazards. Modern building standards state that stairs with more than 4 vertical risers require a graspable hand rail to be installed. It is recommended that one be installed by a qualified contractor for safety reasons.

4.5 Picture 1

(2) Basement stair stringers were noted as not having support brackets installed. This can result in settlement of the steps over time. Recommend installation of additional support hardware by a qualified contractor.

4.5 Picture 2

4.6 BASEMENT WINDOWS, DOORS, AND EMERGENCY EGRESS

Inspected with no obvious signs of defects observed at the time of inspection.

4.7 OTHER

The exterior foundation walls were noted as having exposed concrete block in areas. No evidence of damp proofing was observed. Concrete masonry block can allow for moisture intrusion. Determining if damp proofing is present on foundation walls requires digging next to the foundation which is outside of the scope of a home inspection. It is recommended that this be further evaluated once permission is obtained from the seller to dig next to the foundation.

4.7 Picture 1

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials

Heat Type:
Forced Air

Energy Source:
Oil

Number of Heat Systems (excluding wood):
One

Heat System Brand:
UNKNOWN

Ductwork:
Insulated and Non-insulated

Filter Type:
Disposable

Insulated Flex Duct

Filter Size:
16x25

Cooling Equipment Type:
Split System

Cooling Equipment Energy Source:
Electricity

Central Air Manufacturer:
TRANE

Number of AC Only Units:
Three

Items

5.0 HEATING EQUIPMENT

The heating system in the basement was inspected and found be in relatively new condition. The system could not be operated due to the fact that the oil tank was empty at the time of inspection. It is recommended that the system be further inspected once oil has been added to the tank in order to operate the system.

5.0 Picture 1

5.1 NORMAL OPERATING CONTROLS

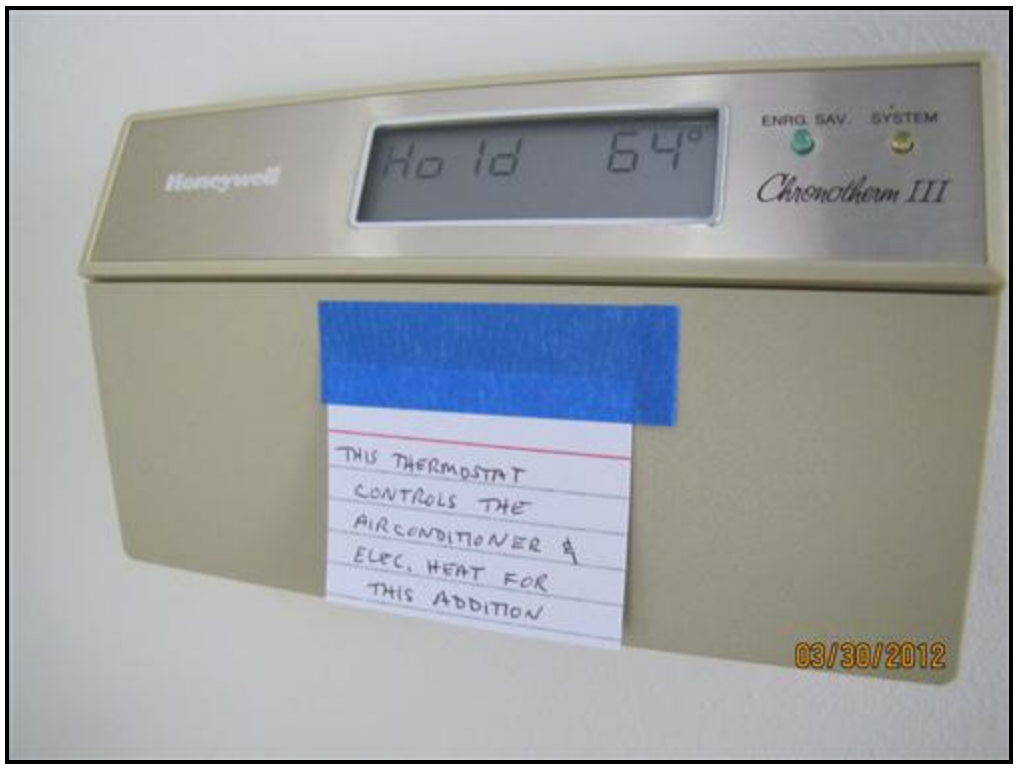
Inspected with no obvious signs of defects observed at the time of inspection.

5.1 Picture 1

5.1 Picture 2

5.1 Picture 3

5.1 Picture 4



5.1 Picture 5

5.1 Picture 6

5.2 AUTOMATIC SAFETY CONTROLS

Automatic safety controls are not tested for the heating and air conditioning system and only verified as to their presence because several systems will become disabled if the safety control is activated. Resetting the system sometimes requires the specialized training of a qualified HVAC contractor familiar with the system.

5.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

The heating system used to have a humidistat and humidifier installed which appears to have been removed. Oil fired forced air heating systems can produce a significant amount of dry air which can cause dehydration of wood building materials inside the home that can result in splitting or warping. With forced air heating systems it is recommended that a humidifier be installed and be properly maintained. Recommend replacement by a qualified HVAC contractor.

5.3 Picture 1

5.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected with no obvious signs of defects observed at the time of inspection.

5.5 CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems)

(1) Yearly seasonal inspections are advised.

Component malfunction can result in the potential for property loss or life endangerment. Remote or auto control(s) are not inspected.

The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light.

Therefore, because the inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow. The National Fire Protection Association http://www.nfpa.org advises that each chimney receive a Level II inspection each time a residence is sold. Inspection Levels Explained: http://www.csia.org/pressroom/press-inspection-levels-explained.htm it is also advised that this inspection be conducted by a tradesperson certified by the Chimney Safety Institute of America http://www.csia.org Fireplace Investigation Research and Education http://www.f-i-r-e-service.com or International Association of Fireplace and Chimney Inspectors http://www.membersiafci.org

(2) The heating system has a small hole drilled in the vent from where a combustion analysis was performed. This small can result in combustion fumes leaking into the basement which can contain dangerous gases such as carbon monoxide. It is recommended that the whole be sealed by a qualified HVAC contractor.

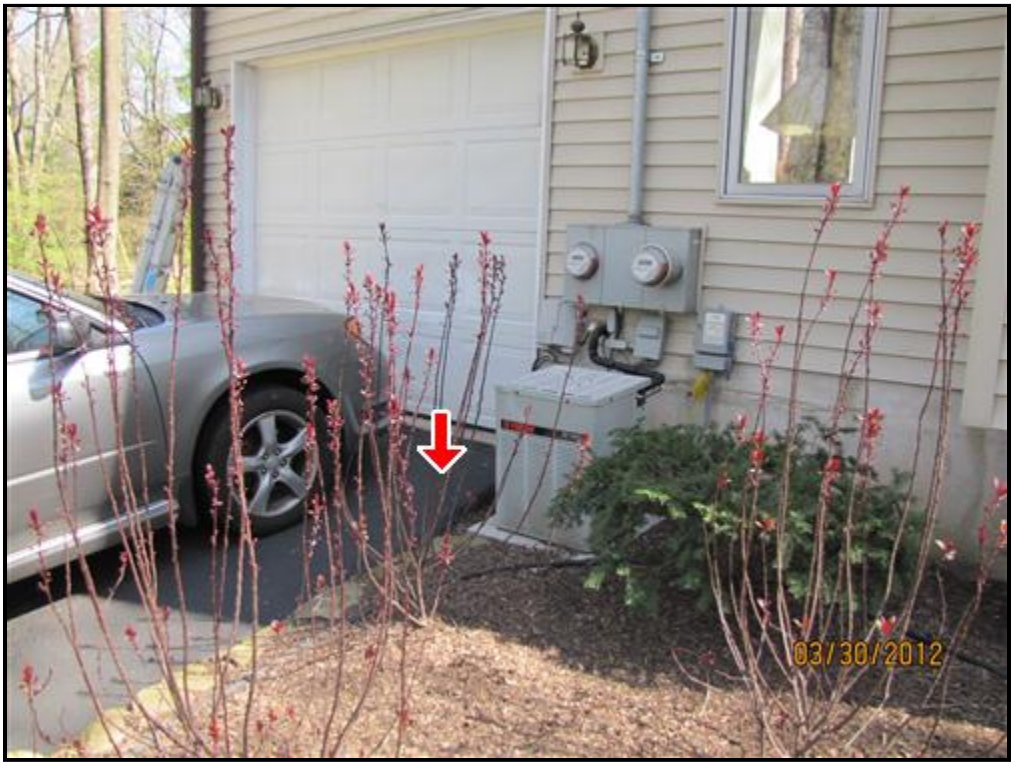
5.5 Picture 1

5.6 COOLING AND AIR HANDLER EQUIPMENT

(1) Air-conditioning compressor units on the exterior of the house were noted as being installed at or slightly above grade level. It is recommended that the air-conditioning compressor units be elevated approximately 4 inches above the surrounding soil level to prevent potential flooding during heavy rains.

5.6 Picture 1

(2) The air conditioning compressor unit by the driveway was noted as being in a vulnerable position where it can be easily damaged by a car or by moving items into or out of the garage. It is recommended that some sort of barrier be installed to protect the unit or it be relocated to a more suitable location. The unit was also noted as not being level which can cause wear and tear on the compressor motor and fan assembly. Ideally, units should be level but as much as a 4 degree slope is acceptable. Anything more can cause damage to the unit over time.



5.6 Picture 2

(3) As the cooling equipment had clearly been shut down and because the weather temperature in the past 24 hours has been below 65 °, I was not able to test-operate this equipment. Operating cooling system equipment which has been "shut down" without proper preparation risks costly damage to the compressor or other components.

Note: some compressor motors can be seriously damaged by being "slugged" with liquid refrigerant or by lack of good lubrication if the compressor is started in cold conditions. Some air conditioner units, including heat pumps, are likely to have a heater band installed around the compressor motor to keep its temperature up to operating state in cold weather. If such a system using a motor heater has been left with power off for some time, simply turning it on in cool weather is not enough as the heater would need time to warm up the motor.

5.7 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Inspected with no obvious signs of defects observed at the time of inspection.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply.
Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source:
Well

Plumbing Water Supply (into home):
Not visible

Plumbing Water Distribution (inside home):
Copper

Water Filters:
None
(We do not inspect filtration systems)

Washer Drain Size:
2" Diameter

Plumbing Waste:
PVC
Cast iron
Copper
NOT VISIBLE

Water Heater Power Source:
Electric

Water Heater Capacity:
50 Gallon (2-3 people)

Manufacturer:
GE

Items

6.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

The main water shutoff valve is located next to the well pump in the basement.

6.0 Picture 1

6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

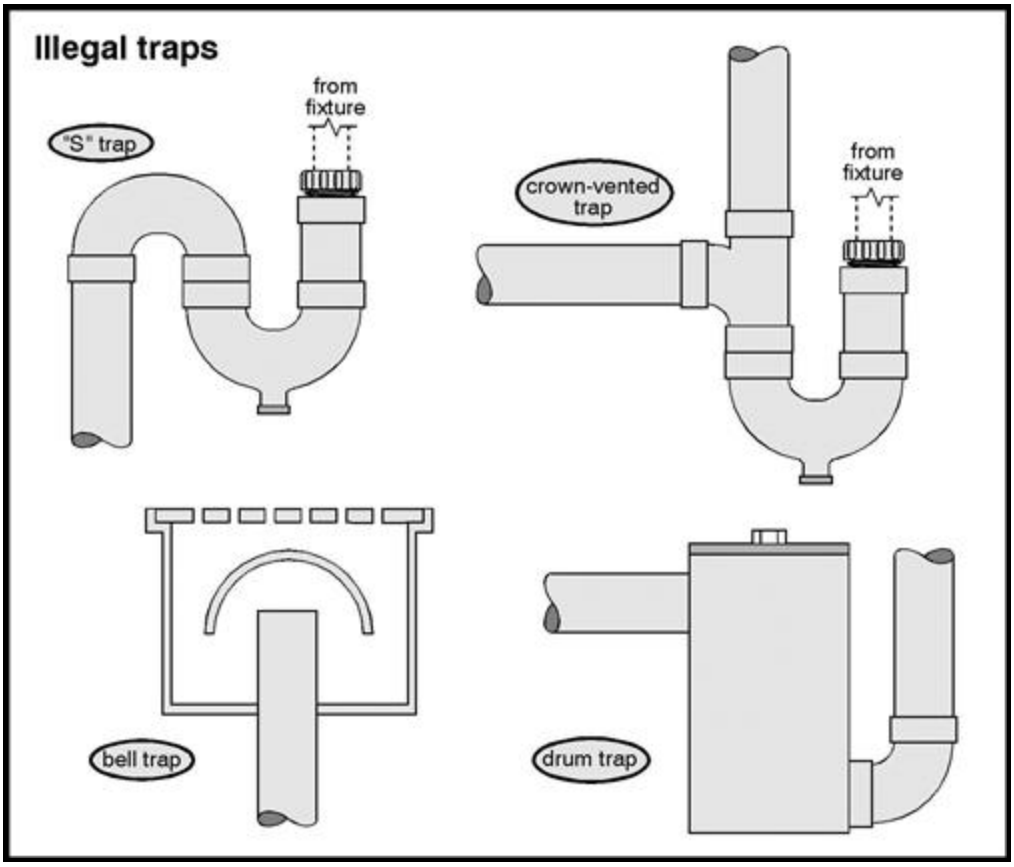
(1) **Residential cast iron pipe failure notice:** Cast iron was used in the drain, waste, and vent portions of the plumbing system. This type of pipe is normally known to deteriorate from the inside outward. Some types of soil are corrosive to cast iron. Either point of corrosion may lead to pitting of the cast iron piping, and can eventually lead to pipe failure and leaking. Failure of the pipe under the slab can result in settling and cracking of the foundation. If the cracking and settling occurs towards the center and away from the perimeter of the slab foundation, the process of leveling and stabilizing the slab becomes more difficult and expensive. Thus, cast iron pipe represents a double concern to homeowners and potential home buyers; it results in the increased possibility of both future plumbing and foundation repair expenses. Plumbing repairs involving replacement of failing pipe under the slab foundation requires tunneling under the slab, which is expensive. But tunneling is also the preferred method of foundation piering. So it is important in cases of cast iron pipe failure to coordinate the work of the plumbing contractor with the work of foundation leveling contractor, so that they can coordinate the digging and use of the tunnels, thus reducing the overall cost of restoring the property. There is another solution. For pipes that are pitted, but are not yet indicating failure (they can still pass a hydrostatic test), a process exists for stabilizing the cast iron pipes in place. The technology is an adaptation of an industrial process that is scaled down and designed for residential applications. For a fraction of the cost of potential plumbing and foundation repairs, a homeowner can arrest the corrosion in its current state, and dramatically increase the life of the plumbing and the life of the foundation. Some providers of this cast iron stabilization process offer warranties on both the plumbing and the foundation.

(2) **A note about cast iron sewer laterals:**

Often times in older homes that have cast iron sewer laterals that have surface corrosion visible on the exterior, small cracks can not be easily seen. During the inspection process we run small quantities of water down the drains which may not leak out if there is a crack in the top portion of a pipe. Also, scale buildup inside of a pipe can temporarily seal over a crack, especially on the bottom of the pipe which is often not readily accessible for a visual inspection. Therefore, cracks can go unnoticed in cast iron pipes during the limited time of a home inspection. We make every effort to observe as much as possible of the sewer lateral during the inspection process. If there are no comments about cracks being observed in this report, then we did not see them at the time of inspection.

(3) Several "S" trap drain configurations were observed during the course of inspection. In many locations, "S" traps are no longer accepted by the plumbing codes as these traps tend to easily siphon dry even when well-vented. It is recommended that further evaluation be obtained from a qualified plumbing contractor familiar with the local building codes. Repair or replacement should be conducted by a qualified plumbing contractor. The following link provides detailed information about proper drain configurations.

http://www.cdc.gov/nceh/publications/books/housing/cha09.htm


Illegal traps
from fixture
"S" trap
crown-vented trap
from fixture
bell trap
drum trap

6.1 Picture 1


S Trap - Not Allowed
Water draining through the "S" trap will siphon out the water seal and allow sewer gas and vermin into home.
Will drain with a "glug - glug."
© Tom Feiza Mr. Fix-It Inc.
P037

6.1 Picture 2

6.1 Picture 3

6.1 Picture 4

6.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

(1) The plumbing supply lines under the sink in the addition were noted as having a small amount of corrosion present which can be an indication of a previous leak. The fittings were not leaking at the time of inspection, however corrosion can temporarily seal over small leaks which can eventually start leaking

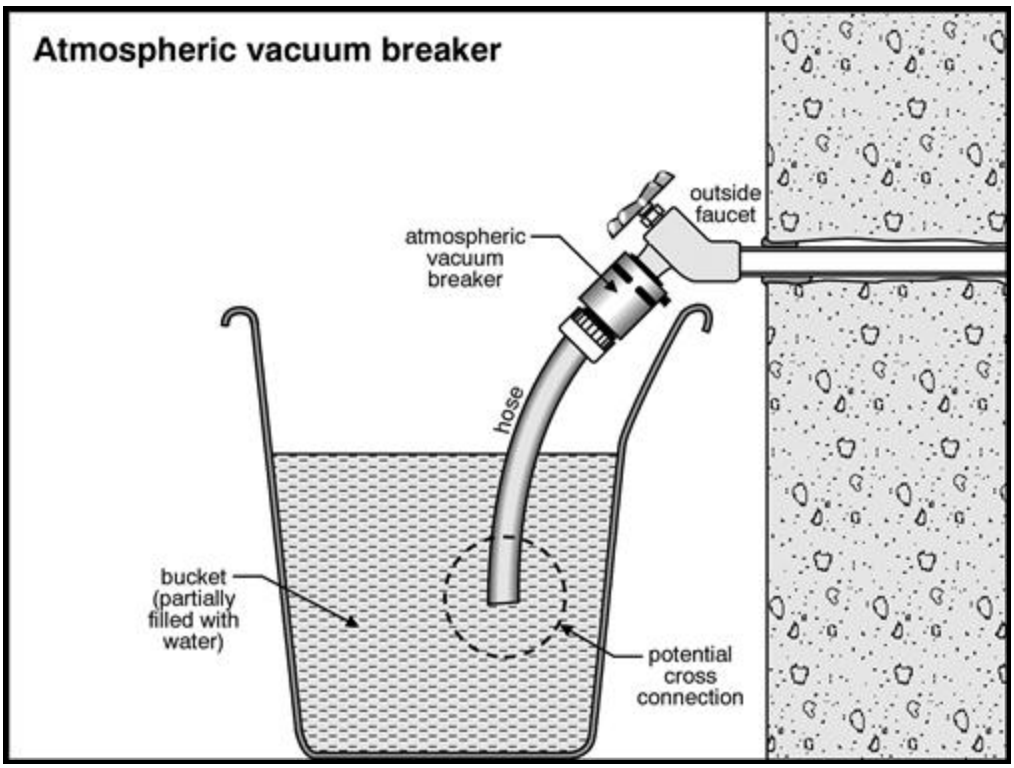
again without notice. Recommend further evaluation and any necessary repairs be conducted by a qualified plumbing contractor.

6.2 Picture 1

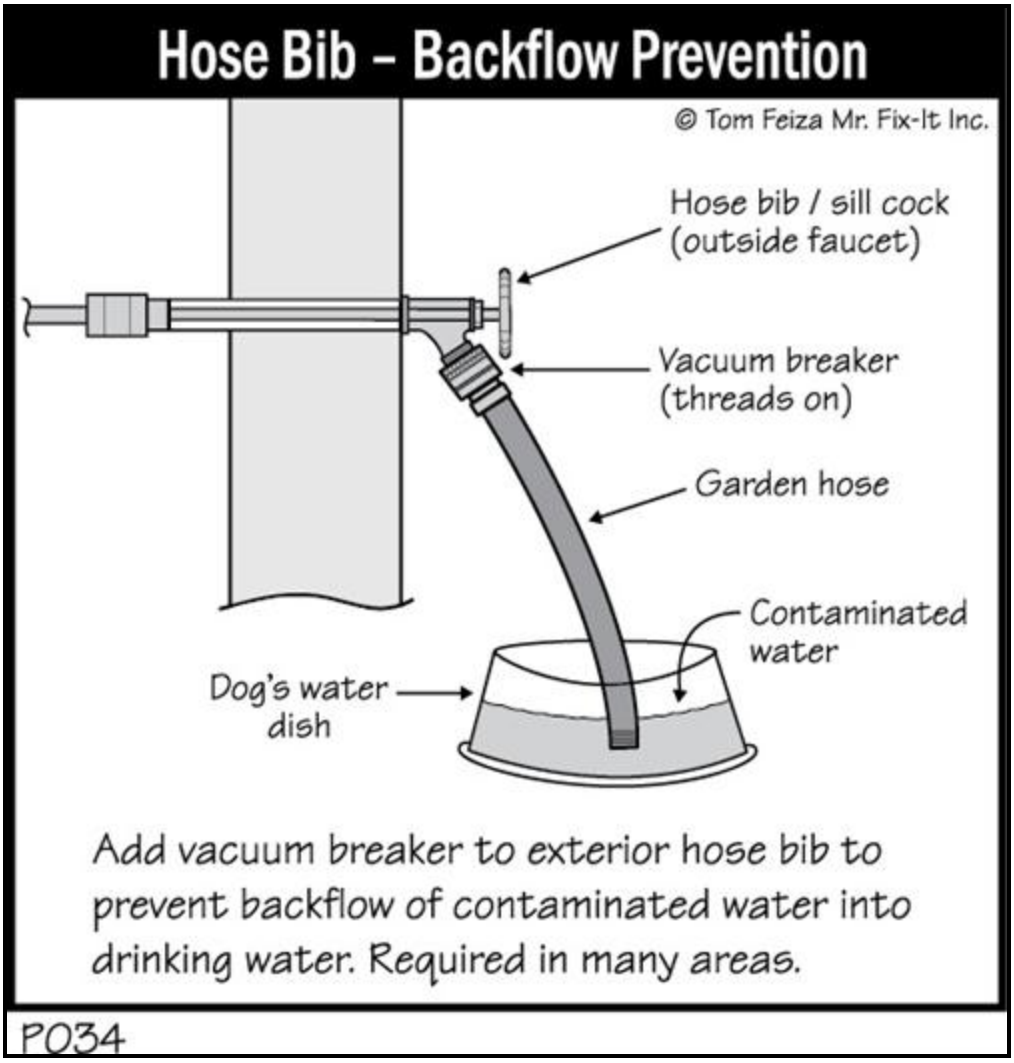
(2) Water supply lines for a previously installed humidifier unit at the HVAC system in the basement was noted as being improperly terminated. This can result in leaks developed over time. It is recommended that any abandoned plumbing lines for a humidifier be removed by a qualified plumbing contractor.

6.2 Picture 2

(3) A backflow preventer was noted as not being installed on the exterior hose bib. These devices prevent against potentially contaminated water from flowing back into the home's drinking water supply in the event there is a pressure differential that occurs when there is a higher demand for water at the interior fixtures. This is known as a cross connection and devices are required to prevent this from happening in many municipalities. These devices are readily available at most home improvement centers and the average person should be capable of installing them.


Atmospheric vacuum breaker
outside faucet
atmospheric vacuum breaker
hose
bucket (partially filled with water)
potential cross connection

6.2 Picture 3

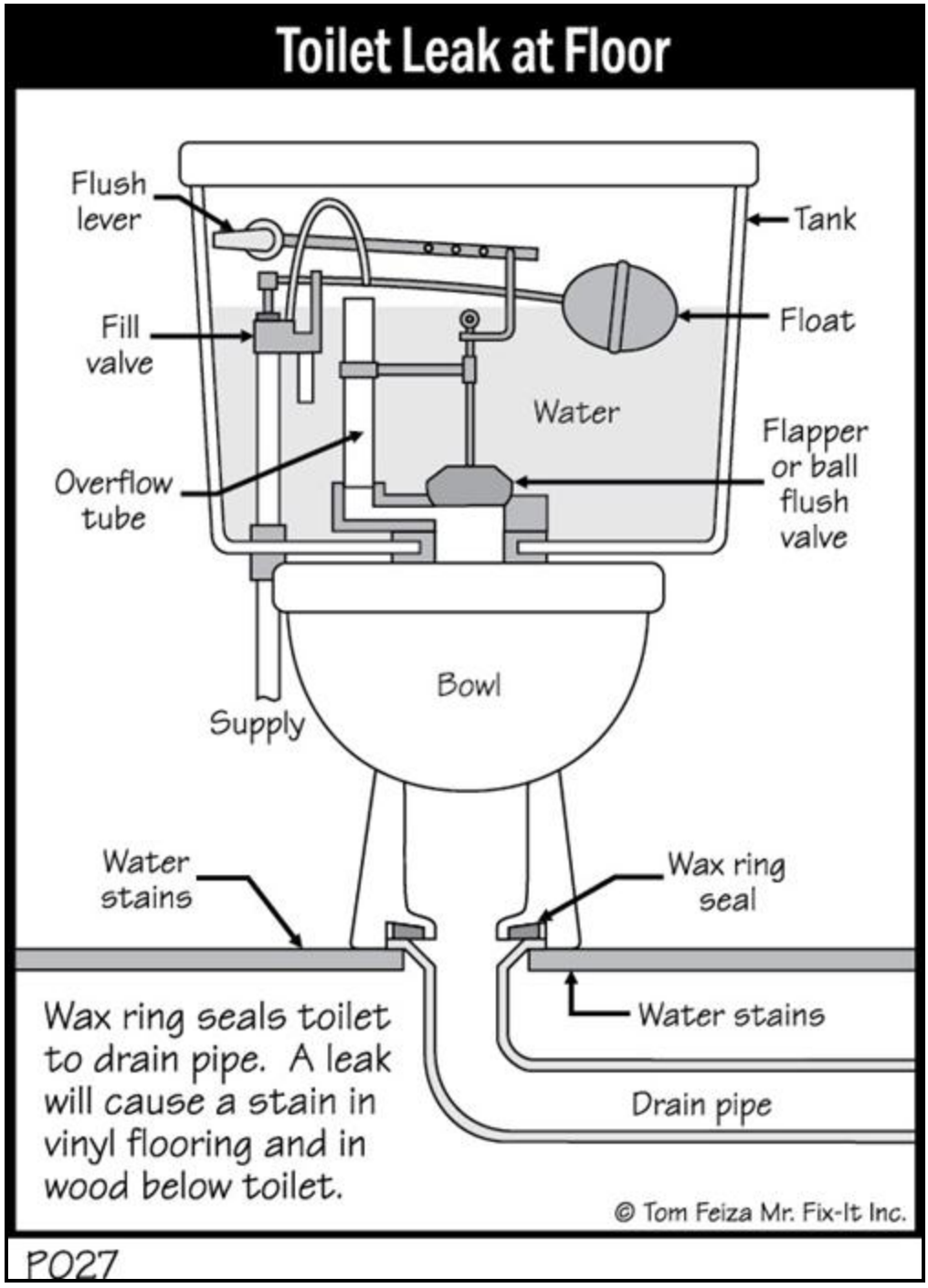

Hose Bib – Backflow Prevention
© Tom Feiza Mr. Fix-It Inc.
Hose bib / sill cock
(outside faucet)
Vacuum breaker
(threads on)
Garden hose
Contaminated
water
Dog's water
dish
Add vacuum breaker to exterior hose bib to prevent backflow of contaminated water into drinking water. Required in many areas.
P034

6.2 Picture 4

6.2 Picture 5

6.3 TOILETS

(1) Toilet(s) not secure at the closet flange on the floor. Condition typically is caused by loose bolts or nuts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Repairs may involve installing a new wax seal at the base of the toilet. It is recommended that this be repaired by a qualified plumbing contractor.


Toilet Leak at Floor
Flush lever
Tank
Fill valve
Float
Water
Flapper or ball flush valve
Overflow tube
Bowl
Supply
Water stains
Wax ring seal
Water stains
Drain pipe
Wax ring seals toilet to drain pipe. A leak will cause a stain in vinyl flooring and in wood below toilet.
© Tom Feiza Mr. Fix-It Inc.
P027

6.3 Picture 1

6.3 Picture 2

(2) The toilet reservoir tank was noted as being loose at the tank to bowl connection. This can allow for leaks to develope at the tank to bowl connection. Leaks can contribute to conditions conducive of mold growth and cause damage to the underlying structural materials. It is recommended that the tank be tightened by a qualified plumbing contractor. Repairs may involve replacing the bolts or gasket. If these repairs are undertaken by the home owner, it is important to remember not to overtighten the mounting bolts because the plaster tank or bowl can crack.

6.3 Picture 3

6.4 SHOWERS, BATHTUBS, WHIRLPOOLS, & SINKS

The access panel for the second floor master bathroom tub could not be removed at the time of inspection because of stored items blocking access at the time of inspection. Recommend further evaluation and any necessary repairs be conducted by a qualified contractor once the area has been made accessible.

6.4 Picture 1

6.5 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

(1) 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 125 ° Fahrenheit to kill microbes and a maximum of 130 ° to prevent scalding

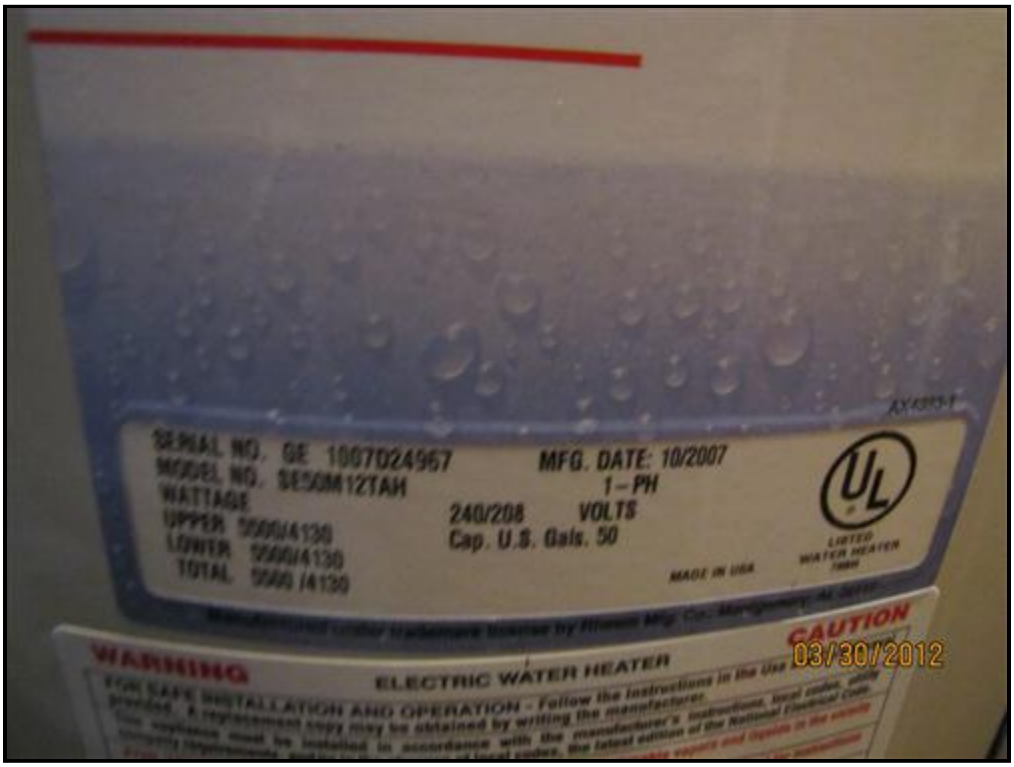
(2) This report includes a photograph showing the hot water heater label which typically contains information such as the...

- manufacturer

- model and serial number.

- date of manufacture (often coded into the serial number)

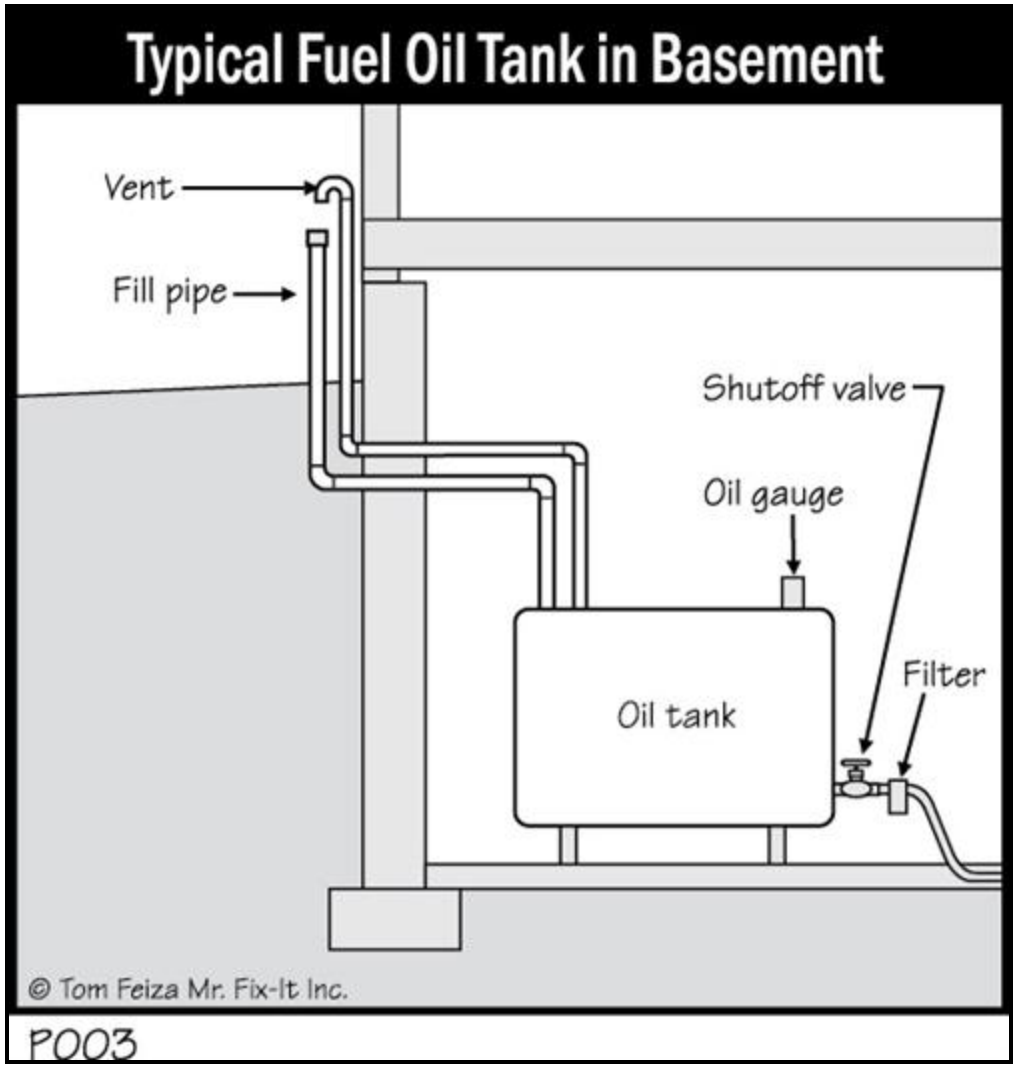
- tank capacity in gallons



6.5 Picture 1

6.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

(1) The oil tank was noted as being empty at the time of inspection. The area was inspected and no visible evidence of previous leaks were observed at the time of inspection.


Typical Fuel Oil Tank in Basement
Vent
Fill pipe
Shutoff valve
Oil gauge
Oil tank
Filter
© Tom Feiza Mr. Fix-It Inc.
P003

6.6 Picture 1

6.6 Picture 2

6.6 Picture 3

(2) The oil tank fill and vent pipe are located on the front side of the house.

6.6 Picture 4

6.7 MAIN FUEL SHUT OFF (Describe Location)

The main floor shut off valve is located at the bottom of the oil tank.

6.8 SUMP PUMP

A sump pit was noted as being installed at the rear corner of the basement, however there was no pump present to evacuate the water. There was approximately 4 inches of water in the bottom of the pit at the time of inspection. The lid was noted as being pieces of plywood which can allow for conditions conducive of mold growth on the material. It is recommended that a sump pump with a battery backup system or water driven pump be installed to evacuate the water to the exterior of the house and a new lid be installed that does not support mold growth.

6.8 Picture 1

6.8 Picture 2

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

Styles & Materials

Electrical Service Conductors:
Overhead service

Panel capacity:
200 AMP
(2) 100 AMP service panel

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
SIEMENS
Unknown

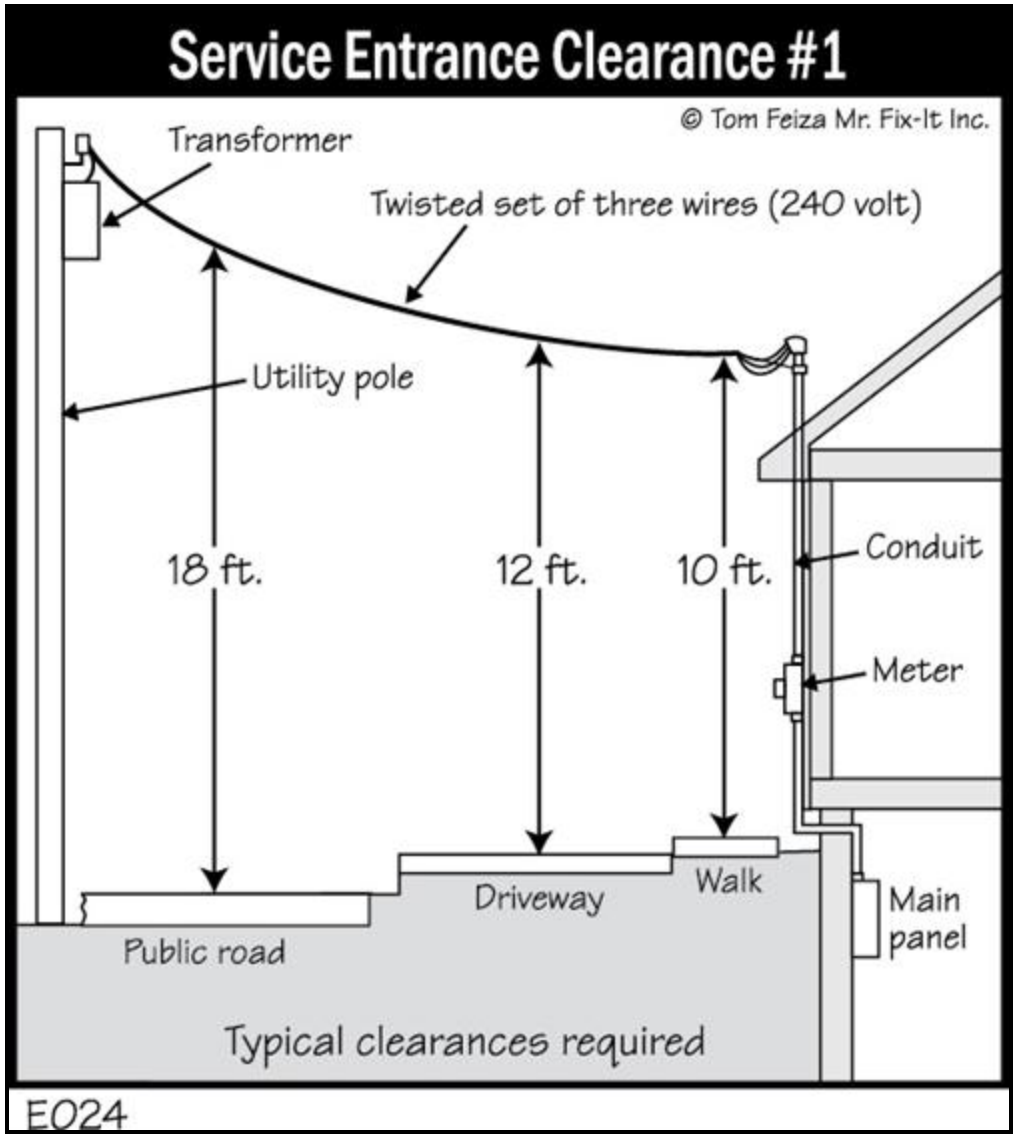
Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex
Not Visible
Metalic Sheathed Cable

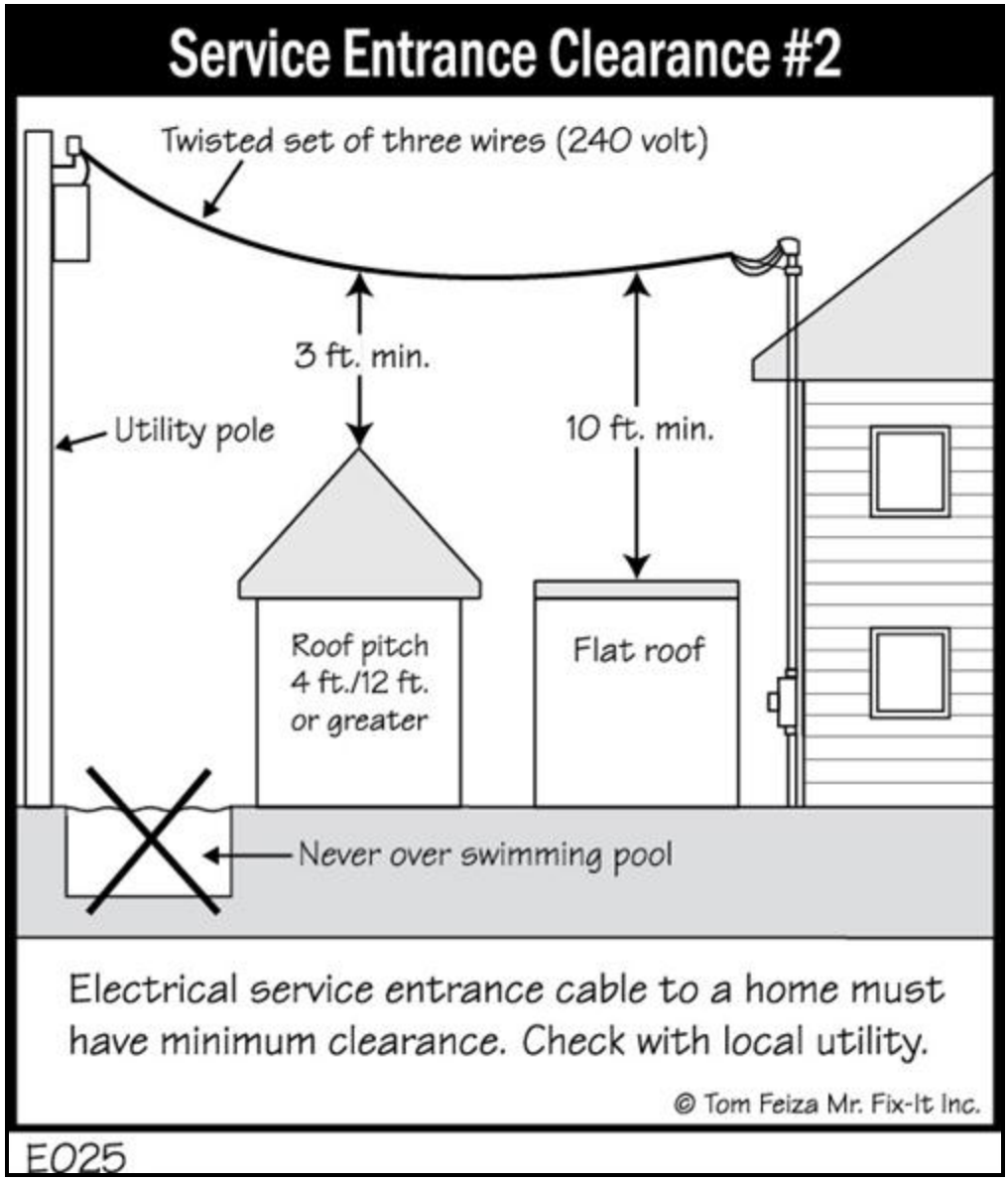
Items

7.0 SERVICE ENTRANCE LINES

Electrical service lines were noted as being well attached to the home at the time of inspection. The lines were noted as sagging over the front yard and walkway area and clearances between the ground and wires may be insufficient. Verifying the height of electrical power supply lines is out of the scope of inspection, however the estimated height appears to be lower than what is required by current electrical safety standards. Recommend further evaluation and any necessary repairs be conducted by a qualified electrical contractor.


Service Entrance Clearance #1
© Tom Feiza Mr. Fix-It Inc.
Transformer
Twisted set of three wires (240 volt)
Utility pole
18 ft.
12 ft.
10 ft.
Conduit
Meter
Driveway
Walk
Main panel
Public road
Typical clearances required
E024

7.0 Picture 1


Service Entrance Clearance #2
Twisted set of three wires (240 volt)
3 ft. min.
Utility pole
10 ft. min.
Roof pitch
4 ft./12 ft.
or greater
Flat roof
Never over swimming pool
Electrical service entrance cable to a home must have minimum clearance. Check with local utility.
© Tom Feiza Mr. Fix-It Inc.
E025

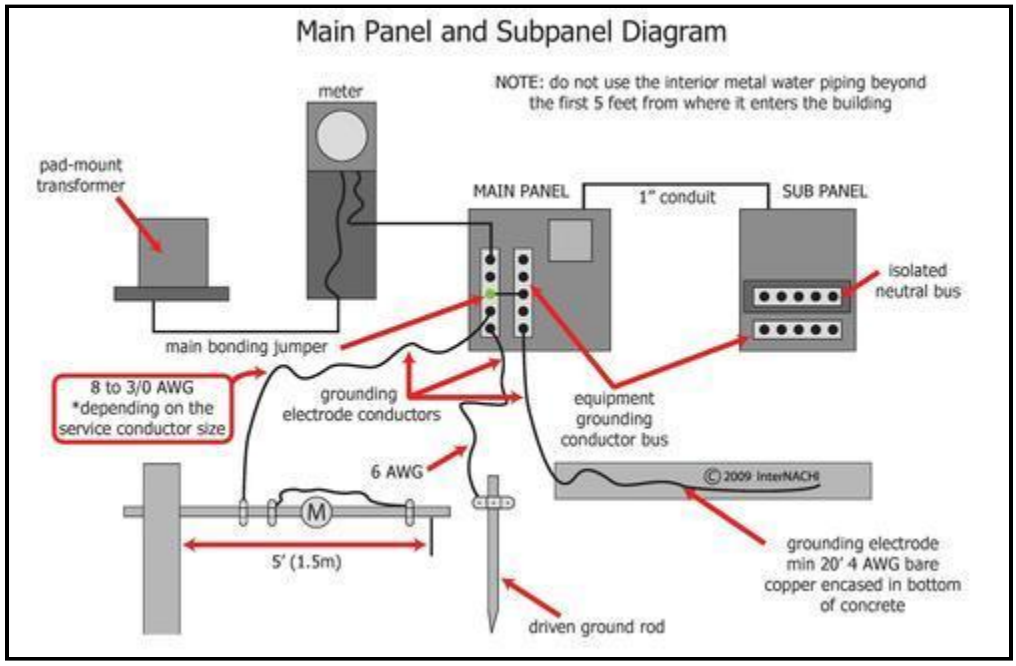
7.0 Picture 2

7.0 Picture 3

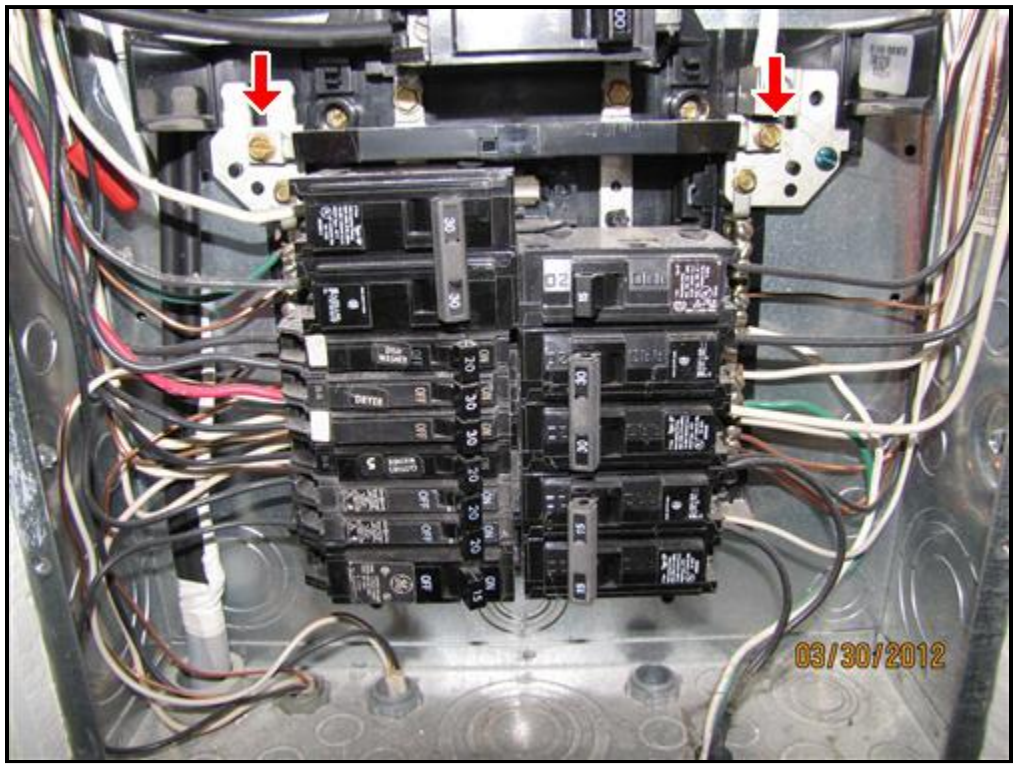
7.0 Picture 4

7.1 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS

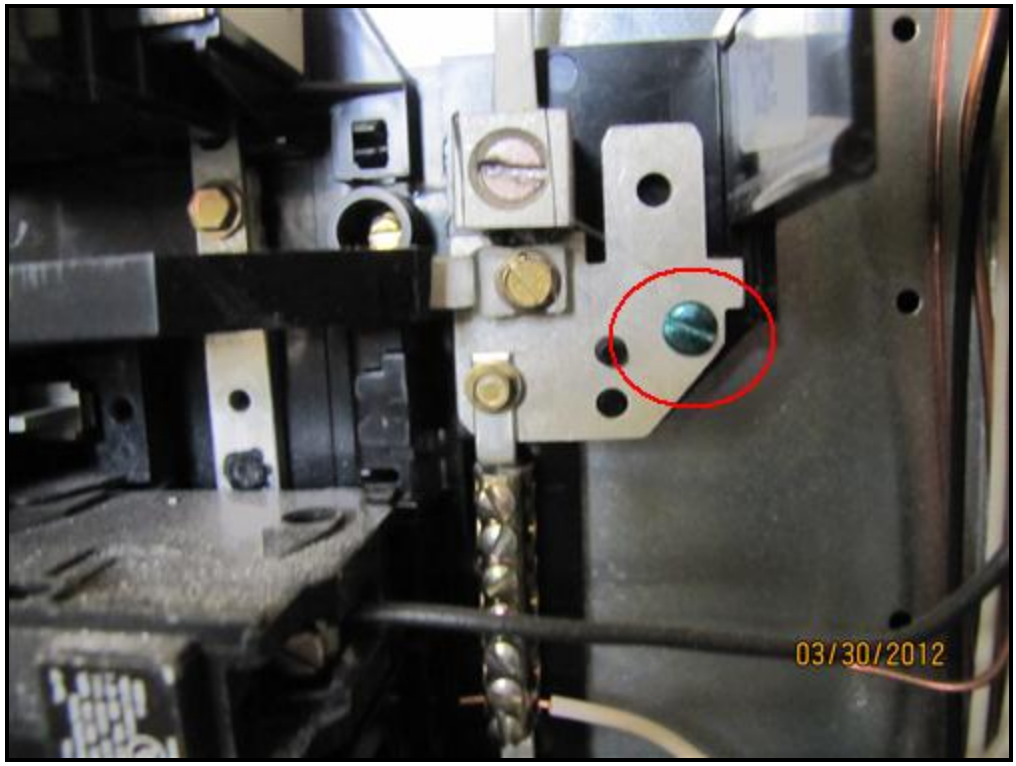
The secondary distribution panel was noted as being wired incorrectly and can present a hazardous situation. The neutral and grounding bar was noted as not being removed which is allowing the two bus bars to be bonded together. The panel bonding screw was also noted as being torqued down which is bonding the panel to the bus bars. This is an incorrect installation. According to modern electrical safety standards, the neutral bus bar should be isolated from the ground in any secondary distribution panel. It is recommended that this be repaired by a qualified electrical contractor.



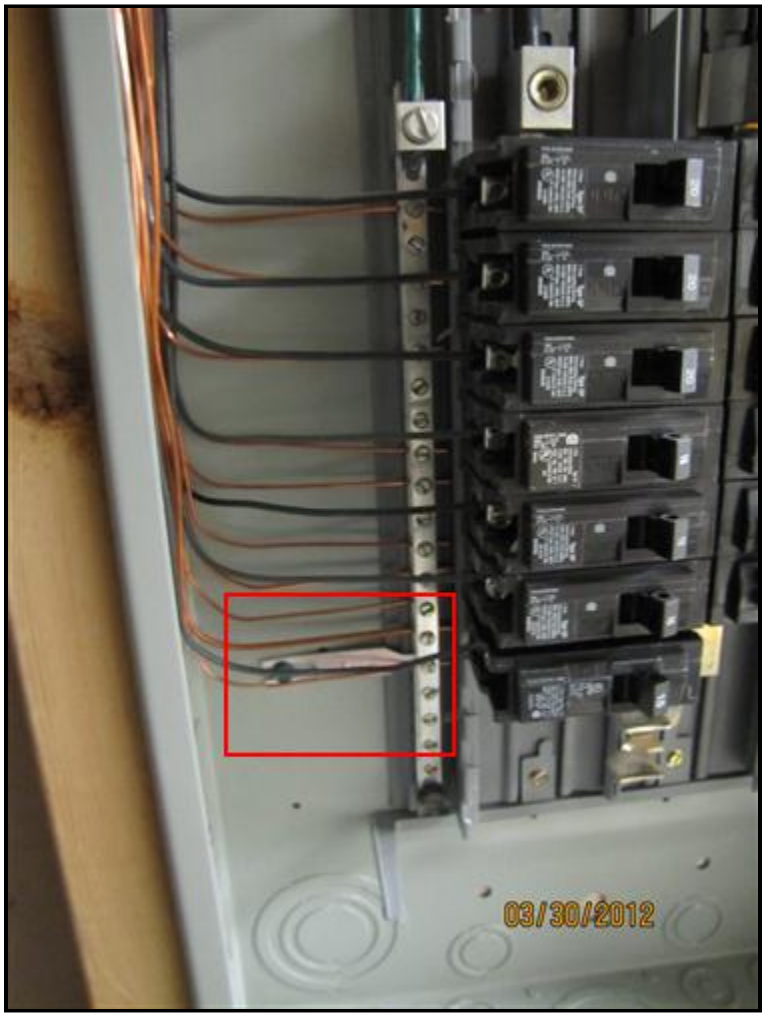
7.1 Picture 1



7.1 Picture 2



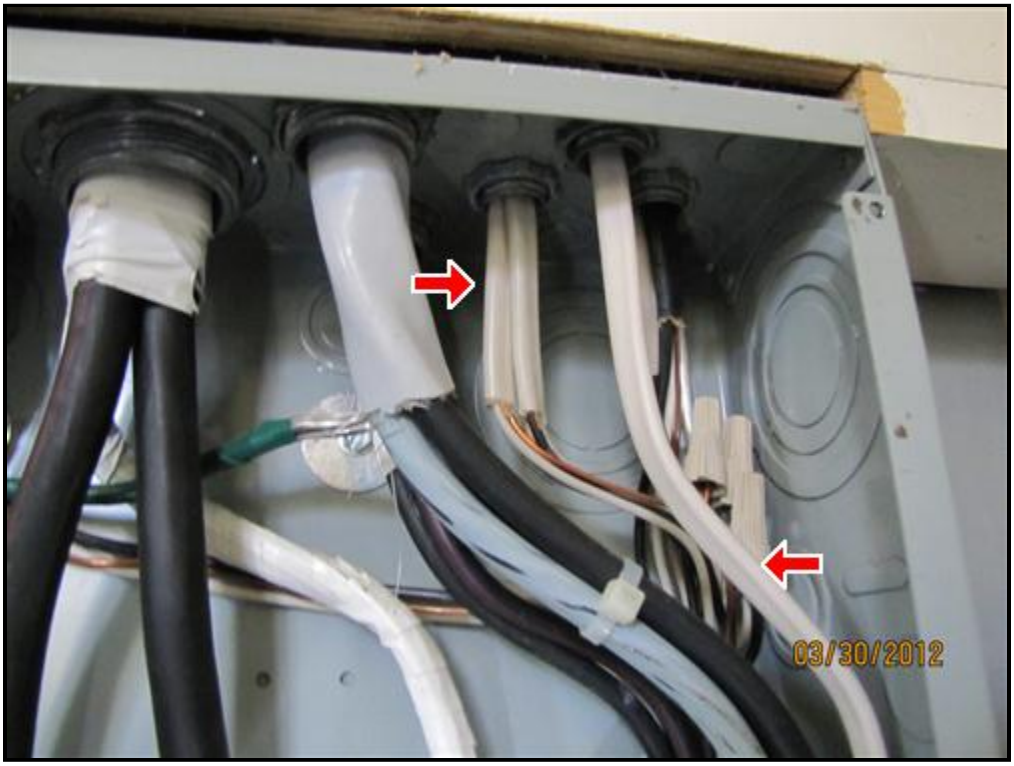
7.1 Picture 3



7.1 Picture 4 Secondary Panel for Addition

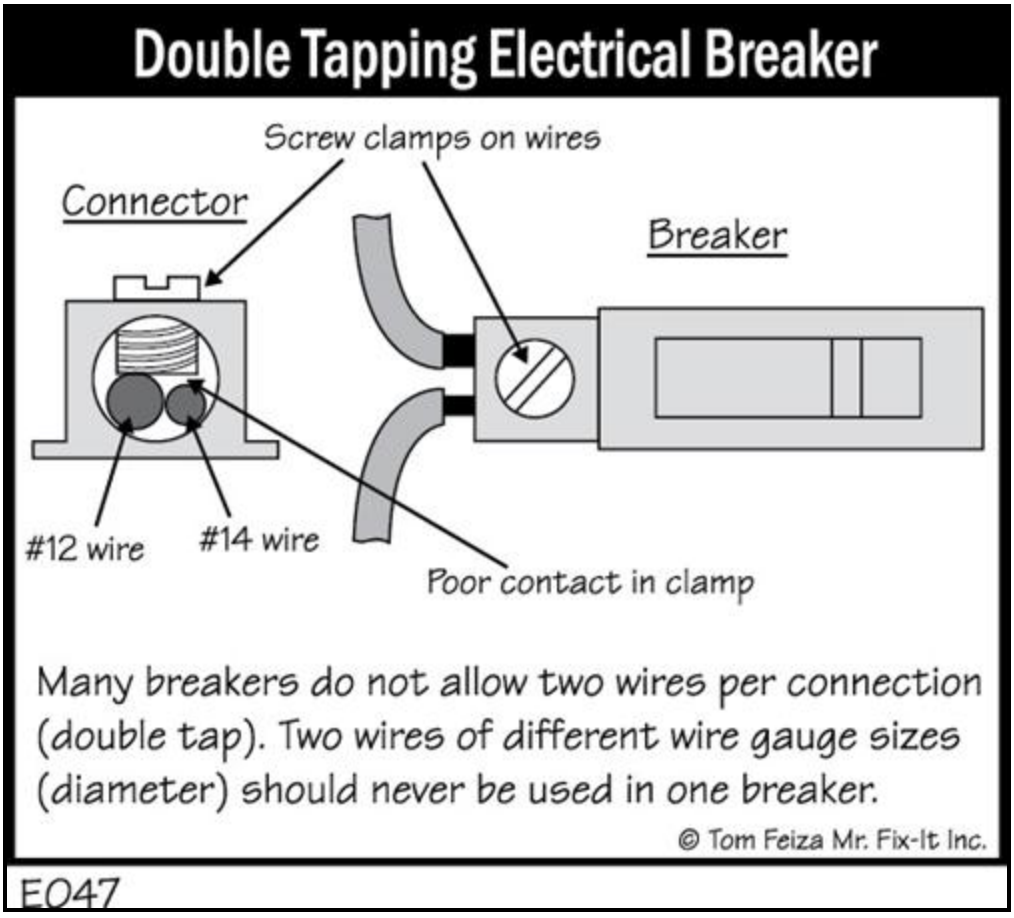
7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

(1) Romex wiring insulation was noted as extending more than 1 inch into the electrical panel. This is a sign of unprofessional workmanship by an unqualified electrical contractor. Excess insulation inside the electrical panel is considered a combustible material and can be a potential fire hazard. It is recommended that the excess insulation material be removed by a qualified electrical contractor.

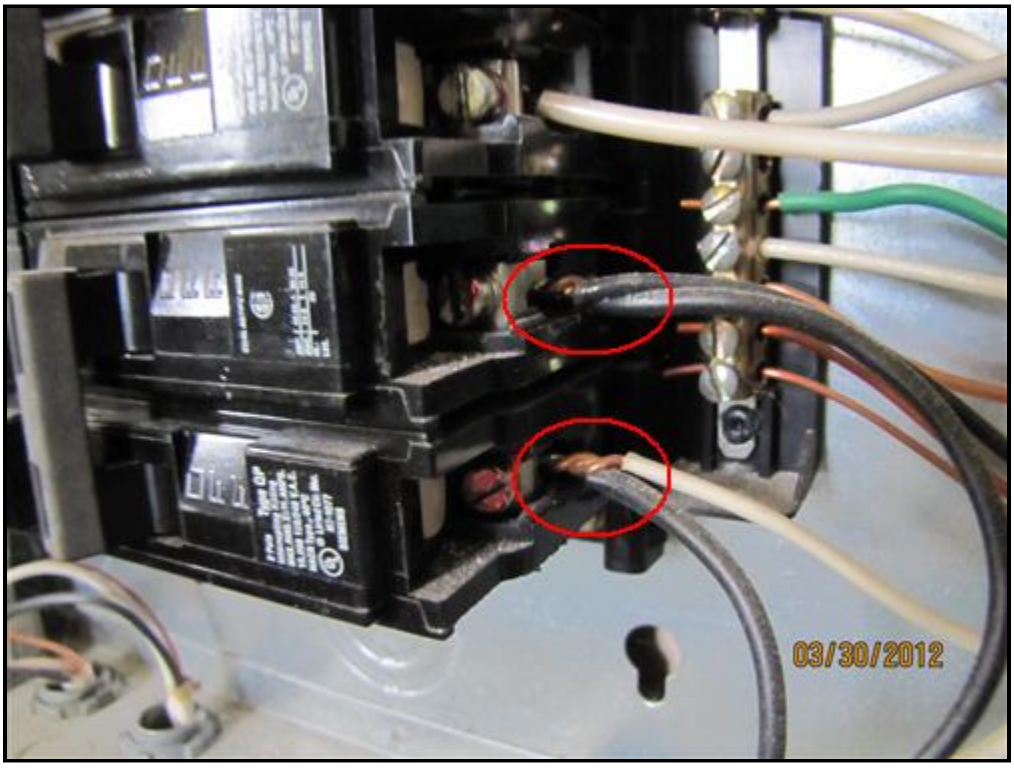


7.2 Picture 1

(2) Two wires are connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition which should be corrected by a qualified electrical contractor.



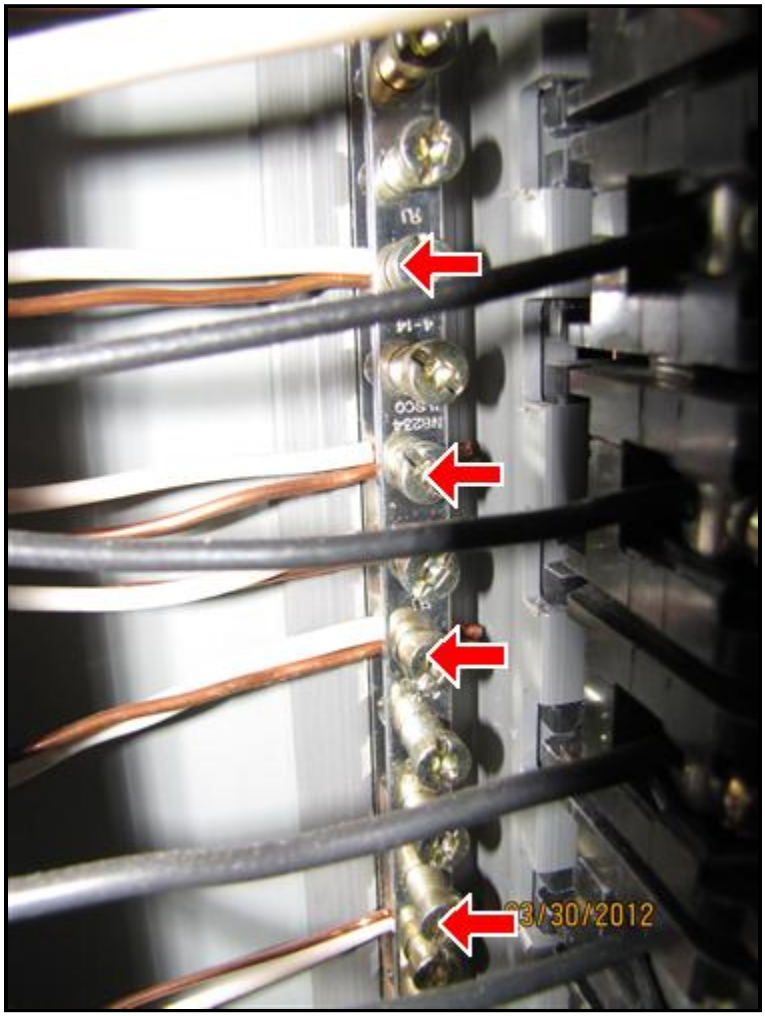
7.2 Picture 2



7.2 Picture 3

(3) Multiple double lugged neutral and ground conductors were noted on the neutral buss bar inside the electrical distribution panel. While this is a common practice by electricians, it is an incorrect installation. Lugs can loosen over time because of the electromagnetic force created by electrical current and the

constant subtle heating and cooling of electrical circuits. A loose lug can result in arcing of the neutral wires against the buss bar and present a potential fire hazard. It is recommended that this be repaired by a qualified electrical contractor.



7.2 Picture 4

7.3 SWITCHES (Observed from a representative number)

Dimmer lights/light switches present. Dimmer light switches sometimes become warm to the touch. Condition is common, particularly with older switches but can also sometimes indicate other electrical problems, such as a dimmer switch installed by a homeowner on a light fixture that draws too much electricity. Determining whether or not a dimmer switch is properly matched to the lighting fixture being dimmed is beyond the scope of the home inspection. If the dimmer switch installation instructions are available, check the maximum wattage for the dimmer switch and then note the wattage for the light bulb that is installed. Make sure the light bulb wattage is not more than the maximum wattage for the dimmer switch. If it is, change to a lower-wattage light bulb. In addition, you may notice a buzzing or humming sound present at the switch or rotary knob. Often this is caused by the occupants having installed compact fluorescent bulbs that are incompatible with these dimmers. If you have any concerns, or if you notice flickering or brownouts at dimmed lighting fixtures (or any other lighting fixtures), consult with a licensed electrician.

7.3 Picture 1

7.3 Picture 2

7.4 RECEPTACLES (Observed from a representative number)

(1) Multiple receptacles in the home were noted as not having a proper ground installed. This is typical with older homes and period wiring. Older wiring typically only have a live and neutral conductor as opposed to modern wiring that has an additional conductor for grounding. The grounding conductor was added into modern electrical wiring as a safety feature.

What can happen due to ungrounded electrical receptacles.
In a nutshell, a person can get shocked! Depending on the voltage and amperage current the person receives, reactions can range from feeling "tingly" and the heart stopping to sparks that could cause a fire if nearby flammables. Of course this is the worst case scenario and most typical home appliances will continue to work when connected to an ungrounded receptacle. However, the circuit or appliance will use the path of least resistance to transfer or discharge any electric load if a short or other malfunction occurs. The ground on a correctly grounded receptacle provides this path. If the ground is not available or is disconnected, the appliance may discharge through contact with a human being or any other available object that can transfer and/or discharge the electricity.

Who can perform the work.
Whenever electrical work is needed, a seasoned qualified electrician should always be hired. Electrocution is a real danger and some one with little or no knowledge of the basics of electricity should not attempt any repairs or work on the electrical system, especially if it is an older home where the conditions of concealed circuitry are unknown. One of the most common causes of fires in a home are caused by failing or malfunctioning electrical wiring or components.

7.4 Picture 1 Intermittent Ground

(2) Several receptacles in the home were noted as having intermittent grounds. This typically occurs when a wire is loose at the terminals at the receptacle. It is recommended that all occurrences be identified and be repaired by a qualified electrical contractor.

7.4 Picture 2

(3) Multiple receptacles were noted as being loose throughout the home. This can result in electrical connections becoming loose at the receptacle over time which can cause an electrical hazard. It is recommended that all occurrences be identified and be repaired by a qualified electrical contractor.

7.4 Picture 3 Family Room

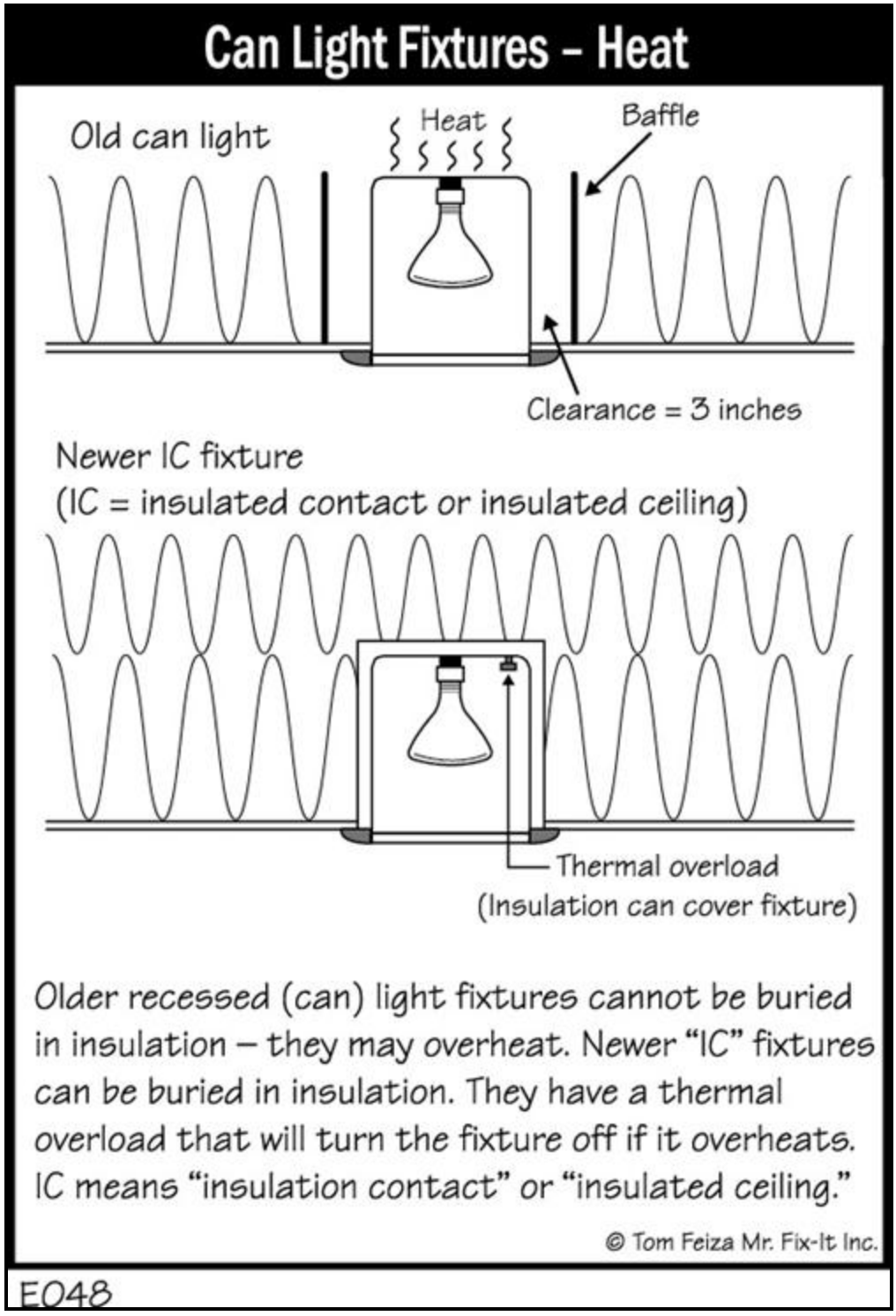
7.4 Picture 4

(4) Cover plates missing at receptacles in the garage. This can allow for direct contact with love electrical conductors and present a potential shock or electrocution hazard. It is recommended that cover plates be installed where missing by a qualified electrical contractor. Cover plates for receptacles installed in plastic non-conductive junction boxes should be plastic or some other type of non-conductive material rated for the application. If accommodations for grounding the receptacle are present, metal covers may be used in some instances. A qualified electrical contractor familiar with the current electrical codes should know what types of covers are needed in each location.

7.4 Picture 5

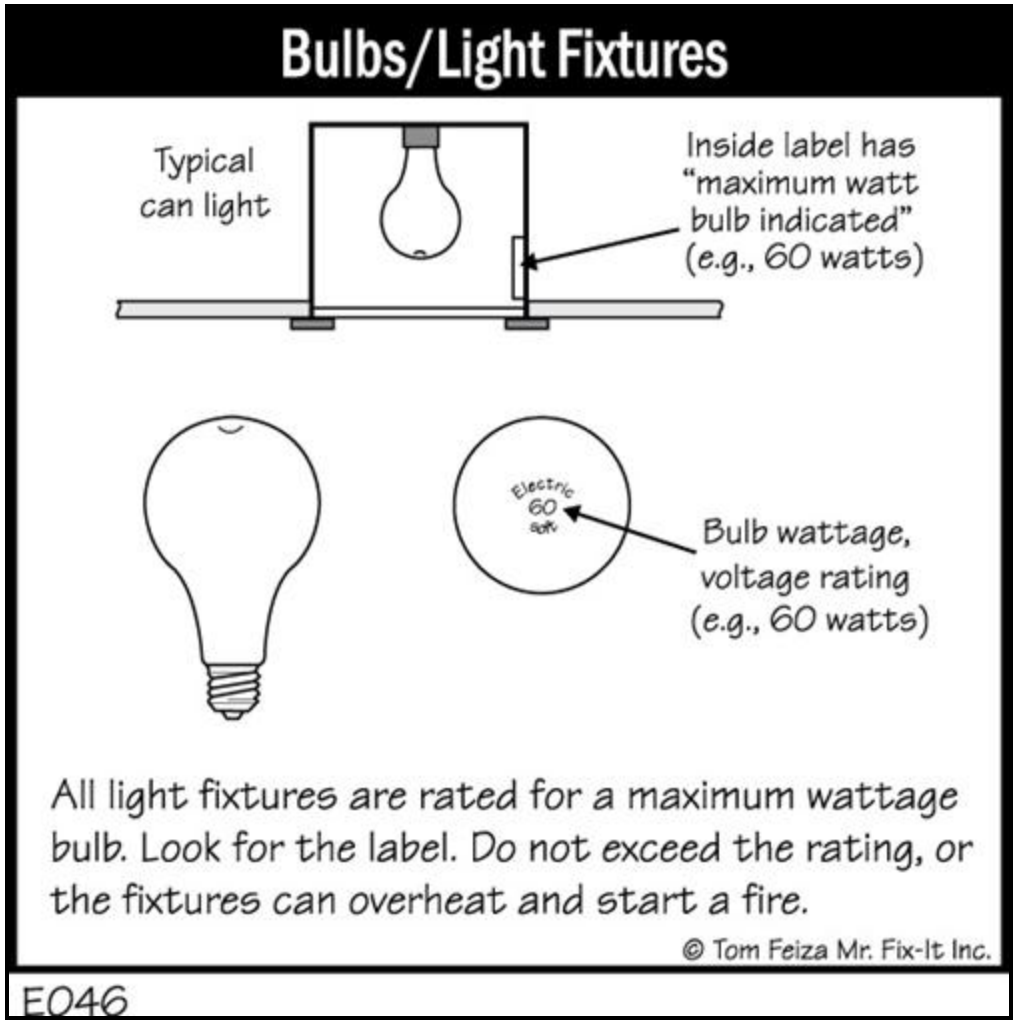
7.5 LIGHT FIXTURES (Observed from a representative number)

(1) Clearance around recessed lights might be inadequate. Many manufacturers require clearance around their recessed lighting fixtures to prevent overheating. In absence of manufacturer's installation instructions, recommend ensuring clearance around fixtures to help prevent overheating. Overheating can be indicated by unexpected brownouts or flickering at individual lighting fixtures. Recommend consulting with seller concerning any homeowner manuals or manufacturer installation instructions for recessed lights and/or having insulation moved away from the recessed lights to prevent any possibility of overheating. Recommend checking to ensure that clearance is maintained after service personnel have been in the attic.



7.5 Picture 1

(2) More than 5 recessed lighting fixtures were noted as being installed on a circuit. This is acceptable, however caution should be taken to not install light bulbs greater than the manufacturer's recommended wattage. Total wattage should not exceed 80 percent of the maximum rating as this can overload the circuit and create a potential fire hazard. This is also important to remember if you decide to install a dimmer switch for these lights. Most dimmer switches are rated for a maximum of 600 Watts. If 100 Watt bulbs are installed, this will exceed the 80% rule and could cause a standard dimmer switch to become overloaded.

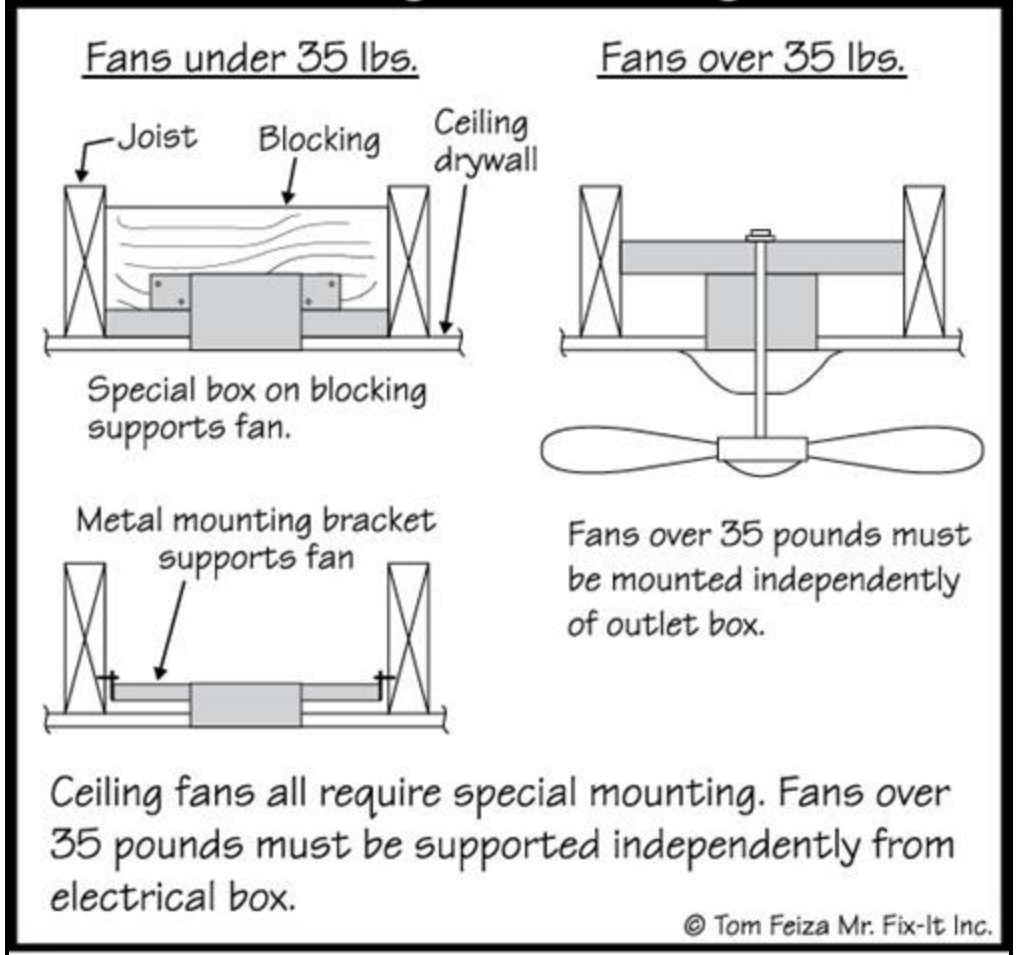


7.5 Picture 2

7.5 Picture 3

(3) Ceiling paddle fans typically require special boxes for support, and should not be supported solely by a lighting receptacle box. In most installations, an inspector cannot directly view the box supporting the fan. To determine if a paddle fan is properly supported, it may be necessary to consult a qualified electrician.

Ceiling Fan Mounting



Ceiling fans all require special mounting. Fans over 35 pounds must be supported independently from electrical box.

E113

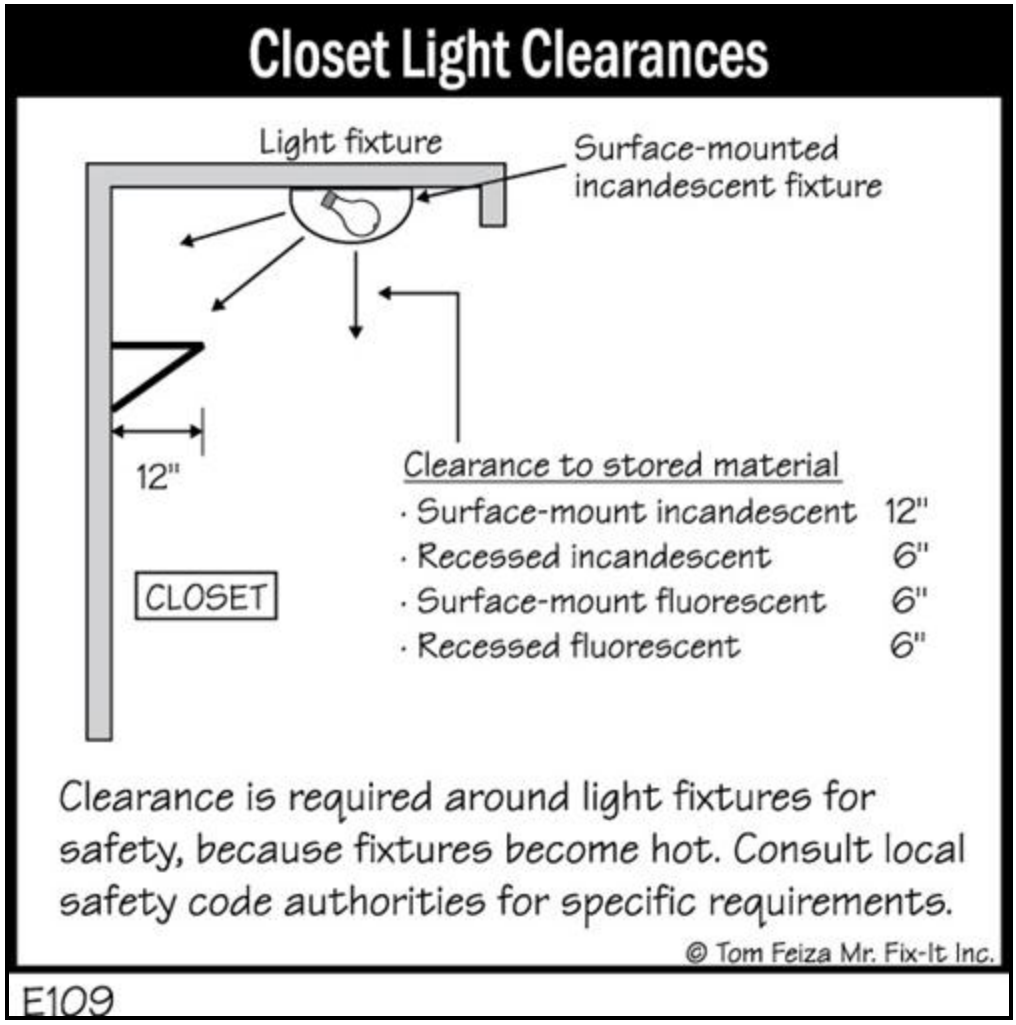
7.5 Picture 4

7.5 Picture 5

(4) The light fixture in the bathroom was noted as being a standard recessed lighting fixture which has been installed over the bathtub/shower. These types of light fixtures are not rated for this location and can allow for condensation to form on the exposed bulb which can cause it to explode. Light fixtures in this location should be sealed devices with protective glass covering the bulb. It is recommended that this be replaced with the appropriate device by a qualified electrical contractor.

7.5 Picture 6

(5) Safety enhancement upgrade advised: All closet incandescent or fluorescent lighting fixture(s) shall have completely enclosed or covered bulbs. This is also advised at attic and crawlspace fixtures wherever applicable too avoid the potential for lamp breakage, laceration(s) or electrocution.



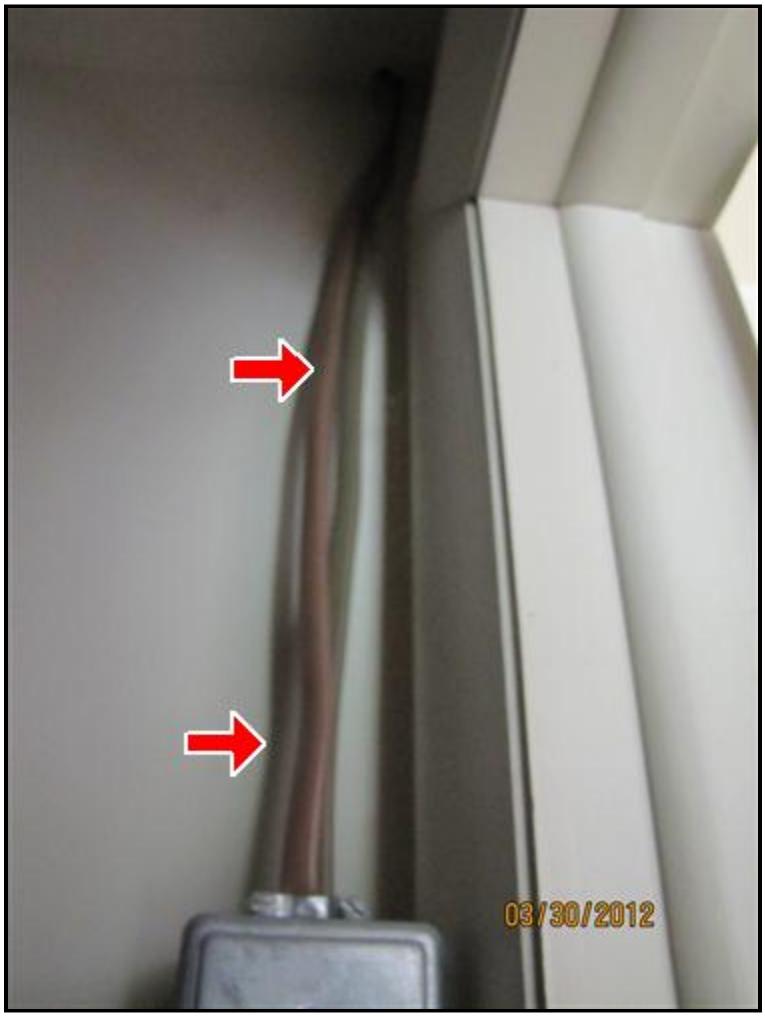
7.5 Picture 7

7.5 Picture 8

7.6 VISIBLE WIRING (Observed from a representative number)

Standard Romex type wiring was noted as being surface mounted to wall or ceiling surfaces in one or more locations throughout the home. This type of wiring is not rated for this type of installation and is required to be concealed within a wall or ceiling cavity where it is protected from damage. This type of installation is typical of unprofessional quality workmanship and it is recommended that this and any other occurrences in the home identified and be repaired by a qualified electrical contractor.

7.6 Picture 1



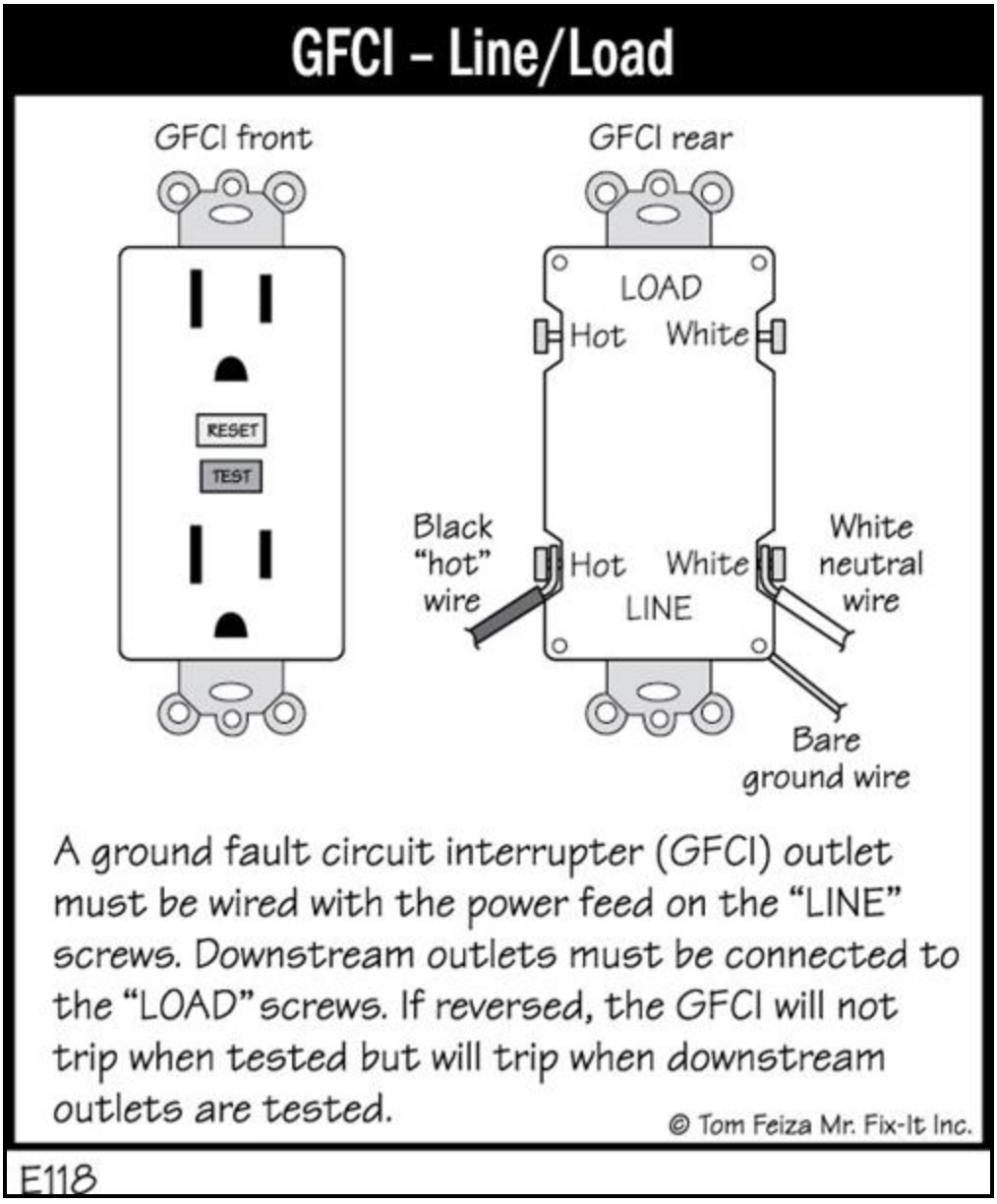
7.6 Picture 2 Whole House Fan Controls

7.7 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected with no obvious signs of defects observed at the time of inspection.

7.8 OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)

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


GFCI – Line/Load
GFCI front
GFCI rear
RESET
TEST
LOAD
Hot
White
Black "hot" wire
Hot
White
LINE
White neutral wire
Bare ground wire
A ground fault circuit interrupter (GFCI) outlet must be wired with the power feed on the "LINE" screws. Downstream outlets must be connected to the "LOAD" screws. If reversed, the GFCI will not trip when tested but will trip when downstream outlets are tested.
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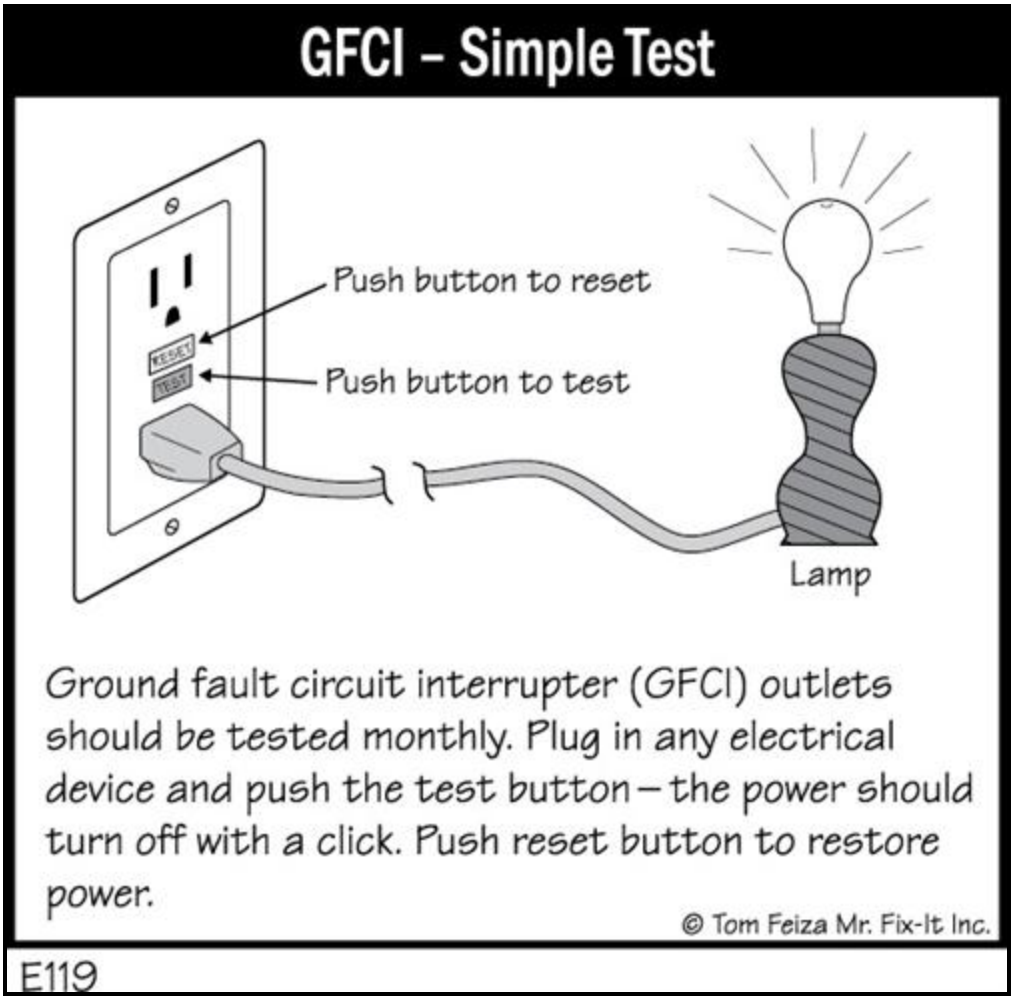
E118

7.8 Picture 1


GFCI – Simple Test
Push button to reset
Push button to test
Lamp
Ground fault circuit interrupter (GFCI) outlets should be tested monthly. Plug in any electrical device and push the test button – the power should turn off with a click. Push reset button to restore power.
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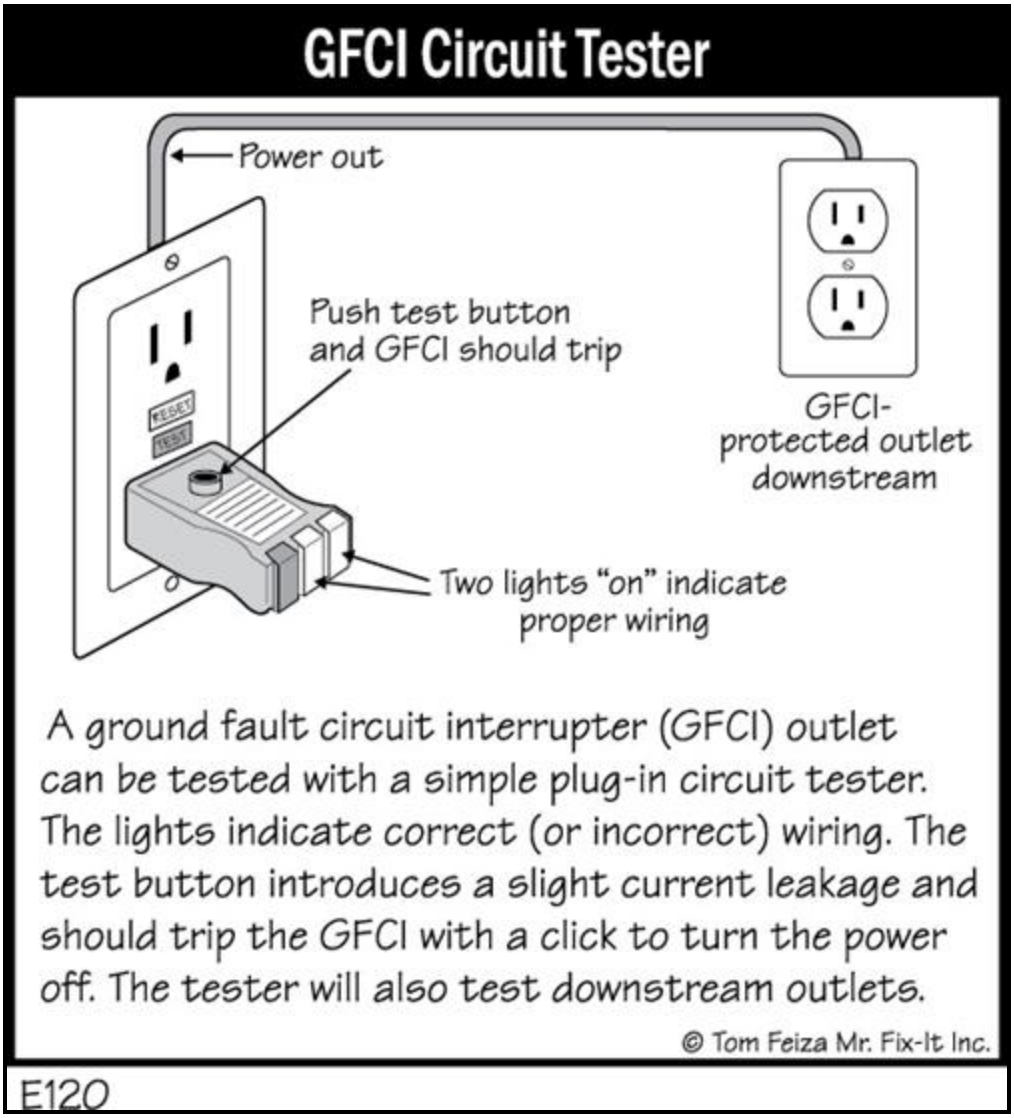
E119

7.8 Picture 2



7.8 Picture 3

(2) A GFCI receptacle in the kitchen was noted as not functioning as intended at the time of inspection. Recommend replacement by a qualified electrical contractor.

7.8 Picture 4

7.9 LOCATION OF MAIN AND DISTRIBUTION PANELS

The main electrical distribution panel is located in the garage along the side wall. There is a smaller secondary panel located next to it which is fed off the main panel. This secondary panel has a 100 AMP disconnect switch installed at the top of the panel and also at the feed wires originating at the main panel. The two breaker switches are redundant and can result in possible malfunctions if there was an overloaded circuit. There is also another secondary distribution panel located in the basement area next to the laundry area that supplies the addition.

7.9 Picture 1 Main Panel

7.9 Picture 2 Secondary Panel

7.9 Picture 3 Secondary Panel for Addition

7.10 SMOKE DETECTORS

(1) Inspected with no obvious signs of defects observed at the time of inspection.

(2) Where you place smoke detectors depends on the size and layout of your home, and where people sleep in your home. Since the primary job of a smoke detector is to awaken sleeping persons and warn them of urgent danger, put a detector in each sleeping room and place additional detector(s) in the hallway or area by the bedrooms within five feet of the door to these rooms. In a house where the bedrooms are upstairs, one additional detector should be near the top of the stairs to the bedroom area.

Don't put detectors within six inches of where walls and ceilings meet, or near heating and cooling ducts. Detectors located in these areas may not receive the flow of smoke required to activate the alarm.

In homes with more than one sleeping area on the same level or on different levels, a smoke detector should be installed to protect each separate sleeping area. For example, in a one-floor plan with only one sleeping area, the smoke detectors should be placed as shown.

In homes with more than one sleeping area on the same level or on different levels (top), smoke detectors should be installed to protect each separate sleeping area and in each sleeping room.

Smoke detectors don't need much attention, regular testing and prompt replacement of batteries is all

that is needed. Batteries will last approximately one year. If your battery-powered detector begins to emit its low-power warning sound (usually short beeps), remove the weak battery and replace it immediately with a fresh one. Have a new battery on hand always. However, if you neglect these requirements, your detector won't do its job if a fire starts.

7.10 Picture 1

7.11 CARBON MONOXIDE DETECTORS

(1) Inspected with no obvious signs of defects observed at the time of inspection.

(2) The U.S. Consumer Product Safety Commission (CPSC) recommends that consumers purchase and install carbon monoxide detectors with labels showing they meet the requirements of the new Underwriters Laboratories, Inc. (UL) voluntary standard (UL 2034). The UL standard, published in April 1992, requires detectors to sound an alarm when exposure to carbon monoxide reaches potentially hazardous levels over a period of time. Detectors that meet the requirements of UL 2034 provide a greater safety margin than previously-manufactured detectors.

About 200 people die each year from carbon monoxide poisoning associated with home fuel-burning heating equipment. Carbon monoxide is a colorless, odorless gas that is produced when any fuel is incompletely burned. Symptoms of carbon monoxide poisoning are similar to flu-like illnesses and include dizziness, fatigue, headaches, nausea, and irregular breathing. Carbon monoxide can leak from faulty furnaces or fuel-fired heaters or can be trapped inside by a blocked chimney or flue. Burning charcoal inside the house or running an automobile engine in an attached garage also will produce

carbon monoxide in the home.

The first line of defense against carbon monoxide is to make sure that all fuel-burning appliances operate properly. Consumers should have their home heating systems (including chimneys and flues) inspected each year for proper operations and leakage. Inspectors should check all heating appliances and their electrical and mechanical components, thermostat controls and automatic safety devices.

Properly working carbon monoxide detectors can provide an early warning to consumers before the deadly gas builds up to a dangerous level. Exposure to a low concentration over several hours can be as dangerous as exposure to high carbon monoxide levels for a few minutes - the new detectors will detect both conditions. Most of the devices cost under $100. Each home should have at least one carbon monoxide detector in the area outside individual bedrooms. CPSC believes that carbon monoxide detectors are as important to home safety as smoke detectors are.

(3) **General Comment:**

Carbon monoxide (CO) is a colorless, odorless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum. Faulty furnaces are common sources of CO in indoor air gas, oil, wood or coal.

Facts and Figures

- 480 U.S. residents died between 2001 and 2003 from non-fire-related carbon-monoxide poisoning.
- Most CO exposures occur during the winter months, especially in December (including 56 deaths, and 2,157 non-fatal exposures), and in January (including 69 deaths and 2,511 non-fatal exposures). The peak time of day for CO exposure is between 6 and 10 p.m.
- Many experts believe that CO poisoning statistics understate the problem. Because the symptoms of CO poisoning mimic a range of common health ailments, it is likely that a large number of mild to mid-level exposures are never identified, diagnosed, or accounted for in any way in carbon monoxide statistics.
- Out of all reported non-fire carbon-monoxide incidents, 89% or almost nine out of 10 of them take place in a home.

Physiology of Carbon Monoxide Poisoning

When CO is inhaled, it displaces the oxygen that would ordinarily bind with hemoglobin, a process the effectively suffocates the body. CO can poison slowly over a period of several hours, even in low concentrations. Sensitive organs, such as the brain, heart and lungs, suffer the most from a lack of oxygen.

High concentrations of carbon monoxide can kill in less than five minutes. At low concentrations, it will require a longer period of time to affect the body. Exceeding the EPA concentration of 9 parts per million (ppm) for more than eight hours may have adverse health affects. The limit of CO exposure for healthy workers, as prescribed by the U.S. Occupational Health and Safety Administration, is 50 ppm.

Potential Sources of Carbon Monoxide

Any fuel-burning appliances which are malfunctioning or improperly installed can be a source of CO, such as:

- furnaces;
- stoves and ovens;
- water heaters; Cars should never be left running in a garage
- dryers;
- room and space heaters;
- fireplaces and wood stoves;
- charcoal grills;
- automobiles;
- clogged chimneys or flues;
- space heaters;
- power tools that run on fuel;
- gas and charcoal grills;
- certain types of swimming pool heaters; and
- boat engines.

PPM	% CO in air	Health Effects in Healthy Adults	Source/ Comments
0	0%	no effects; this is the normal level in a properly operating heating appliance	
35	.0035%	maximum allowable workplace exposure limit for an eight-hour work shift	Washington Industrial Safety and Health Act
50	.005%	maximum allowable workplace exposure limit for an eight-hour work shift	
100	.01%	slight headache, fatigue, shortness of breath, errors in judgment	
125	.0125%		workplace alarm must sound (OSHA)
200	.02%	headache, fatigue, nausea, dizziness	
400	.04%	severe headache, fatigue, nausea, dizziness, confusion; can be life-threatening after three hours of exposure	evacuate area immediately
800	.08%	convulsions, loss of consciousness; death within three hours.	evacuate area immediately
12,000	1.2%	nearly instant death	

CO Detector Placement

CO detectors can monitor exposure levels, but do not place them:

- directly above or beside fuel-burning appliances, as appliances may emit a small amount of carbon monoxide upon start-up;
- within 15 feet of heating and cooking appliances, or in or near very humid areas, such as bathrooms;

- within 5 feet of kitchen stoves and ovens, or near areas locations where household chemicals and bleach are stored (store such chemicals away from bathrooms and kitchens, whenever possible);
- in garages, kitchens, furnace rooms, or in any extremely dusty, dirty, humid, or greasy areas;
- in direct sunlight, or in areas subjected to temperature extremes. These include unconditioned crawlspaces, unfinished attics, un-insulated or poorly insulated ceilings, and porches;
- in turbulent air near ceiling fans, heat vents, air conditioners, fresh-air returns, or open windows. Blowing air may prevent carbon monoxide from reaching the CO sensors.

Do place CO detectors:

- within 10 feet of each bedroom door and near all sleeping areas, where it can wake sleepers. The Consumer Product Safety Commission (CPSC) and Underwriters Laboratories (UL) recommend that every home have at least one carbon monoxide detector for each floor of the home, and within hearing range of each sleeping area;
- on every floor of your home, including the basement (source: International Association of Fire Chiefs/IAFC);
- near or over any attached garage. Carbon monoxide detectors are affected by excessive humidity and by close proximity to gas stoves (source: City of New York);
- near, but not directly above, combustion appliances, such as furnaces, water heaters, and fireplaces, and in the garage (source: UL); and
- on the ceiling in the same room as permanently installed fuel-burning appliances, and centrally located on every habitable level, and in every HVAC zone of the building (source: National Fire Protection Association 720). This rule applies to commercial buildings.

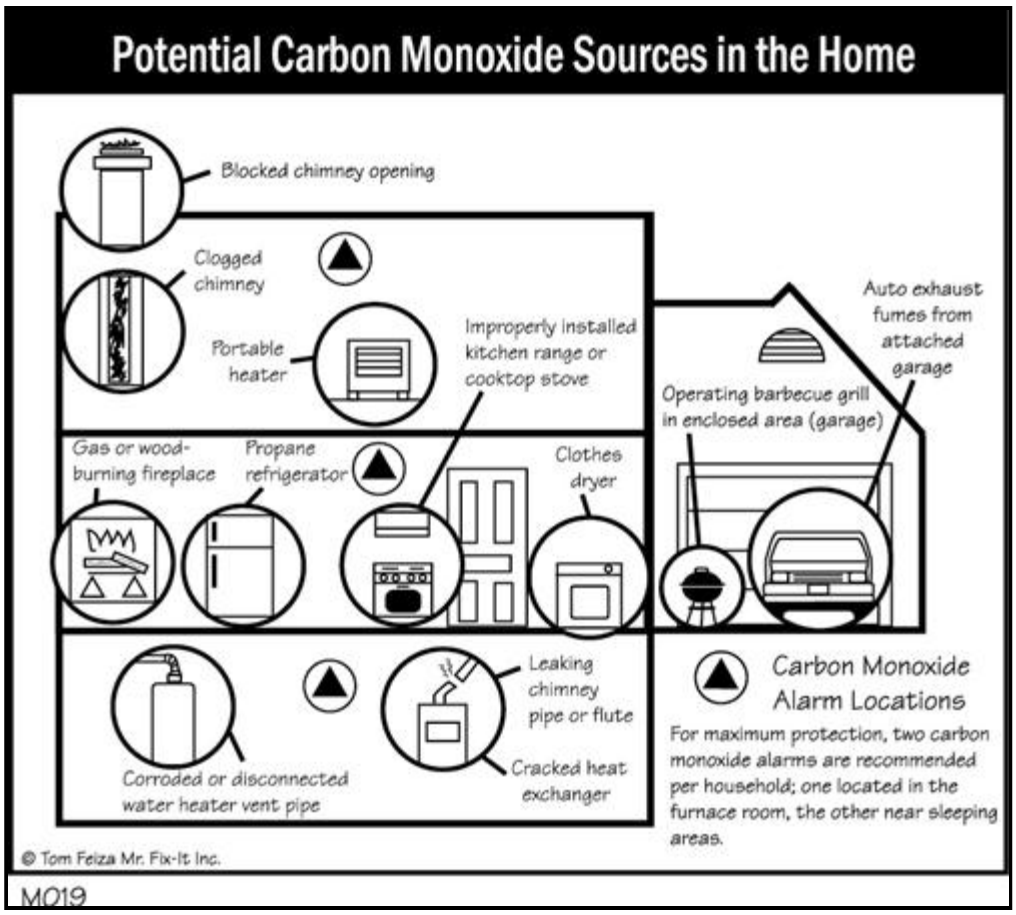
In North America, some national, state and local municipalities require installation of CO detectors in new and existing homes, as well as commercial businesses, among them: Illinois, Massachusetts, Minnesota, New Jersey, Vermont and New York City, and the Canadian province of Ontario. Installers are encouraged to check with their local municipality to determine what specific requirements have been enacted in their jurisdiction.

How can I prevent CO poisoning?

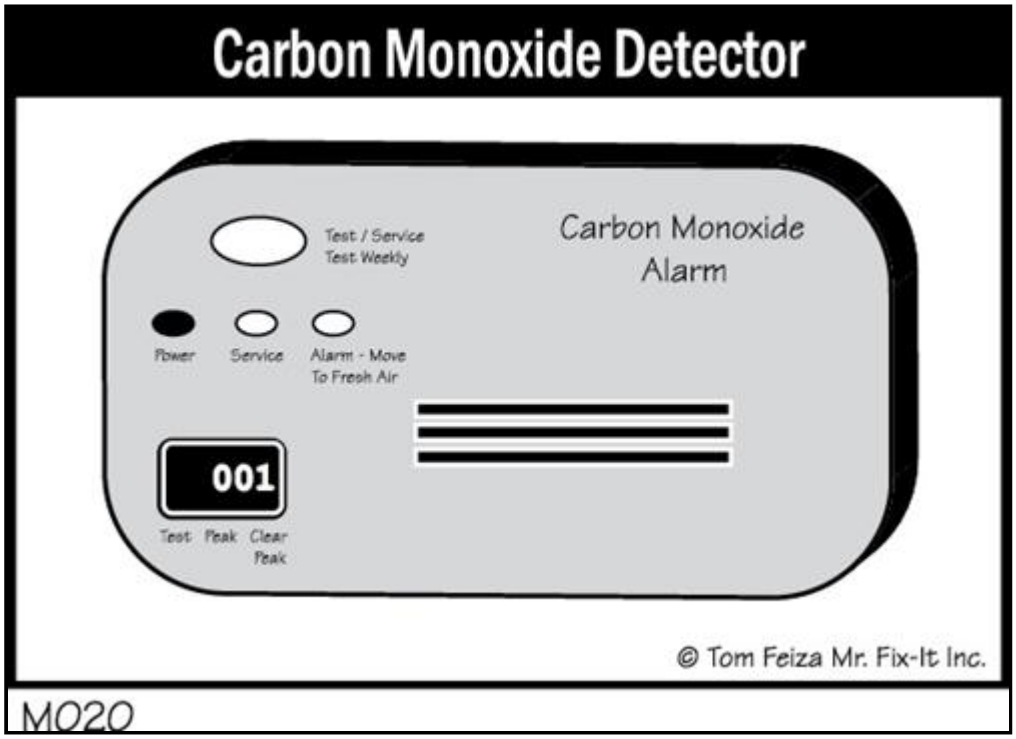
- Purchase and install carbon monoxide detectors with labels showing that they meet the requirements of the new UL standard 2034 or Comprehensive Safety Analysis 6.19 safety standards.
- Make sure appliances are installed and operated according to the manufacturer's instructions and local building codes. Have the heating system professionally inspected by an InterNACHI inspector and serviced annually to ensure proper operation. The inspector should also check chimneys and flues for blockages, corrosion, partial and complete disconnections, and loose connections.
- Never service fuel-burning appliances without the proper knowledge, skill and tools. Always refer to the owner's manual when performing minor adjustments and when servicing fuel-burning equipment.
- Never operate a portable generator or any other gasoline engine-powered tool either in or near an enclosed space, such as a garage, house or other building. Even with open doors and windows, these spaces can trap CO and allow it to quickly build to lethal levels.
- Never use portable fuel-burning camping equipment inside a home, garage, vehicle or tent unless it is specifically designed for use in an enclosed space and provides instructions for safe use in an enclosed area.

- Never burn charcoal inside a home, garage, vehicle or tent.
- Never leave a car running in an attached garage, even with the garage door open.
- Never use gas appliances, such as ranges, ovens or clothes dryers to heat your home.
- Never operate un-vented fuel-burning appliances in any room where people are sleeping.
- During home renovations, ensure that appliance vents and chimneys are not blocked by tarps or debris. Make sure appliances are in proper working order when renovations are complete.
- Do not place generators in the garage or close to the home. People lose power in their homes and get so excited about using their gas-powered generator that they don't pay attention to where it is placed. The owner's manual should explain how far the generator should be from the home.
- Clean the chimney. Open the hatch at the bottom of the chimney to remove the ashes. Hire a chimney sweep annually.
- Check vents. Regularly inspect your home's external vents to ensure they are not obscured by debris, dirt or snow.

In summary, carbon monoxide is a dangerous poison that can be created by various household appliances. CO detectors must be placed strategically throughout the home or business in order to alert occupants of high levels of the gas.



7.11 Picture 1



7.11 Picture 2

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Doors, Windows and Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
Hardwood T&G
Vinyl

Interior Doors:
Hollow core

Window Types:
Thermal/Insulated
Double-hung
Tilt feature
Casement

Window Manufacturer:
UNKNOWN

Cabinetry:
Wood

Countertop:
Laminate

Items

8.0 CEILINGS

Inspected with no obvious signs of defects observed at the time of inspection.

8.1 WALLS

Inspected with no obvious signs of defects observed at the time of inspection.

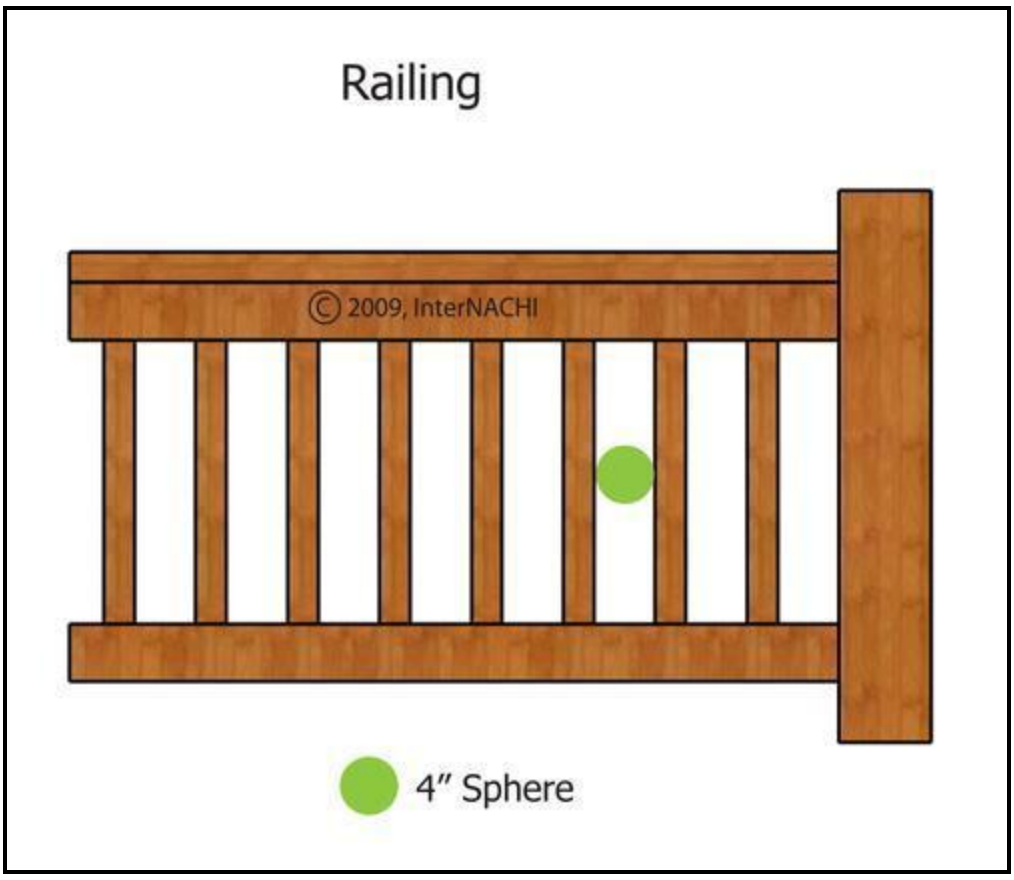
8.2 FLOORS

Floor surfaces in the kitchen were noted as being unlevel. The floor has a slight crown to it at the end of the island. This can be a result of settlement in the surrounding framing members over time. It can also be that the crown for that joist was installed upside down when the house was built, but this should have settled over time. It could also be that the subflooring is warped in this area. Without having direct access to the framing underneath, it is impossible to tell what is the cause without doing invasive inspection procedures. The defect does not appear to be causing any cracks on the interior finished surfaces which suggests that it is stable and not moving. It is still recommended that this be further evaluated and any necessary repairs be conducted by a qualified contractor.

8.2 Picture 1

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

(1) The spacing between the railing spindles was noted as being in excess of 4 inches. This can allow for small children to insert their heads and create an entrapment hazard. Since the home was built before this standard went into effect, it is not mandatory that homes be made to conform to modern standards unless there is a major renovation that takes place. You may want to consider making necessary repairs or replacements from a safety standpoint.



8.3 Picture 1

(2) Handrail ends were noted as not returning back to the wall surfaces. Modern building standards now required of this to prevent potential trip and fall accidents from loose clothing or carried items becoming snagged on open railing ends. It is recommended that handrails be repaired by qualified contractor for safety reasons.

(3) The top of the landing to the second floor was noted as being uneven with the stairs. There is a small area that is raised up which can present a potential trip and fall hazard. It is recommended that this be repaired by a qualified contractor for safety reasons.

8.3 Picture 2

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

The upper kitchen cabinetry was noted as being attached with common drywall screws. Drywall screws have a low sheer rating on them and can easily snap under loads. Stored items in cabinetry such as canned goods, dishes, and cookware can be very heavy. It is recommended that the upper cabinetry be secured with properly rated hardware by a qualified contractor before the close of escrow.

8.4 Picture 1

8.5 DOORS (REPRESENTATIVE NUMBER)

Inspected with no obvious signs of defects observed at the time of inspection.

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected with no obvious signs of defects observed at the time of inspection.

8.7 CLOSETS

Inspected with no obvious signs of defects observed at the time of inspection.

8.8 SHELVING

Inspected with no obvious signs of defects observed at the time of inspection.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection.

Styles & Materials

Types of Fireplaces:	Operable Fireplaces:	Number of Woodstoves:
Propane gas logs vented	One	None

Items

9.0 CHIMNEYS, FLUES AND VENTS (for fireplaces)

(1) Yearly seasonal inspections are advised.

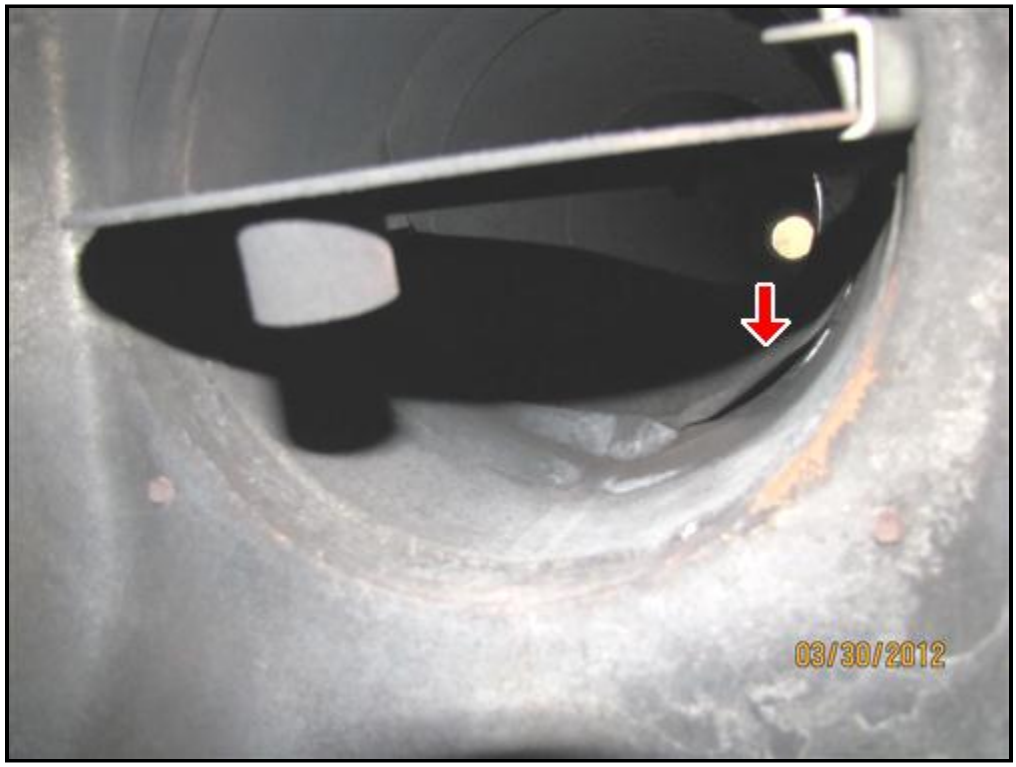
Component malfunction can result in the potential for property loss or life endangerment. Remote or auto control(s) are not inspected.

The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light.

Therefore, because the inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow. The National Fire Protection Association http://www.nfpa.org advises that each chimney receive a Level II inspection each time a residence is sold. Inspection Levels Explained: http://www.csia.org/pressroom/press-inspection-levels-explained.htm it is also advised that this inspection be conducted by a

tradesperson certified by the Chimney Safety Institute of America http://www.csia.org Fireplace Investigation Research and Education http://www.f-i-r-e-service.com or International Association of Fireplace and Chimney Inspectors http://www.membersiafci.org

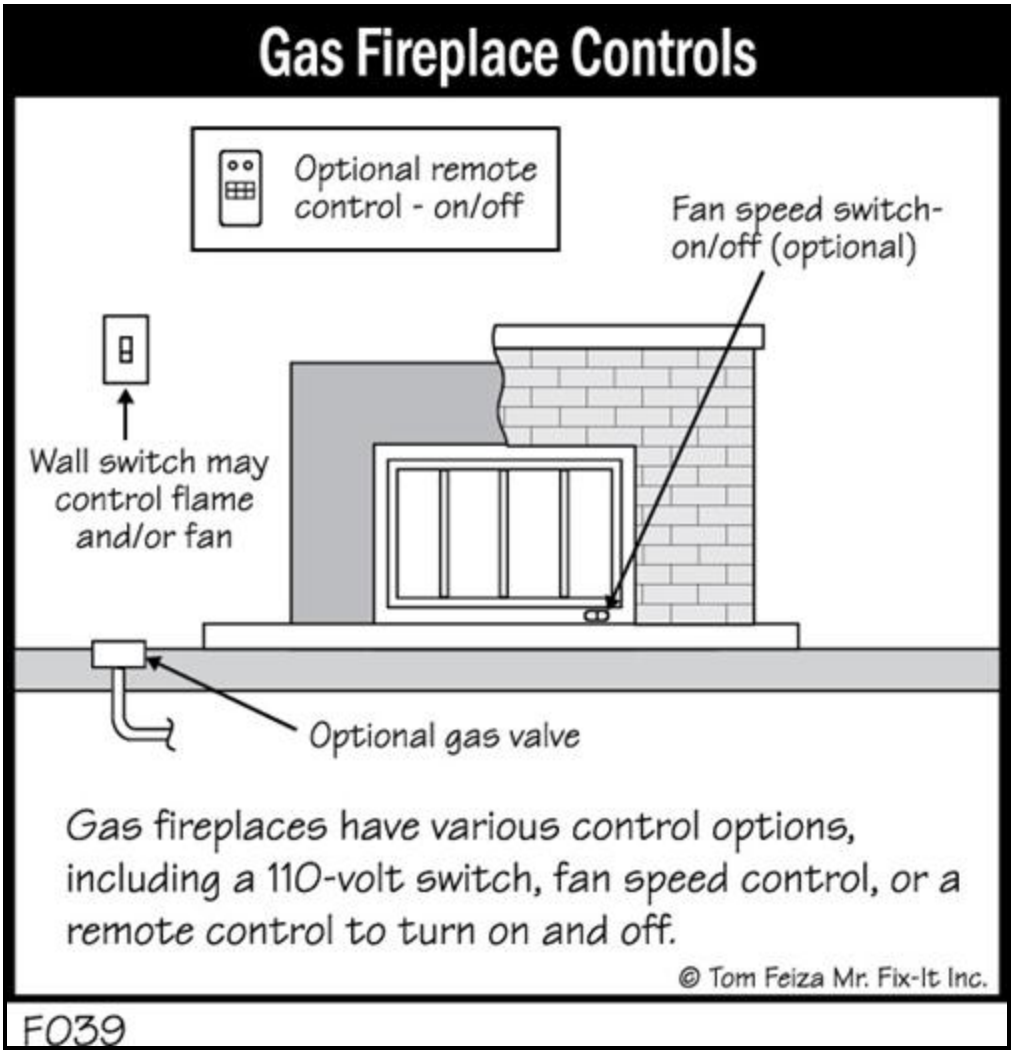
(2) Joints in the liner for the fireplace were noted as having gaps present that can allow for combustion fumes to escape into the wall cavity. This can be a potential fire hazard or allow for carbon monoxide to accumulate inside the wall. It is recommended that the liner be further inspected by a qualified chimney sweep and any necessary repairs be made for fire safety reasons.



9.0 Picture 1

9.1 GAS/LP FIRELOGS AND FIREPLACES

The fireplace was inspected and no obvious signs of defects were observed at the time of inspection. The system is fueled by a propane tank on the exterior of the home. This will need to be filled on a regular basis depending on how frequently you operate the fireplace or let the pilot light burn.


Gas Fireplace Controls
Optional remote control - on/off
Fan speed switch-on/off (optional)
Wall switch may control flame and/or fan
Optional gas valve
Gas fireplaces have various control options, including a 110-volt switch, fan speed control, or a remote control to turn on and off.
© Tom Feiza Mr. Fix-It Inc.
F039

9.1 Picture 1

9.1 Picture 2

9.1 Picture 3

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

10. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Batt
Fiberglass

Ventilation:
Gable vents
Ridge vents
Soffit Vents
Turbines

Exhaust Fans:
Fan only

Floor System Insulation:
Unfaced
Batts
Fiberglass

Items

10.0 INSULATION IN ATTIC

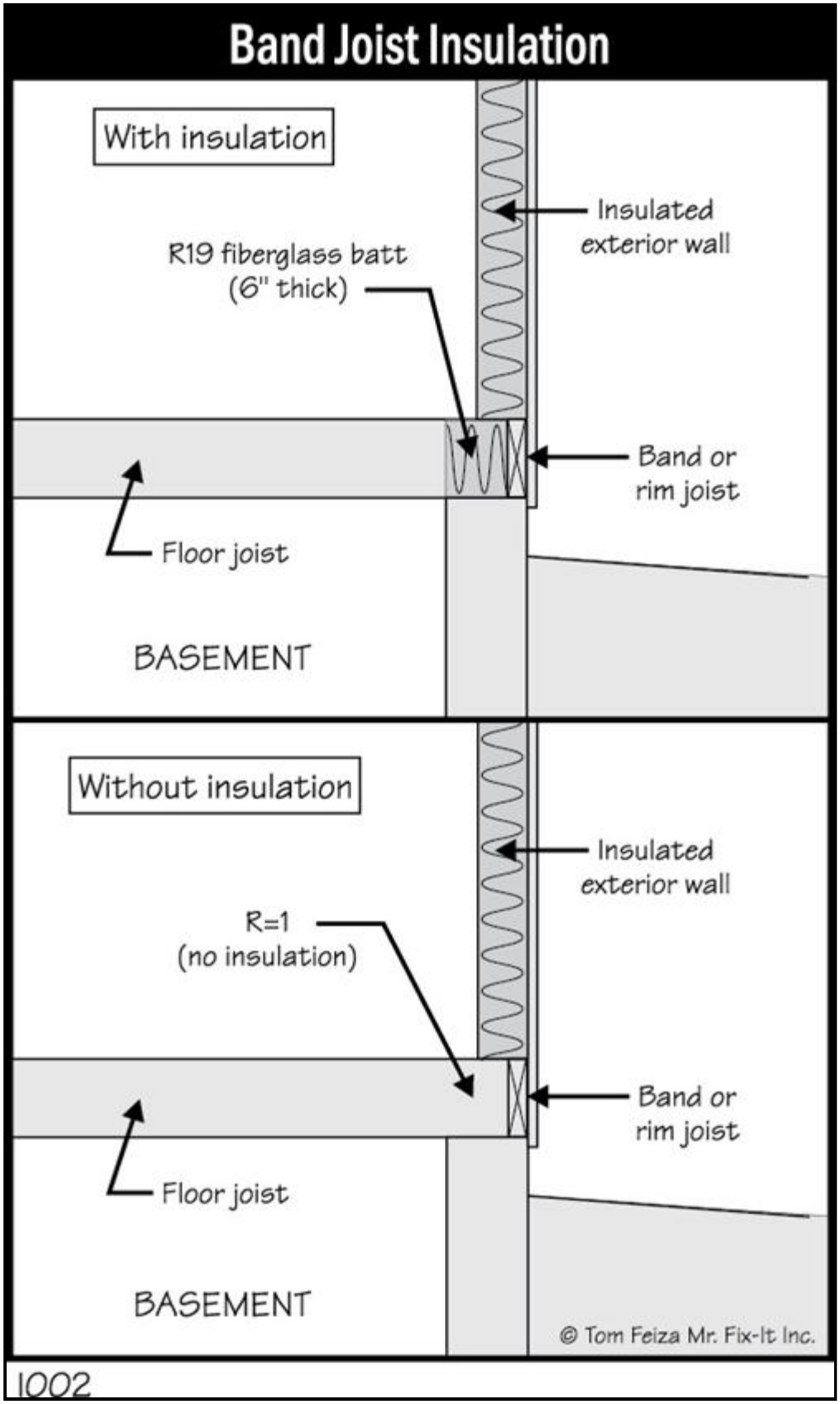
Inspected with no obvious signs of defects observed at the time of inspection.

10.1 INSULATION OF EXTERIOR WALLS & PENETRATIONS

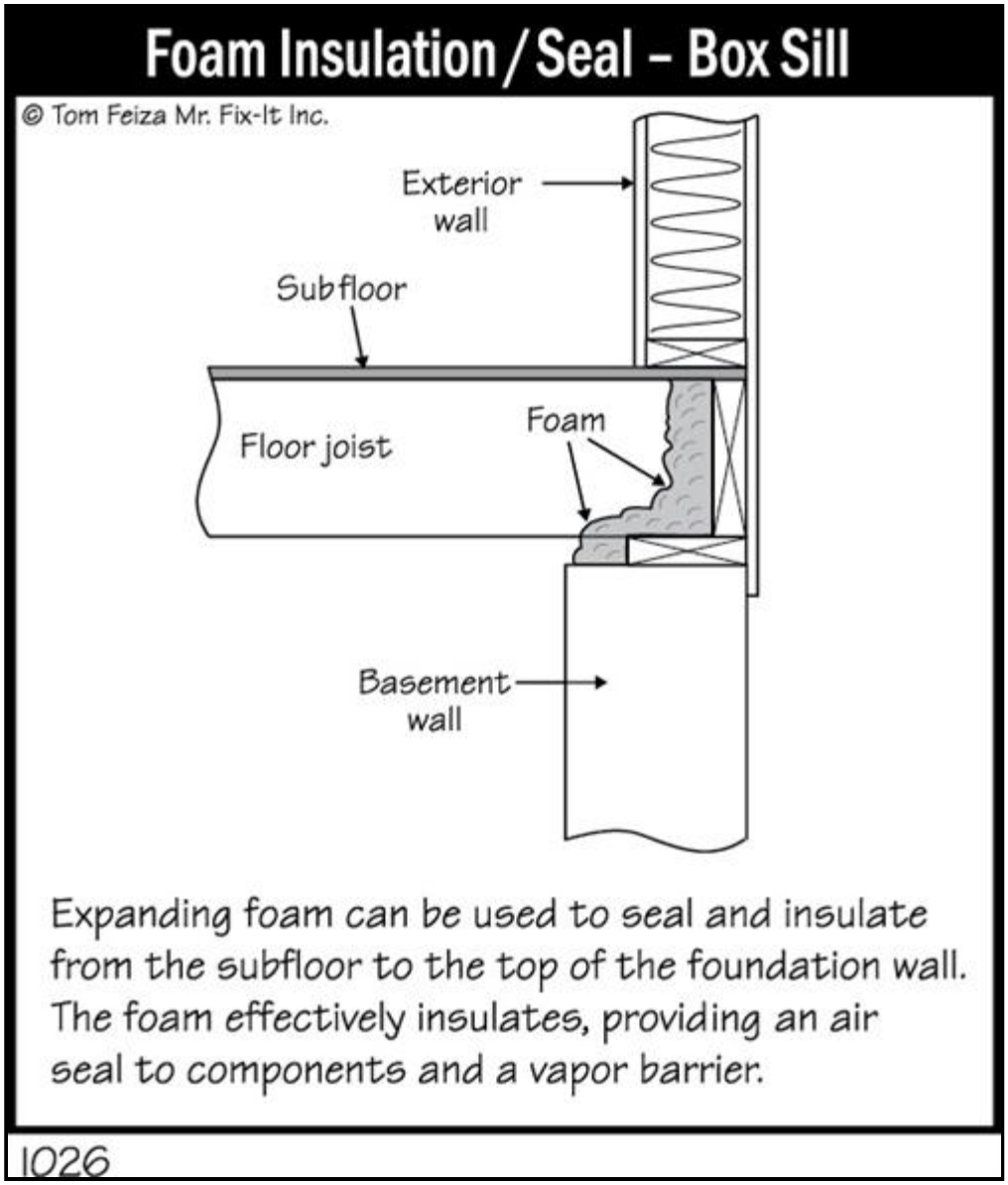
Inspected with no obvious signs of defects observed at the time of inspection.

10.2 INSULATION UNDER FLOOR SYSTEM

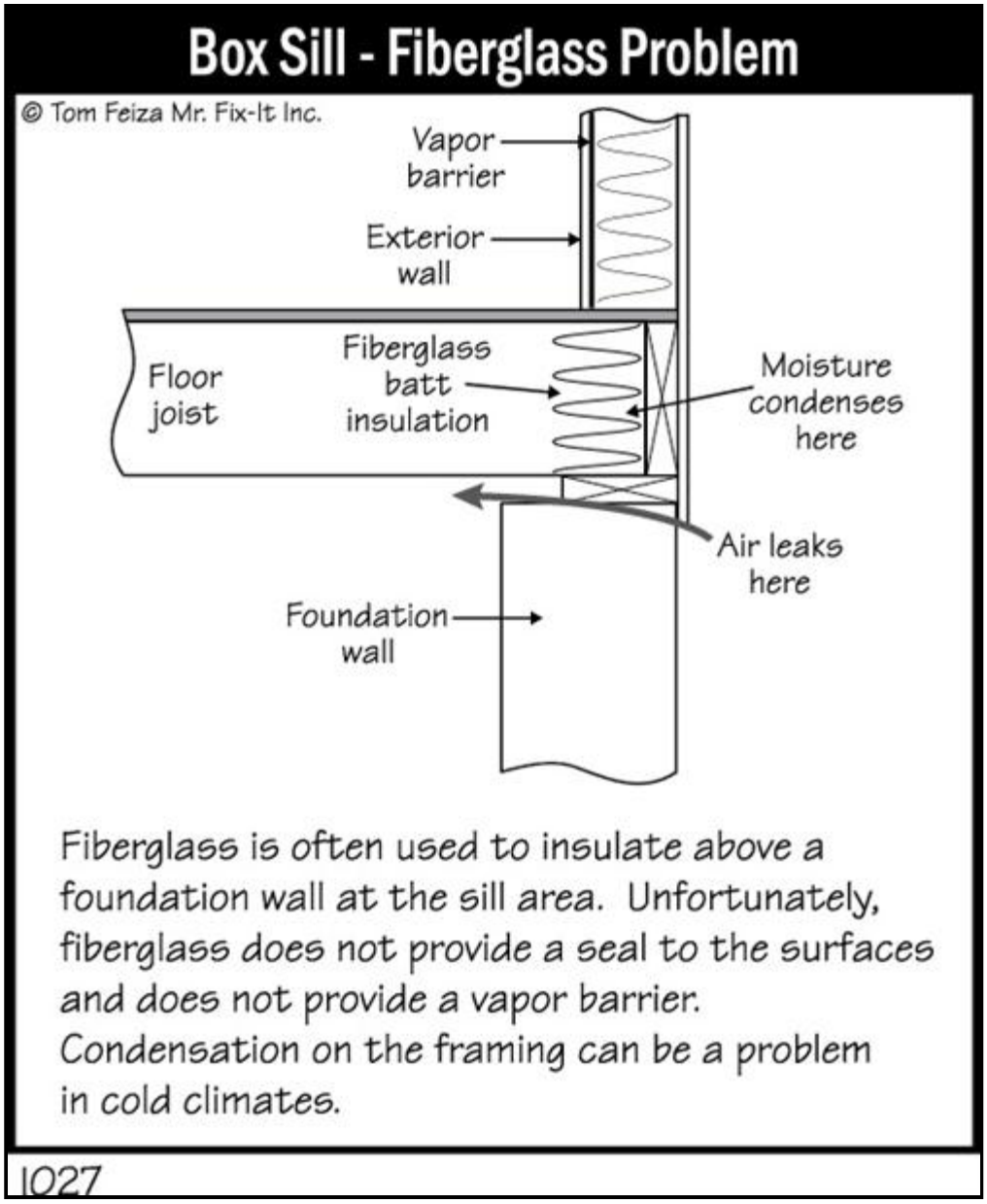
Insulation was noted as missing at one or more locations at the band joists area in the basement. This is the thinnest portion of the wall construction and temperature differentials between interior and exterior air can result in conditions conducive of condensation formation that can lead to wood rot and mold growth. It is recommended that all occurrences be identified and be repaired by a qualified contractor.



10.2 Picture 1



10.2 Picture 2



10.2 Picture 3

10.2 Picture 4

10.2 Picture 5 Crawlspace

10.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

(1) There was a vapor barrier noted as being installed behind finished portions of the walls in the basement, however the edges are not sealed which defeats the purpose of installing a vapor barrier. Because individual joints were not readily visible, it is recommended that this be further evaluated in any necessary repairs be conducted by a qualified contractor. Open joints that are not sealed properly

can result in conditions conducive of moisture vapor intrusion to the rear sides of finished the wall structures that can result in conditions conducive of mold growth. This can go undetected because we do not perform invasive inspection techniques during a home inspection. Due to the presence of suspected visible mold growth elsewhere in the basement, it is recommended that mold sampling be performed in the finished portion of the basement to determine if there are elevated mold levels present. It is also recommended that any visible joints or seams in the vapor barrier be sealed by a qualified contractor.

10.3 Picture 1

(2) The crawlspace was noted as having a cement floor that has a few cracks in it that can allow for moisture vapor intrusion. There was no barrier installed that was readily visible. It is recommended that the cracks be repaired and that a layer of plastic sheeting be installed that is sealed at the perimeters to prevent moisture vapor from accumulating in the crawlspace.

10.3 Picture 2

10.4 VENTILATION OF ATTIC AND FOUNDATION AREAS

(1) The crawlspace was noted as having two through the foundation wall vents installed however both were positioned on the front side of the crawlspace. This can result in insufficient air circulation to remove any humidity that can lead to mold growth. Fans were noted as being installed in the crawlspace at the time of inspection to help move air through. It is recommended that the vent on the side wall be sealed and an additional vent be installed on the rear foundation wall to allow for cross ventilation of the space.The current configuration can work against itself and allow for excessive humidity levels to accumulate in the crawlspace.

10.4 Picture 1

10.4 Picture 2

(2) The attic space over the addition was noted as having a gable vent installed on the exterior wall and ridge venting. There were no accommodations for soffit venting in this section of the attic space observed at the time of inspection. Gable vents and ridge vents do not work well together and can result in insufficient air movement through the attic space to draw out the excessive heat. It has been determined that soffit and ridge venting is far superior to gable vents. It is recommended that soffit vents and baffles be installed at the eaves and the gable vent be sealed to allow for better air circulation though the attic space over the addition.

10.4 Picture 3

10.4 Picture 4

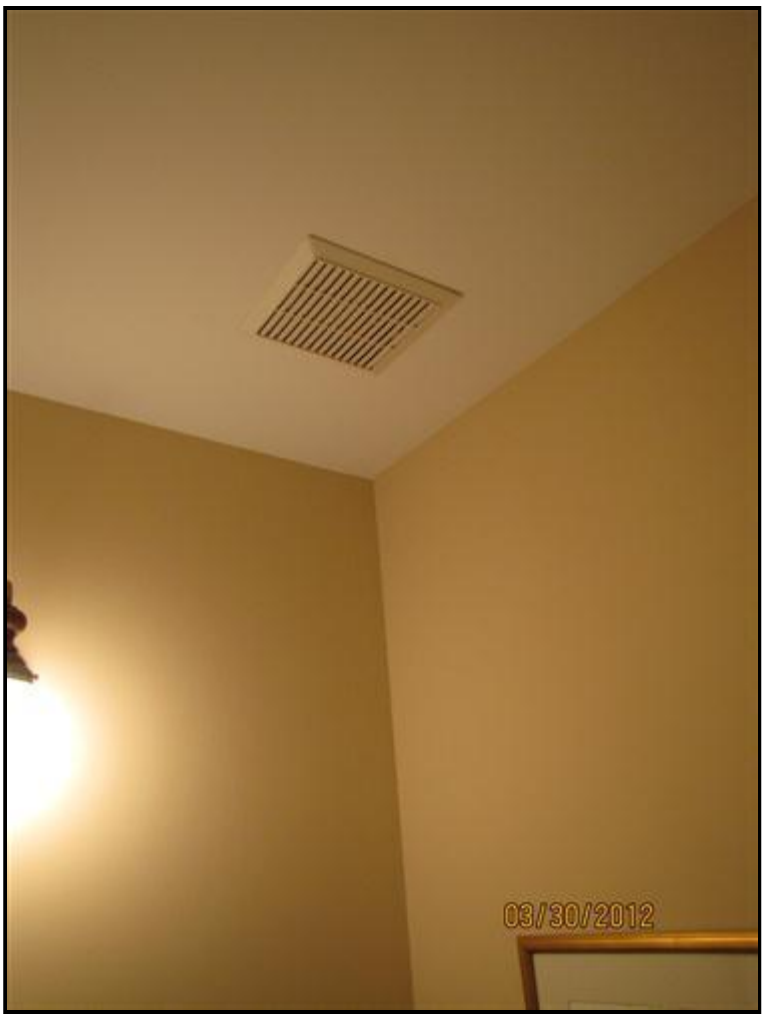
10.4 Picture 5

(3) The main attic space was noted as having a turbine exhaust installed on the rear side of the roof. Staining directly below the penetration on the underside of the sheathing is an indication that the vent has leaked in the past. The attic space also has soffit and ridge venting installed in this section of the attic. The combination of multiple types of venting systems can result in the systems working against one another and cause insufficient air circulation through the attic space. Turbine fans are not very effective and can leak over time as suspected. It is recommended that this vent be removed and the sheathing be replaced in this area by a qualified roofing contractor.

10.4 Picture 6

10.5 VENTING SYSTEMS (Kitchens, baths and laundry)

(1) One or more bathroom ventilation fans were noted as not functioning at the time of inspection. This can be as simple as plugging the fan into the receptacle again if it has come out or has been disconnected. It can also be as extensive as replacing the entire fan. Recommend further evaluation and any necessary repairs be conducted by a qualified electrical contractor.



10.5 Picture 1

10.5 Picture 2

(2) Vent hoods were observed on the exterior of the property, however exhaust fans were not operational at the time of inspection to determine if they were properly vented to the exterior. Recommend further evaluation and any necessary repairs be conducted once the exhaust fans have been made operational by a qualified contractor.

10.5 Picture 3

10.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

The home has a whole house fan installed in the attic space which draws air through the common hallway on the second floor. The system was not operated at the time of inspection. The system is on a timer switch and it is recommended that you consult with the current owner as to the proper operation of the system. The system appears to have been recently serviced and looks in good condition. It is recommended that the system be thoroughly tested before the close of escrow to ensure proper operation.

10.6 Picture 1

10.6 Picture 2

10.7 RADON MITIGATION SYSTEMS

The home does not have a radon mitigation system installed.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Built-In Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Many times user's manuals, installation instructions, or warranty information gets lost after an appliance has been installed. Undoubtedly, this information is nice to have so that you can learn how to properly operate the appliances in your new home. There is a website that has many user's manuals online free for download. Visit www.manualsonline.com to see if the user's manuals have been uploaded.

Styles & Materials

Dishwasher Brand:
KITCHEN AIDE

Disposer Brand:
KENMORE

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

Trash Compactors:
NONE

Washer:
Unknown

Dryer:
Unknown

Dryer Power Source:
220 Electric

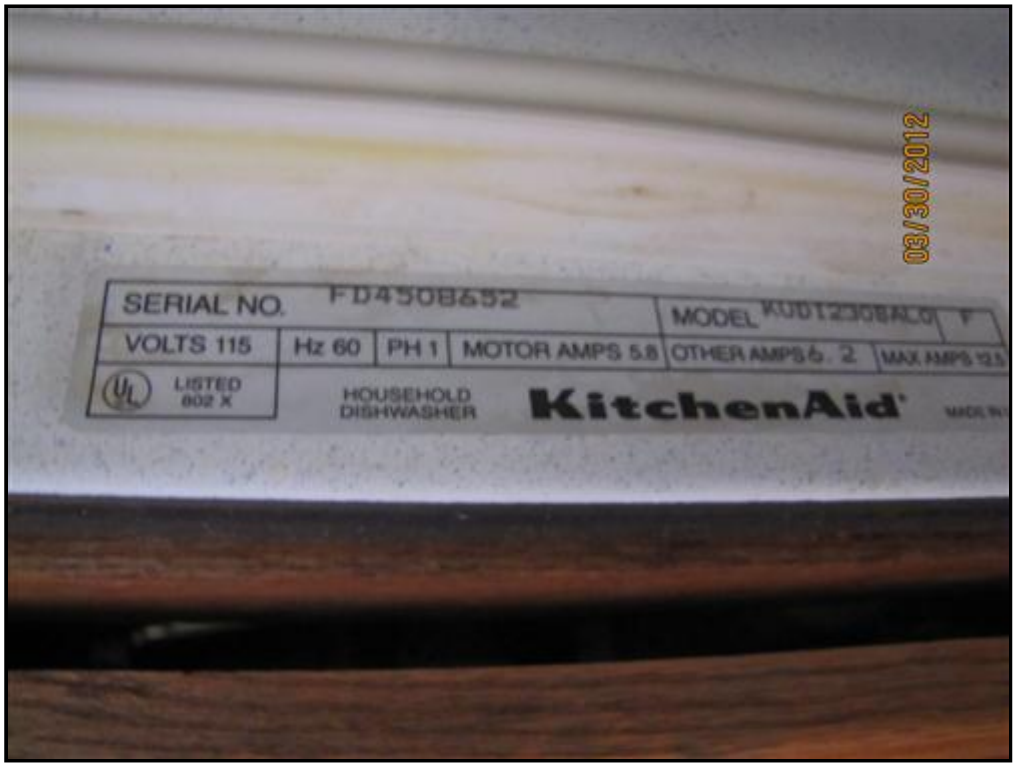
Dryer Vent:
Flexible Metal

Items

11.0 DISHWASHER

The dishwasher was inspected and found to be operational at the time of inspection. A photograph of the manufacturer's name and data plate have been included in this report to help you in obtaining a user's manual and any warranty information.

11.0 Picture 1



11.0 Picture 2

11.1 RANGES/OVENS/COOKTOPS

The cooktop and stove were tested and found to be operational at the time of inspection. A photograph of the manufacturer's name and data plate have been included in this report to help you obtain a user's manual and any warranty information.

11.1 Picture 1

11.1 Picture 2

11.1 Picture 3

11.1 Picture 4

11.2 TRASH COMPACTOR

✗ Not present in this home.

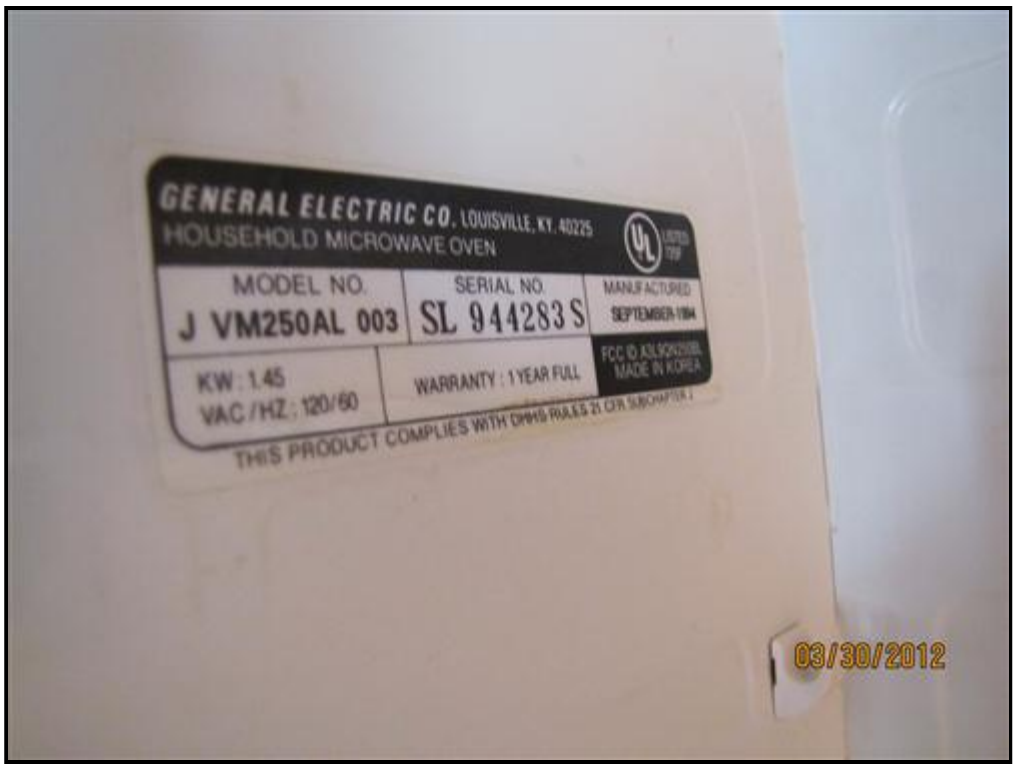
11.3 FOOD WASTE DISPOSER

The garbage disposal unit was inspected and found to be in operational condition at the time of inspection. A photograph of the manufacturer's name and data plate have been included in this report to help you obtain a user's manual and any warranty information.

11.3 Picture 1

11.4 MICROWAVE COOKING EQUIPMENT

The built in microwave was inspected and found to be in operational condition at the time of inspection. A photograph of the manufacturer's name and data plate have been included in this report to help you obtain a user's manual and any warranty information.



11.4 Picture 1

11.4 Picture 2

11.5 REFRIGERATOR

The refrigerator was inspected and found to be in operational condition at the time of inspection. A photograph of the manufacturer's name and data plate have been included in this report to aid you in obtaining a user's manual and any warranty information.

11.5 Picture 1

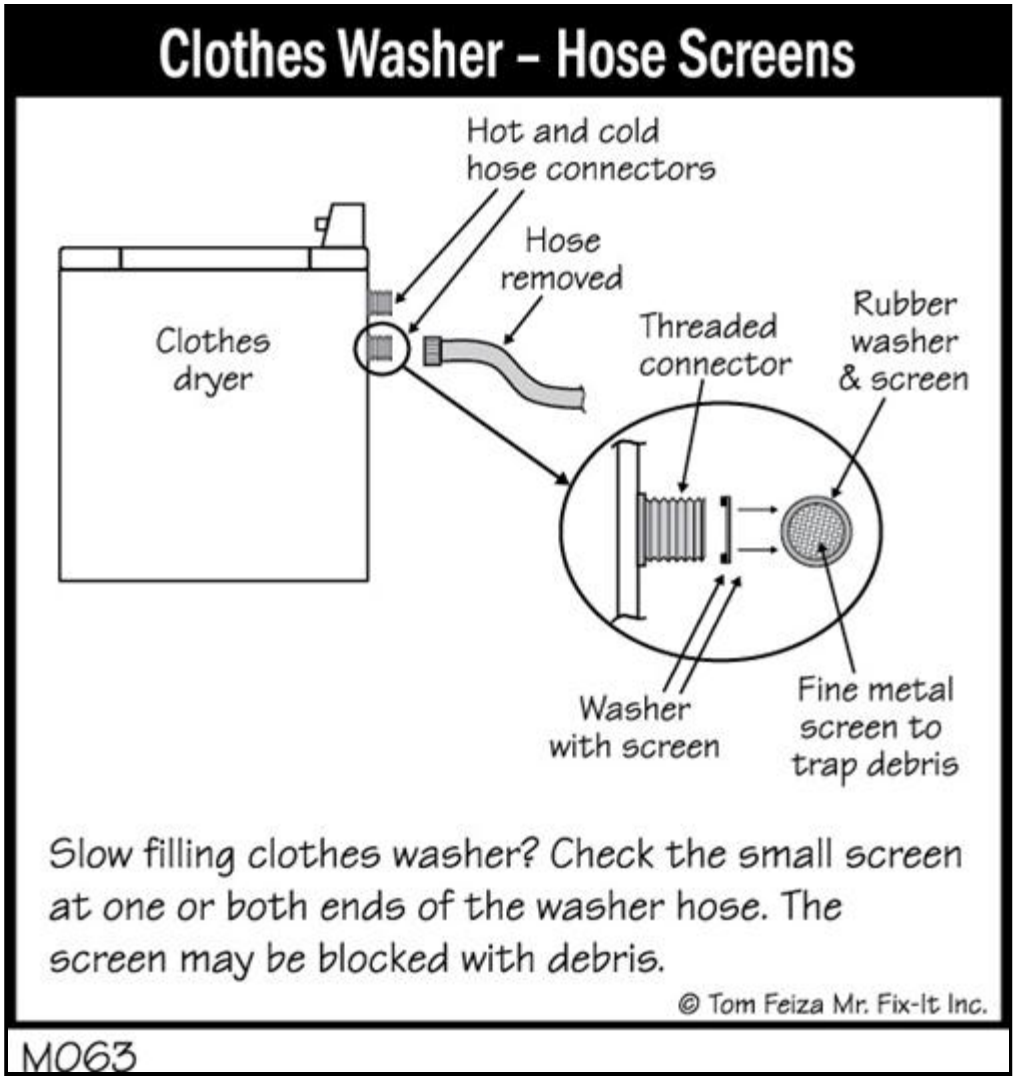
11.5 Picture 2

11.6 FREEZERS

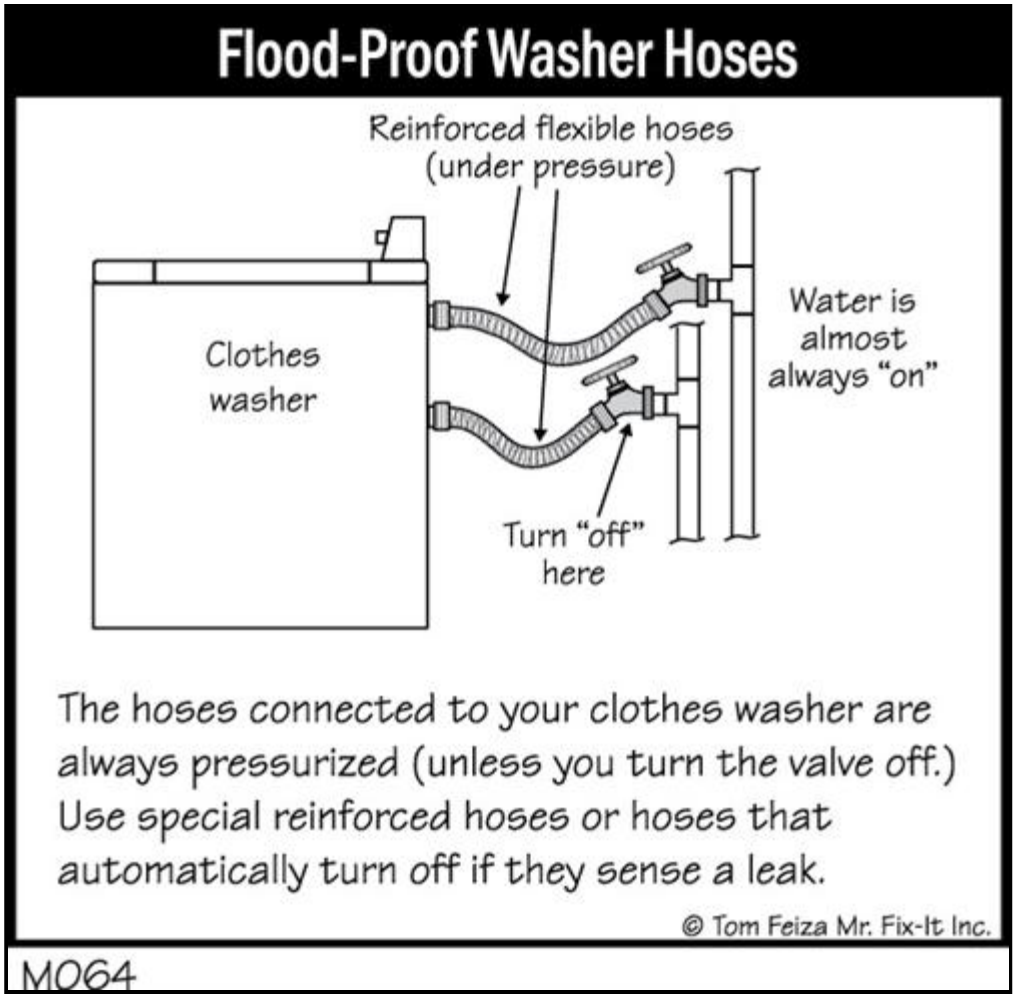
Not present in this home.

11.7 CLOTHES WASHER

The washing machine was noted as having rubber supply hoses. These types of hoses are prone to developing leaks at the crimped fitting at the ends that can create conditions conducive of water damage and potential flooding. It is recommended that the supply hoses be changed to braided stainless steel hoses which have a less likelihood of developing leaks.



11.7 Picture 1



11.7 Picture 2

11.7 Picture 3

11.8 DRYER

The dryer was noted as being modified to accommodate for the dryer vent being installed on the side of the unit. This may cause malfunctions in the ventilation system that can potentially lead to dryer vent fires. It is recommended that this be further evaluated and any necessary repairs or replacement of the unit be conducted by a qualified contractor.

11.8 Picture 1

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Garage

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal

Auto-opener Manufacturer:
1/2 HORSEPOWER
CRAFTSMAN

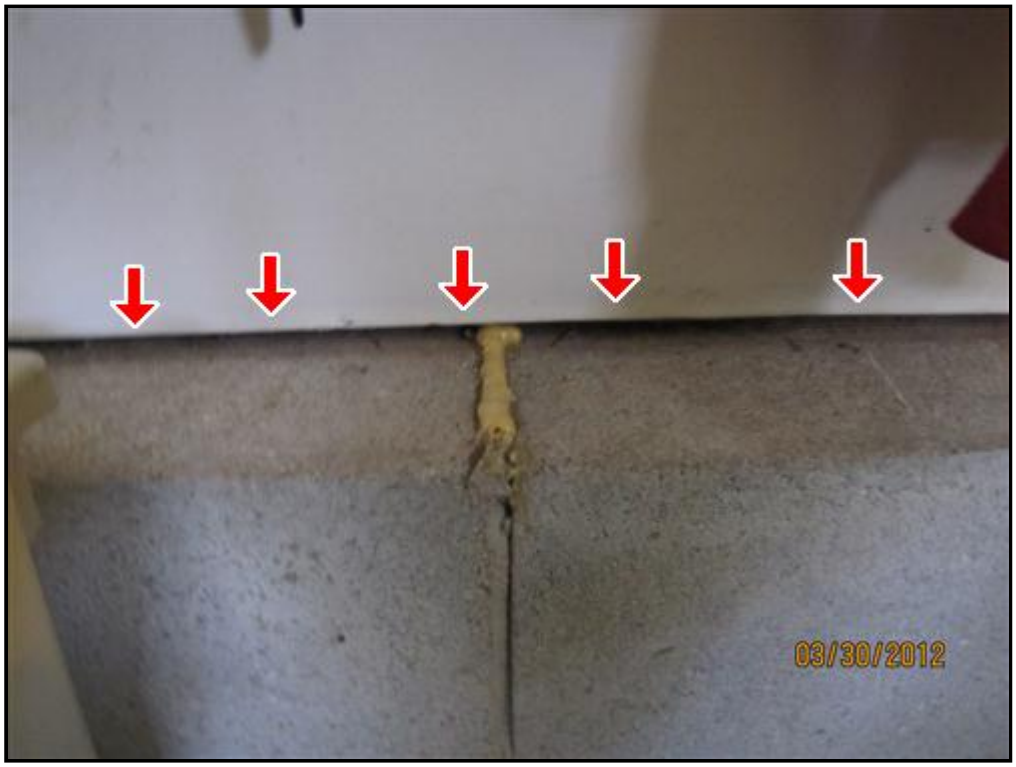
Items

12.0 GARAGE CEILINGS

Inspected with no obvious signs of defects observed at the time of inspection.

12.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

The bottoms of the garage walls were noted as having a gap present which is exposing the bottom plate of the wall framing. This can allow for fire to come in direct contact with combustible materials and easily spread to the living spaces. It is recommended that this gap be filled with fire resistant caulking for fire safety reasons.



12.1 Picture 1

12.2 GARAGE FLOOR

Inspected with no obvious signs of defects observed at the time of inspection.

12.3 GARAGE STAIRS

The stair treads in the garage were noted as being undersized according to modern building standards. Stair treads should be a minimum of 10 inches to allow for the entire foot to rest on the tread when climbing stairs. Undersized tread depth can result in potential trip and fall accidents. Recommend replacement of the garage steps by a qualified contractor to conform to modern building safety standards.

12.3 Picture 1

12.3 Picture 2

12.4 GARAGE WINDOWS

Inspected with no obvious signs of defects observed at the time of inspection.

12.5 GARAGE DOOR (S)

Inspected with no obvious signs of defects observed at the time of inspection.

12.6 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

The occupant door to the living space was noted as not having a self closing device installed. These devices are required to help prevent the spread of fire and dangerous fumes from stored chemicals or combustion engines. It is recommended that a self closing device such as spring loaded hinges be installed on the occupant door by a qualified contractor.

12.6 Picture 1

12.7 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

The garage door failed to reverse when it encountered an artificially introduced obstruction. This is a safety feature that is built into many garage door operators to prevent crushing hazards and damage to the door. It is recommended that this be repaired by a qualified garage door mechanic before the close of escrow.

12.8 OTHER

(1) The access panel for the attic space over the garage was noted as being constructed out of plywood. This does not provide a one hour fire rating on the ceiling surface to prevent the spread of fire to the attached living spaces. It is recommended that this be replaced with 5/8" drywall and the opening be insulated and the perimeter have weather stripping installed for fire safety reasons.

12.8 Picture 1

(2) The attic area over the garage could not be inspected due to a car being parked in the garage which perverted access to the panel. Recommend further evaluation once the area has been made accessible for inspection.

12.8 Picture 2

Summary

Accuracy Assured Home Inspections

P.O. Box 63715
Philadelphia, PA 19147
215-888-4943

Customer
Any Home Buyer

Address
123 Any Street
Any Town PA

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Site Observations and General Comments

Not Accessible

1.0 GENERAL PROPERTY INFORMATION

(1) Structures that are occupied and fully or partially furnished at the time of the inspection many times prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection. Along with defects that we might not have noted due to such conditions, since the structure is still being lived in and used, additional deferred maintenance items may be present by the time escrow closes. Recommend careful observation during final walk-through and before close of escrow.

(2) The residence is furnished, and in accordance with NACHI standards we only inspect those surfaces that are exposed and readily accessible. We do not move furniture, lift carpets, nor remove or rearrange items within closets and cabinets.

2. Roof

Maintenance Issue

2.0 ROOF COVERINGS

(3) One or more sections of the roof covering appear stained. An algae known as Gloeocapsa Magma is the most likely culprit and this algae affects nearly 80 percent of the homes across the United States. Gloeocapsa Magma is a species of algae that causes black streaking and discoloration on asphalt/ fiberglass shingles. The black staining you see on many roofs is caused by the life cycle of algae and fungus spores that land on houses via wind or wildlife. While this algae can grow just about anywhere, it prefers humid environments. A preferred food source of this algae is limestone which is used as "filler material" by most shingle manufactures. Higher quality shingles are manufactured with preventative measures such as copper or zinc containing granules. Several methods exist to prevent and clean infected areas. Installing zinc or copper strips near the roof ridge can prevent further algae growth. Application of bleach (non-chlorine) can aid in removing the stains, as well as many available commercial cleaning products. Some products may harm vegetation beneath roof eaves or near downspout extensions. While many remedies can be performed by the home owner, we recommend the use of qualified professionals.

2.3 ROOF DRAINAGE SYSTEMS

(2) The gutter screens is loose at the rear of home. If gutter screens are not properly in place, leaves can contribute to a clog which can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

Repair or Replace

2.0 ROOF COVERINGS

(2) Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit http://bryophytes.science.oregonstate.edu/page24.htm

2.1 FLASHINGS

(1) Recommend installing a kickout flashing at the lower edge of the chimney to divert water into the gutter system and prevent conditions conducive of moisture intrusion at the side wall below.

(2) A kick-out flashing is a small piece of sheet metal that is required to be installed where a lower roof edge, rain gutter, and upper wall intersect. Its purpose is to direct the flow of rainwater from the roof into the rain gutter and away from the adjacent wall. Missing or improper kick-outs can allow rainwater to flow against the siding and possibly inside the wall itself.

2.3 ROOF DRAINAGE SYSTEMS

(1) The downspout for roof drainage systems on the roof above were noted as discharging directly onto a lower roof surface. This can cause premature wear and tear on the shingles and create conditions conducive of moisture intrusion. It is recommended that the downspout be extended to discharge into the next lower gutter system by a qualified contractor.

2.4 ROOF STRUCTURE AND ATTIC

(1) Evidence of a previous roof leak was observed on the underside of the sheathing in the attic space over the addition. The dark stain was on the rear side of the roof. The area was not readily accessible at the time of inspection and it could not be determined if the spot was actively leaking. The dark staining is most likely wood decay or rot formation on the sheathing which can progress over time. It is recommended that this are of the roof be repaired by a qualified roofing contractor.

(2) The underside of the sheathing in the main attic space over the original structure was noted as being heavily stained and shows evidence of long term moisture accumulation or possible intrusion. Dark staining in some areas appears to be visible mold growth which can result in significant health issues especially after prolonged exposure. Other areas appear to show evidence or wood rot or decay. It is recommended that the sheathing be replaced by a qualified roofing contractor. Precautions should be taken to eliminate possible mold contamination by having a professional mold remediation contractor contain the attic space during any demolition processes to prevent contamination of the entire home.

(3) The interior of the sheathing on the side walls was noted as being a gypsum based material that shows evidence of repeated moisture damage. Dark staining in areas suggests that this may be the result of active leaks, however this can not be confirmed due the the low height inside the attic over the main structure that prevents safely accessing the area without a stable walkway. These finding coincide with the staining observed on the underside of the roof sheathing which indicate elevated moisture levels or humidity in the attic space. Moisture damaged building materials can create conditions conducive of mold

growth and also cause damage to the underlying structural materials and interior finished surfaces over time. It is recommended that this be further inspected once the area is safe to enter and transverse without causing damage to the ceiling surfaces. Any necessary repairs or replacement should be conducted by a qualified contractor based on moisture meter analysis of the suspect areas.

3. Exterior

Not Accessible

3.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

(1) Access underneath the deck off the rear of the addition was prevented by permanently installed skirting under the deck. Support attachments to the main structure could not be evaluated at the time of inspection. Recommend further evaluation by a qualified contractor was the area has been made accessible.

Maintenance Issue

3.0 SIDING, FLASHING AND TRIM

(3) Exterior siding was noted as having large amounts of algea growth present at the time of inspection. This can progress and cause moss to develope if not cleaned on a regular basis that can cause damage to the siding. It is recommended that the siding be cleaned on a regular basis when needed to prevent discoloration.

3.3 WINDOWS

Peeling paint was observed on the sides of the casement windows at the rear of the home. This can allow for conditions conducive of wood rot formation if water manages to come in contact with the exposed wood. It is recommended that any peeling paint be scraped, sealed, and painted to prevent further damage.

Safety Issue

3.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

(3) The rear deck off the main structure was noted as having a section where there were missing guard rails. This can result in potential trip and fall accidents. The one side of the deck can have an additional step installed to allow for access to the pathway at the rear of the property. The other sections at the rear of the deck should have additional guard rails installed for safety reasons.

(4) The ledger board attaching the rear deck to the main structure was noted as not being sufficiently secured with the appropriate hardware or at the recommended intervals. This can result in the deck pulling away from the main structure over time or creating conditions conducive of moisture intrusion or other damage to the foundation walls. It is recommended that the deck be properly attached by a qualified contractor.

(5) Staircases with four or more steps should have handrails that are between one and one-half and two inches wide. Handrails should be placed and shaped so they can be readily grasped for safety. Handrails should be 34 to 38 inches above the leading edge of the stairway treads. Handrails should return to the railing or post or to the ground. Handrails should not end in a projection that could be hooked by clothing.

Repair or Replace

3.0 SIDING, FLASHING AND TRIM

(1) An area of vinyl siding was noted as being damage where the ridge of the addition meets that side wall of the original structure. This can create conditions conducive of moisture intrusion that can damage

the underlying structural materials and interior finished surfaces. Recommend repair by a qualified contractor.

(4) There was a section of siding at the rear of the property that was pulling away from the main structure. This can allow for conditions conducive of moisture intrusion that can damage the underlying structural materials and interior finished surfaces. Recommend repair by a qualified contractor.

3.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

(2) The exterior deck surface was noted as being installed at the same level as the interior floor level. This can allow for conditions conducive of moisture intrusion under the door threshold that can damage the underlying structural materials and interior finished surfaces. Best building practices suggest that a minimum of 4 inches be maintained between the deck and interior floor levels, with 7 inches being ideal to prevent potential trip and fall hazards. It is recommended that the deck be replaced if there is any evidence of moisture intrusion that occurs.

3.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

(2) Swales at the side of the home were noted as being too shallow and can allow for water to flow out towards the foundation of the home during heavy rain fall or snow accumulation. It is recommended that the swales be cut deeper to prevent water accumulation next to the foundation walls and allow for sufficient drainage.

4. Basement, Foundation, Crawlspace and Structure

Not Accessible

4.7 OTHER

The exterior foundation walls were noted as having exposed concrete block in areas. No evidence of damp proofing was observed. Concrete masonry block can allow for moisture intrusion. Determining if damp proofing is present on foundation walls requires digging next to the foundation which is outside of the scope of a home inspection. It is recommended that this be further evaluated once permission is obtained from the seller to dig next to the foundation.

Monitor

4.4 CEILINGS (structural)

(3) There was a 4 inch hole noted as being cut into one of the joists in the crawlspace at the rear of the property. It has been filled with steel wool and there was a wiring circuit running through it at the time of inspection. It is unknown what the intended use for the hole was, but it does not appear to be causing any structural damage at this point in time. Recommend monitoring the joists for any cracks that may develope over time and repair as needed.

Safety Issue

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

(1) The basement foundation walls were noted as having a black discoloration present at the time of inspection in the area of the French drain. This can be possible mold growth due to repeated moisture intrusion. Mold growth can result in significant health related issues and illnesses especially after prolonged exposure. It is recommended that the substance be sampled and sent to a laboratory for analysis and confirmation of mold growth. It is recommended that the substance be removed qualified mold remediation contractor if identified as mold growth.

4.1 WALLS (Structural)

(1) Evidence of suspected visible mold growth observed on the rear side of the tile wall in the basement area next to the laundry area. Mold growth can result in significant health related issues and illnesses especially after prolonged exposure. It is recommended that the substance be sampled and sent to a laboratory for analysis and confirmation of mold growth and removed by a qualified mold remediation contractor based on positive results.

4.4 CEILINGS (structural)

(1) Floor joists in the basement storage area off the laundry room were noted as having a white chalky coating on them which is suspected mold growth. Mold growth resulting significant health related issues and illnesses especially after prolonged exposure. It is recommended that the substance be sampled and sent to a laboratory for analysis and confirmation of mold growth and be removed by a qualified mold remediation contractor based on positive results.

(2) Dark spots were observed on the joists in the unfinished portion of the basement which is typical of visible mold growth patterns. Mold growth can result in significant health related issues and illnesses especially after prolonged exposure. It is recommended that the substance be sampled and sent to a laboratory for analysis and be removed by a qualified mold remediation contractor based on positive results.

4.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

(1) Basement stairs were noted as not having a hand rail installed. This can create conditions conducive of trip and fall hazards. Modern building standards state that stairs with more than 4 vertical risers require a graspable hand rail to be installed. It is recommended that one be installed by a qualified contractor for safety reasons.

Repair or Replace

4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

(2) The crawlspace was noted as having a dehumidifier installed which is an indication that the crawlspace has had previous moisture problems in the past. The dehumidifier was noted as discharging into the French drain at the rear wall which does not help to remove the condensation. It is recommended that the vents in the crawlspace be rearranged to allow for better air circulation and the dehumidifier be plumbed to discharge to a condensate pump that is routed to the exterior or a nearby drain.

4.1 WALLS (Structural)

(2) There was visible daylight observed at the bottom plate from inside the crawlspace. The exterior sill was flashed, however it does not appear to have been sufficiently sealed. There was no vapor barrier strip installed between the bottom plate and the foundation wall which can allow for conditions conducive of wood rot formation at the bottom plate. The gaps can allow for pests to enter such as wood destroying insects and moisture. It is recommended that the exterior be sealed to prevent any moisture or pest intrusion.

4.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

(2) Basement stair stringers were noted as not having support brackets installed. This can result in settlement of the steps over time. Recommend installation of additional support hardware by a qualified contractor.

5. Heating and Cooling

Not Inspected

5.2 AUTOMATIC SAFETY CONTROLS

Automatic safety controls are not tested for the heating and air conditioning system and only verified as to their presence because several systems will become disabled if the safety control is activated. Resetting

the system sometimes requires the specialized training of a qualified HVAC contractor familiar with the system.

5.6 COOLING AND AIR HANDLER EQUIPMENT

(3) As the cooling equipment had clearly been shut down and because the weather temperature in the past 24 hours has been below 65 °, I was not able to test-operate this equipment. Operating cooling system equipment which has been "shut down" without proper preparation risks costly damage to the compressor or other components.

Note: some compressor motors can be seriously damaged by being "slugged" with liquid refrigerant or by lack of good lubrication if the compressor is started in cold conditions. Some air conditioner units, including heat pumps, are likely to have a heater band installed around the compressor motor to keep its temperature up to operating state in cold weather. If such a system using a motor heater has been left with power off for some time, simply turning it on in cool weather is not enough as the heater would need time to warm up the motor.

Not Accessible

5.5 CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems)

(1) Yearly seasonal inspections are advised.

Component malfunction can result in the potential for property loss or life endangerment. Remote or auto control(s) are not inspected.

The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light.

Therefore, because the inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow. The National Fire Protection Association http://www.nfpa.org advises that each chimney receive a Level II inspection each time a residence is sold. Inspection Levels Explained: http://www.csia.org/pressroom/press-inspection-levels-explained.htm it is also advised that this inspection be conducted by a tradesperson certified by the Chimney Safety Institute of America http://www.csia.org Fireplace Investigation Research and Education http://www.f-i-r-e-service.com or International Association of Fireplace and Chimney Inspectors http://www.membersiafci.org

Safety Issue

5.5 CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems)

(2) The heating system has a small hole drilled in the vent from where a combustion analysis was performed. This small can result in combustion fumes leaking into the basement which can contain dangerous gases such as carbon monoxide. It is recommended that the whole be sealed by a qualified HVAC contractor.

Repair or Replace

5.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

The heating system used to have a humidistat and humidifier installed which appears to have been removed. Oil fired forced air heating systems can produce a significant amount of dry air which can cause dehydration of wood building materials inside the home that can result in splitting or warping. With forced air heating systems it is recommended that a humidifier be installed and be properly maintained. Recommend replacement by a qualified HVAC contractor.

5.6 COOLING AND AIR HANDLER EQUIPMENT

(1) Air-conditioning compressor units on the exterior of the house were noted as being installed at or slightly above grade level. It is recommended that the air-conditioning compressor units be elevated approximately 4 inches above the surrounding soil level to prevent potential flooding during heavy rains.

(2) The air conditioning compressor unit by the driveway was noted as being in a vulnerable position where it can be easily damaged by a car or by moving items into or out of the garage. It is recommended that some sort of barrier be installed to protect the unit or it be relocated to a more suitable location. The unit was also noted as not being level which can cause wear and tear on the compressor motor and fan assembly. Ideally, units should be level but as much as a 4 degree slope is acceptable. Anything more can cause damage to the unit over time.

6. Plumbing

Not Accessible

6.4 SHOWERS, BATHTUBS, WHIRLPOOLS, & SINKS

The access panel for the second floor master bathroom tub could not be removed at the time of inspection because of stored items blocking access at the time of inspection. Recommend further evaluation and any necessary repairs be conducted by a qualified contractor once the area has been made accessible.

Maintenance Issue

6.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

(3) A backflow preventer was noted as not being installed on the exterior hose bib. These devices prevent against potentially contaminated water from flowing back into the home's drinking water supply in the event there is a pressure differential that occurs when there is a higher demand for water at the interior fixtures. This is known as a cross connection and devices are required to prevent this from happening in many municipalities. These devices are readily available at most home improvement centers and the average person should be capable of installing them.

Repair or Replace

6.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

(3) Several "S" trap drain configurations were observed during the course of inspection. In many locations, "S" traps are no longer accepted by the plumbing codes as these traps tend to easily siphon dry even when well-vented. It is recommended that further evaluation be obtained from a qualified plumbing contractor familiar with the local building codes. Repair or replacement should be conducted by a qualified plumbing contractor. The following link provides detailed information about proper drain configurations.

http://www.cdc.gov/nceh/publications/books/housing/cha09.htm

6.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

(1) The plumbing supply lines under the sink in the addition were noted as having a small amount of corrosion present which can be an indication of a previous leak. The fittings were not leaking at the time of inspection, however corrosion can temporarily seal over small leaks which can eventually start leaking again without notice. Recommend further evaluation and any necessary repairs be conducted by a qualified plumbing contractor.

(2) Water supply lines for a previously installed humidifier unit at the HVAC system in the basement was noted as being improperly terminated. This can result in leaks developed over time. It is recommended that any abandoned plumbing lines for a humidifier be removed by a qualified plumbing contractor.

6.3 TOILETS

(1) Toilet(s) not secure at the closet flange on the floor. Condition typically is caused by loose bolts or nuts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Repairs may involve installing a new wax seal at the base of the toilet. It is recommended that this be repaired by a qualified plumbing contractor.

(2) The toilet reservoir tank was noted as being loose at the tank to bowl connection. This can allow for leaks to develope at the tank to bowl connection. Leaks can contribute to conditions conducive of mold growth and cause damage to the underlying structural materials. It is recommended that the tank be tightened by a qualified plumbing contractor. Repairs may involve replacing the bolts or gasket. If these repairs are undertaken by the home owner, it is important to remember not to overtighten the mounting bolts because the plaster tank or bowl can crack.

6.8 SUMP PUMP

A sump pit was noted as being installed at the rear corner of the basement, however there was no pump present to evacuate the water. There was approximately 4 inches of water in the bottom of the pit at the time of inspection. The lid was noted as being pieces of plywood which can allow for conditions conducive of mold growth on the material. It is recommended that a sump pump with a battery backup system or water driven pump be installed to evacuate the water to the exterior of the house and a new lid be installed that does not support mold growth.

7. Electrical

Not Accessible

7.5 LIGHT FIXTURES (Observed from a representative number)

(1) Clearance around recessed lights might be inadequate. Many manufacturers require clearance around their recessed lighting fixtures to prevent overheating. In absence of manufacturer's installation instructions, recommend ensuring clearance around fixtures to help prevent overheating. Overheating can be indicated by unexpected brownouts or flickering at individual lighting fixtures. Recommend consulting with seller concerning any homeowner manuals or manufacturer installation instructions for recessed lights and/or having insulation moved away from the recessed lights to prevent any possibility of overheating. Recommend checking to ensure that clearance is maintained after service personnel have been in the attic.

Monitor

7.3 SWITCHES (Observed from a representative number)

Dimmer lights/light switches present. Dimmer light switches sometimes become warm to the touch. Condition is common, particularly with older switches but can also sometimes indicate other electrical problems, such as a dimmer switch installed by a homeowner on a light fixture that draws too much electricity. Determining whether or not a dimmer switch is properly matched to the lighting fixture being dimmed is beyond the scope of the home inspection. If the dimmer switch installation instructions are available, check the maximum wattage for the dimmer switch and then note the wattage for the light bulb that is installed. Make sure the light bulb wattage is not more than the maximum wattage for the dimmer switch. If it is, change to a lower-wattage light bulb. In addition, you may notice a buzzing or humming sound present at the switch or rotary knob. Often this is caused by the occupants having installed compact fluorescent bulbs that are incompatible with these dimmers. If you have any concerns, or if you notice flickering or brownouts at dimmed lighting fixtures (or any other lighting fixtures), consult with a licensed electrician.

Safety Issue

7.1 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS

The secondary distribution panel was noted as being wired incorrectly and can present a hazardous situation. The neutral and grounding bar was noted as not being removed which is allowing the two bus bars to be bonded together. The panel bonding screw was also noted as being torqued down which is bonding the panel to the bus bars. This is an incorrect installation. According to modern electrical safety standards, the neutral bus bar should be isolated from the ground in any secondary distribution panel. It is recommended that this be repaired by a qualified electrical contractor.

7.5 LIGHT FIXTURES (Observed from a representative number)

(5) Safety enhancement upgrade advised: All closet incandescent or fluorescent lighting fixture(s) shall have completely enclosed or covered bulbs. This is also advised at attic and crawlspace fixtures wherever applicable too avoid the potential for lamp breakage, laceration(s) or electrocution.

Repair or Replace

7.0 SERVICE ENTRANCE LINES

Electrical service lines were noted as being well attached to the home at the time of inspection. The lines were noted as sagging over the front yard and walkway area and clearances between the ground and wires may be insufficient. Verifying the height of electrical power supply lines is out of the scope of inspection, however the estimated height appears to be lower than what is required by current electrical safety standards. Recommend further evaluation and any necessary repairs be conducted by a qualified electrical contractor.

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

(1) Romex wiring insulation was noted as extending more than 1 inch into the electrical panel. This is a sign of unprofessional workmanship by an unqualified electrical contractor. Excess insulation inside the electrical panel is considered a combustible material and can be a potential fire hazard. It is recommended that the excess insulation material be removed by a qualified electrical contractor.

(2) Two wires are connected to a breaker designed for only one wire. This is known as a "double-tap" and is a defective condition which should be corrected by a qualified electrical contractor.

7.4 RECEPTACLES (Observed from a representative number)

(1) Multiple receptacles in the home were noted as not having a proper ground installed. This is typical with older homes and period wiring. Older wiring typically only have a live and neutral conductor as opposed to modern wiring that has an additional conductor for grounding. The grounding conductor was added into modern electrical wiring as a safety feature.

What can happen due to ungrounded electrical receptacles.
In a nutshell, a person can get shocked! Depending on the voltage and amperage current the person receives, reactions can range from feeling "tingly" and the heart stopping to sparks that could cause a fire if nearby flammables. Of course this is the worst case scenario and most typical home appliances will continue to work when connected to an ungrounded receptacle. However, the circuit or appliance will use the path of least resistance to transfer or discharge any electric load if a short or other malfunction occurs. The ground on a correctly grounded receptacle provides this path. If the ground is not available or is disconnected, the appliance may discharge through contact with a human being or any other available object that can transfer and/or discharge the electricity.

Who can perform the work.
Whenever electrical work is needed, a seasoned qualified electrician should always be hired. Electrocution is a real danger and some one with little or no knowledge of the basics of electricity should not attempt any repairs or work on the electrical system, especially if it is an older home where the conditions of concealed circuitry are unknown. One of the most common causes of fires in a home are caused by failing or malfunctioning electrical wiring or components.

(2) Several receptacles in the home were noted as having intermittent grounds. This typically occurs when a wire is loose at the terminals at the receptacle. It is recommended that all occurrences be identified and be repaired by a qualified electrical contractor.

(3) Multiple receptacles were noted as being loose throughout the home. This can result in electrical connections becoming loose at the receptacle over time which can cause an electrical hazard. It is recommended that all occurrences be identified and be repaired by a qualified electrical contractor.

(4) Cover plates missing at receptacles in the garage. This can allow for direct contact with love electrical conductors and present a potential shock or electrocution hazard. It is recommended that cover plates be installed where missing by a qualified electrical contractor. Cover plates for receptacles installed in plastic non-conductive junction boxes should be plastic or some other type of non-conductive material rated for the application. If accommodations for grounding the receptacle are present, metal covers may be used in some instances. A qualified electrical contractor familiar with the current electrical codes should know what types of covers are needed in each location.

7.5 LIGHT FIXTURES (Observed from a representative number)

(2) More than 5 recessed lighting fixtures were noted as being installed on a circuit. This is acceptable, however caution should be taken to not install light bulbs greater than the manufacturer's recommended wattage. Total wattage should not exceed 80 percent of the maximum rating as this can overload the circuit and create a potential fire hazard. This is also important to remember if you decide to install a dimmer switch for these lights. Most dimmer switches are rated for a maximum of 600 Watts. If 100 Watt bulbs are installed, this will exceed the 80% rule and could cause a standard dimmer switch to become overloaded.

(3) Ceiling paddle fans typically require special boxes for support, and should not be supported solely by a lighting receptacle box. In most installations, an inspector cannot directly view the box supporting the fan. To determine if a paddle fan is properly supported, it may be necessary to consult a qualified electrician.

(4) The light fixture in the bathroom was noted as being a standard recessed lighting fixture which has been installed over the bathtub/shower. These types of light fixtures are not rated for this location and can allow for condensation to form on the exposed bulb which can cause it to explode. Light fixtures in this location should be sealed devices with protective glass covering the bulb. It is recommended that this be replaced with the appropriate device by a qualified electrical contractor.

7.6 VISIBLE WIRING (Observed from a representative number)

Standard Romex type wiring was noted as being surface mounted to wall or ceiling surfaces in one or more locations throughout the home. This type of wiring is not rated for this type of installation and is required to be concealed within a wall or ceiling cavity where it is protected from damage. This type of installation is typical of unprofessional quality workmanship and it is recommended that this and any other occurrences in the home identified and be repaired by a qualified electrical contractor.

7.8 OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)

(2) A GFCI receptacle in the kitchen was noted as not functioning as intended at the time of inspection. Recommend replacement by a qualified electrical contractor.

8. Doors, Windows and Interior

Safety Issue

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

(1) The spacing between the railing spindles was noted as being in excess of 4 inches. This can allow for small children to insert their heads and create an entrapment hazard. Since the home was built before this standard went into effect, it is not mandatory that homes be made to conform to modern standards unless there is a major renovation that takes place. You may want to consider making necessary repairs or replacements from a safety standpoint.

(2) Handrail ends were noted as not returning back to the wall surfaces. Modern building standards now required of this to prevent potential trip and fall accidents from loose clothing or carried items becoming snagged on open railing ends. It is recommended that handrails be repaired by qualified contractor for safety reasons.

(3) The top of the landing to the second floor was noted as being uneven with the stairs. There is a small area that is raised up which can present a potential trip and fall hazard. It is recommended that this be repaired by a qualified contractor for safety reasons.

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

The upper kitchen cabinetry was noted as being attached with common drywall screws. Drywall screws have a low sheer rating on them and can easily snap under loads. Stored items in cabinetry such as canned goods, dishes, and cookware can be very heavy. It is recommended that the upper cabinetry be secured with properly rated hardware by a qualified contractor before the close of escrow.

Repair or Replace

8.2 FLOORS

Floor surfaces in the kitchen were noted as being unlevel. The floor has a slight crown to it at the end of the island. This can be a result of settlement in the surrounding framing members over time. It can also be that the crown for that joist was installed upside down when the house was built, but this should have settled over time. It could also be that the subflooring is warped in this area. Without having direct access to the framing underneath, it is impossible to tell what is the cause without doing invasive inspection procedures. The defect does not appear to be causing any cracks on the interior finished surfaces which suggests that it is stable and not moving. It is still recommended that this be further evaluated and any necessary repairs be conducted by a qualified contractor.

9. Fireplace

Not Accessible

9.0 CHIMNEYS, FLUES AND VENTS (for fireplaces)

(1) Yearly seasonal inspections are advised.

Component malfunction can result in the potential for property loss or life endangerment. Remote or auto control(s) are not inspected.

The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light.

Therefore, because the inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity and recommend that they be video-scanned before the close of escrow. The National Fire Protection Association http://www.nfpa.org advises that each chimney receive a Level II inspection each time a residence is sold. Inspection Levels Explained: http://www.csia.org/pressroom/press-inspection-levels-explained.htm it is also advised that this inspection be conducted by a tradesperson certified by the Chimney Safety Institute of America http://www.csia.org Fireplace Investigation Research and Education http://www.f-i-r-e-service.com or International Association of Fireplace and Chimney Inspectors http://www.membersiafci.org

Safety Issue

9.0 CHIMNEYS, FLUES AND VENTS (for fireplaces)

(2) Joints in the liner for the fireplace were noted as having gaps present that can allow for combustion fumes to escape into the wall cavity. This can be a potential fire hazard or allow for carbon monoxide to accumulate inside the wall. It is recommended that the liner be further inspected by a qualified chimney sweep and any necessary repairs be made for fire safety reasons.

10. Insulation and Ventilation

Not Inspected

10.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

The home has a whole house fan installed in the attic space which draws air through the common hallway on the second floor. The system was not operated at the time of inspection. The system is on a timer switch and it is recommended that you consult with the current owner as to the proper operation of the system. The system appears to have been recently serviced and looks in good condition. It is recommended that the system be thoroughly tested before the close of escrow to ensure proper operation.

Repair or Replace

10.2 INSULATION UNDER FLOOR SYSTEM

Insulation was noted as missing at one or more locations at the band joists area in the basement. This is the thinnest portion of the wall construction and temperature differentials between interior and exterior air can result in conditions conducive of condensation formation that can lead to wood rot and mold growth. It is recommended that all occurrences be identified and be repaired by a qualified contractor.

10.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

(1) There was a vapor barrier noted as being installed behind finished portions of the walls in the basement, however the edges are not sealed which defeats the purpose of installing a vapor barrier. Because individual joints were not readily visible, it is recommended that this be further evaluated in any necessary repairs be conducted by a qualified contractor. Open joints that are not sealed properly can result in conditions conducive of moisture vapor intrusion to the rear sides of finished the wall structures that can result in conditions conducive of mold growth. This can go undetected because we do not perform invasive inspection techniques during a home inspection. Due to the presence of suspected visible mold growth elsewhere in the basement, it is recommended that mold sampling be performed in the finished portion of the basement to determine if there are elevated mold levels present. It is also recommended that any visible joints or seams in the vapor barrier be sealed by a qualified contractor.

(2) The crawlspace was noted as having a cement floor that has a few cracks in it that can allow for moisture vapor intrusion. There was no barrier installed that was readily visible. It is recommended that the cracks be repaired and that a layer of plastic sheeting be installed that is sealed at the perimeters to prevent moisture vapor from accumulating in the crawlspace.

10.4 VENTILATION OF ATTIC AND FOUNDATION AREAS

(1) The crawlspace was noted as having two through the foundation wall vents installed however both were positioned on the front side of the crawlspace. This can result in insufficient air circulation to remove any humidity that can lead to mold growth. Fans were noted as being installed in the crawlspace at the time of inspection to help move air through. It is recommended that the vent on the side wall be sealed and an additional vent be installed on the rear foundation wall to allow for cross ventilation of the space.The current configuration can work against itself and allow for excessive humidity levels to accumulate in the crawlspace.

(2) The attic space over the addition was noted as having a gable vent installed on the exterior wall and ridge venting. There were no accommodations for soffit venting in this section of the attic space observed at the time of inspection. Gable vents and ridge vents do not work well together and can result in insufficient air movement through the attic space to draw out the excessive heat. It has been determined that soffit and ridge venting is far superior to gable vents. It is recommended that soffit vents and baffles be installed at the eaves and the gable vent be sealed to allow for better air circulation though the attic space over the addition.

(3) The main attic space was noted as having a turbine exhaust installed on the rear side of the roof. Staining directly below the penetration on the underside of the sheathing is an indication that the vent has leaked in the past. The attic space also has soffit and ridge venting installed in this section of the attic. The combination of multiple types of venting systems can result in the systems working against one another and cause insufficient air circulation through the attic space. Turbine fans are not very

effective and can leak over time as suspected. It is recommended that this vent be removed and the sheathing be replaced in this area by a qualified roofing contractor.

10.5 VENTING SYSTEMS (Kitchens, baths and laundry)

(1) One or more bathroom ventilation fans were noted as not functioning at the time of inspection. This can be as simple as plugging the fan into the receptacle again if it has come out or has been disconnected. It can also be as extensive as replacing the entire fan. Recommend further evaluation and any necessary repairs be conducted by a qualified electrical contractor.

(2) Vent hoods were observed on the exterior of the property, however exhaust fans were not operational at the time of inspection to determine if they were properly vented to the exterior. Recommend further evaluation and any necessary repairs be conducted once the exhaust fans have been made operational by a qualified contractor.

11. Built-In Appliances

Maintenance Issue

11.7 CLOTHES WASHER

The washing machine was noted as having rubber supply hoses. These types of hoses are prone to developing leaks at the crimped fitting at the ends that can create conditions conducive of water damage and potential flooding. It is recommended that the supply hoses be changed to braided stainless steel hoses which have a less likelihood of developing leaks.

Repair or Replace

11.8 DRYER

The dryer was noted as being modified to accommodate for the dryer vent being installed on the side of the unit. This may cause malfunctions in the ventilation system that can potentially lead to dryer vent fires. It is recommended that this be further evaluated and any necessary repairs or replacement of the unit be conducted by a qualified contractor.

12. Garage

Not Accessible

12.8 OTHER

(2) The attic area over the garage could not be inspected due to a car being parked in the garage which perverted access to the panel. Recommend further evaluation once the area has been made accessible for inspection.

Safety Issue

12.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

The bottoms of the garage walls were noted as having a gap present which is exposing the bottom plate of the wall framing. This can allow for fire to come in direct contact with combustible materials and easily spread to the living spaces. It is recommended that this gap be filled with fire resistant caulking for fire safety reasons.

12.3 GARAGE STAIRS

The stair treads in the garage were noted as being undersized according to modern building standards. Stair treads should be a minimum of 10 inches to allow for the entire foot to rest on the tread when climbing stairs. Undersized tread depth can result in potential trip and fall accidents. Recommend

replacement of the garage steps by a qualified contractor to conform to modern building safety standards.

12.6 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

The occupant door to the living space was noted as not having a self closing device installed. These devices are required to help prevent the spread of fire and dangerous fumes from stored chemicals or combustion engines. It is recommended that a self closing device such as spring loaded hinges be installed on the occupant door by a qualified contractor.

12.7 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

The garage door failed to reverse when it encountered an artificially introduced obstruction. This is a safety feature that is built into many garage door operators to prevent crushing hazards and damage to the door. It is recommended that this be repaired by a qualified garage door mechanic before the close of escrow.

12.8 OTHER

(1) The access panel for the attic space over the garage was noted as being constructed out of plywood. This does not provide a one hour fire rating on the ceiling surface to prevent the spread of fire to the attached living spaces. It is recommended that this be replaced with 5/8" drywall and the opening be insulated and the perimeter have weather stripping installed for fire safety reasons.

INVOICE

Accuracy Assured Home Inspections
P.O. Box 63715
Philadelphia, PA 19147
215-888-4943
Inspected By: Scott Gilligan

Inspection Date: 3/30/2012
Report ID:

Customer Info:	**Inspection Property:**
Any Home Buyer **Customer's Real Estate Professional:**	123 Any Street Any Town PA

Inspection Fee:

Service	Price	Amount	Sub-Total
Silver Package (Home Inspection, Termite, Radon)	575.00	1	575.00

Tax $0.00
Total Price $575.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note:

Accuracy Assured Home Inspections

Scott Gilligan

P.O. Box 63715
Philadelphia, PA 19147
215-888-4943

QUALIFICATIONS

National Association of Commercial Building Inspectors and Thermographers - Vice President

International Association of Certified Home Inspectors - Vice President

Board Certified Master Inspector

Infraspection Institute Certified Level III Infrared Thermographer

PA DEP Certified Radon Testing Individual

PA Dept. of Agriculture Certified Pesticide Applicator

EPA 608 Certified HVAC Technician

Environmental Solutions Association Certified Environmental Professional

Accuracy Assured Home Inspections

P.O. Box 63715
Philadelphia, PA 19147
215-888-4943

Residential Inspection Agreement

The address of the property is: 123 Any Street, Any Town, PA

Fee for the inspection services contracted are:

Service	Price	Amount	Sub-Total
Silver Package (Home Inspection, Termite, Radon)	575.00	1	575.00

THIS AGREEMENT made on December 18, 2012 by and between Accuracy Assured Home Inspections, LLC (hereinafter "INSPECTOR") and the undersigned Any Home Buyer (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at http://www.nachi.org/sop.htm. Although INSPECTOR agrees to follow NACHI's Standards of Practice, CLIENT understands that these standards contain certain limitations, exceptions, and exclusions. CLIENT also understands that NACHI is not a party to this Agreement and that NACHI has no control over INSPECTOR or representations made by INSPECTOR and does not supervise INSPECTOR. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for the presence of Radon - a colorless, odorless, radioactive gas that may be harmful to humans. Unless otherwise indicated below, CLIENT understands that INSPECTOR will NOT be testing for mold. Unless otherwise indicated in separate writing, CLIENT understands that INSPECTOR will not test for compliance with applicable building codes or for the presence of potential dangers arising from asbestos, lead paint, formaldehyde, molds, soil contamination, and other environmental hazards or violations.

3. The inspection and report are performed and prepared for the use of CLIENT. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are

expressly excluded by this Agreement to the fullest extent allowed by law. If any structure or portion of any structure that is to be inspected pursuant to this Agreement is a log home, log structure or similar log construction, CLIENT understands that such structures have unique characteristics that make it impossible for an inspector to inspect and evaluate them by an exterior visual inspection. Therefore, the scope of the inspection to be performed pursuant to this Agreement does not include decay of the interior of logs in log walls, log foundations or roofs or similar defects that are not visible by an exterior visual inspection.

4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.

5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing.

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims. CLIENT further understands that any legal action against NACHI itself allegedly arising out of this Agreement or INSPECTOR's relationship with NACHI must be brought only in the District Court of Boulder County, Colorado.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be

binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed by reasons of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

11. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability 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 Inspection Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

12. COMPANY RELATIONSHIPS/THIRD PARTY PROVIDERS. Accuracy Assured Home Inspections, LLC may have an affiliation with third-party service providers ("TPSP") in order to offer value-added services to its Clients. The company may also arrange for these TPSP to send literature or make post-inspection contact with the Company's Clients.

13. This Agreement is not transferable or assignable.

14. Canceled appointments with less than 48 hours previous notice to the INSPECTOR before the scheduled appointment will be charged in full. The CLIENT will be responsible for the payment of the quoted inspection fees and services, whether performed or not by the INSPECTOR.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.