HOME INSPECTIONS Inc.
RADON REDUCTION SYSTEMS

Property Inspection Report

456 Castle Avenue
Warminster, PA 18974

Prepared for: Mr. John Doe

Prepared by: Insight Home Inspections, Inc.
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Insight Home Inspections Inc.
Radon Reduction Systems
Radon, WDI, Water testing
215-674-1808

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Home Inspection Definitions

Home Inspection: *A non-invasive, visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling designed to identify MATERIAL DEFECTS.*

Material Defects: *A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life is not itself a MATERIAL DEFECTS*

This inspection has been done according to the standards of practice and code of ethics of the National Association of Home Inspectors (NAHI). Please see the applicable NAHI standards of practice in the report for procedures and limitations.

COLOR CODED TEXT GUIDE

MATERIAL DEFECTS ***REPAIR ITEMS*** ***SAFETY ITEMS*** ***FURTHER EVALUATION*** ***MAINTENANCE***

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INSPECTION CONDITIONS

Cosmetic items and minor repairs were observed during the inspection. Although this report is designed to be very informative, it should not be technically exhaustive. This report should give the client an overview of the main conditions which need immediate repair or those which adversely affect the property value or safety of the occupants.

INSPECTION GUIDELINES:

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 the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report.

This home inspection is not to be construed as an appraisal and may not be used as such for any purpose.

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:
March 3, 2012.

TIME OF INSPECTION:
10:15 AM.

CLIENT INFORMATION:
John Doe

CLIENT ADDRESS:
123 Main Street
Warminster PA 18974.

INSPECTION LOCATION:
456 Castle Avenue
Warminster, PA 18974.

CLIMATIC CONDITIONS:

WEATHER:
Recent rain.

SOIL CONDITIONS:
Wet.

RAIN WITH IN PAST 3 DAYS?
Yes.

APPROXIMATE OUTSIDE TEMPERATURE:
50-60 degrees.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF PROPERTY:
90-100 years. Information is based on data from MLS sheet.

CONSUMER NOTE: Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. Ordinary painting and maintenance activities can create dust that contains lead. Due to a recent Lead Law that has been enacted in April 2010, any contracting work that is performed on both the interior and exterior of the home will need to be performed by a EPA certified contractor following specific work practices "lead safe working practices" to prevent lead contamination. You can visit the EPA website for more information. "http://www.epa.gov/lead/index" and "http://www.epa.gov/lead/index.html"
An evaluation of lead in paint is beyond the scope of this inspection.

BUILDING TYPE:

2 story. 1 family.

STORIES:

2

SPACE BELOW GRADE:

Basement & Crawl space.

UTILITY SERVICES:

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Public.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

AREA:

Suburb.

CERTIFIED HOME INSPECTOR:

Edward Schluth #200177.

HOUSE OCCUPIED?

No.

CLIENT PRESENT:

Yes.

PEOPLE PRESENT:

Purchaser. Family members of buyer.

PAYMENT INFORMATION:

TOTAL FEE:

635.00.

ADDITIONAL INSPECTIONS PERFORMED:

Radon testing and WDI inspection.

PAID BY:

Check.

UNDERSTANDING THE REPORT

When "APPEARS SERVICEABLE" is noted it means that the component inspected was operational or is doing its intended function. Even so a component may be listed as serviceable, there may be correction needed to the component if a problem exists. These problems shall be noted. Some serviceable items may also show normal wear and tear. Other conditions are noted, if applicable, in the body of the report. Please read the entire report for all items.

RATINGS:
Ratings may be provided to determine the overall condition of certain components. Ratings should be classified as follows:

Good: The conditions viewed at the time of the inspection were in excellent to good condition. Minimal or normal wear may have been observed for this component. Component should have a good service life remaining as long as normal maintenance is performed.

Fair: The conditions viewed at the time of the inspection were in fair condition. More moderate wear may have been observed for this component. Component should still have several years of service life remaining as long as normal maintenance is performed.
Poor: The conditions viewed at the time of the inspection were in poor condition. Heavy wear may have been observed for this component. Component will likely have a limited service life remaining and upgrades, repairs or replacement will likely be needed at this time or in the near future.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. Permit research or determining if any components within or outside of the residence were constructed with permits and are built to national and the local jurisdictions specifications is beyond the scope of this inspection. If desired, research permit applications with jurisdiction prior to settlement. Determining if underground systems such as water and sewer are public or private is based on information provided by public record, disclosure, or other real estate documentation. This information is not confirmed as part of the inspection.

Scope of the inspection includes the following elements: Grounds, Exterior, Foundation, Basement, Roof System, Plumbing, Heating-Air Conditioning, Electrical System, Interior, Kitchen, Laundry & Bathrooms.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. Any home that has been built prior to 1978 can contain lead based paint (specialty testing would be required to determine presence of lead based paint).

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine

drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs. Determining if a house is in a flood plain or subject to flash flooding is beyond the scope of the inspection. Sellers disclosure should state if previous water has been present in the property.

DRIVEWAY:

TYPE:

Asphalt.

CONDITION:

Appears serviceable in fair overall condition. Cracks noted are typical.

MAINTENANCE / INFORMATIONAL:

Keep in mind to keep cracks well sealed where there is potential for water entry. This will help prevent cracking during freezing weather.

Keep in mind in the future to seal any areas where water can enter and cause damage. When water gets in cracks or areas where the control joints are not properly sealed, it causes damage especially in the colder months when freezing can cause expansion. This leads to further cracking and damage and can lead to costly repairs. Concrete drives often crack due to drying and shrinkage. Excessive cracks often cause trip hazards. Asphalt driveways need regular maintenance and resealing. When sealing exterior cracks and openings, a quality grade exterior silicone caulk should be used. Cheap caulk will deteriorate quickly.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Overall condition appears serviceable. Cracks noted are typical.

REPAIRS:

Walk is slightly raised at left side of house which may pose a potential trip hazard or liability. Repairs are recommended for safety.

Walks can become cracked by tree roots and settlement. Excessive cracks can often be repaired by replacing sections of the sidewalk. Keep in mind not to use rock salt to melt snow and ice. We recommend using calcium chloride or equivalent in icy conditions to prevent damage to walks.

CURBS:

CONDITION:

Appears serviceable.

LANDSCAPING:

CONDITION:

Overgrowth is present at the rear of property. Maintenance is needed at this time. Large trees are noted on the property. I recommend contacting a qualified tree surgeon after you move into the property to provide assessment and recommendations regarding necessary maintenance needed for trees. Maintenance note: Keep all tree branches and shrubbery away from structure. Branches in contact with the house can damage the structure and allow easy access for wood destroying insects into the house.

GRADING:

SITE:

Gentle to moderate slope.

CONDITION:

Drainage needs adjustment. See areas where corrections needed below.

REPAIRS RECOMMENDED:

Grade needs correction or adjustment at the following locations: Front, left and right side.
Negative pitch increases the risk of water seepage into the foundation area.
Correction is recommended by a qualified landscape contractor or qualified individual. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend at least 10 feet away from the foundation if possible. A good fill soil is recommended that contains some clay. Avoid using permeable soil such as topsoil and sandy materials.


Negative pitch towards foundation walls


Add soil along foundation wall

MAINTENANCE/INFORMATIONAL:

Keep in mind in the future to add soil in any areas of settlement or erosion around foundation to promote drainage away from the foundation. It is a good practice to have at least 1/4 inch per foot sloping away for the first 10 feet if possible.

Patios are similar to driveways and sidewalks with respect to cracks and movement. Patios should be installed to drain water away from the house.

PATIO:

LOCATION:

Rear of house.

TYPE:

Brick.

CONDITION:

Overall condition is serviceable.

DECK:

TYPE:

Wood deck is located at the rear of the house.

CONDITION:

Deck is in fair overall condition however it is improperly constructed. See below regarding repairs needed.

REPAIRS / IMPROVEMENTS RECOMMENDED:

Improper conditions are present which need attention/repair by a qualified contractor. Support post on the left side of the deck is almost completely rotted and lacks adequate support. Improvements to post size is recommended as well.

Lag bolts or "leger lok" screws are needed in the ledger joist (where the deck meets the house). A minimum of 3/8 x 4 inch lag screws with washers are recommended, a pair every 2 feet in the ledger board. Further evaluation and repairs are recommended by a qualified and licensed contractor.


Base of post is rotted.


Deck improperly supported


Improperly tied into structure

DECK FOOTINGS

No visible footings were observed. The posts enter into the ground and may be resting on a footing below grade or may go down below the frost line at this location. Although this type

design is considered acceptable in some jurisdictions, it is a less desirable practice since the wood is in contact with the soil and will rot over time. Improvements are recommended by a qualified contractor.

RAILING:

Railings are serviceable in good overall condition.

DECK STEPS:

Steps are in fair overall condition. A handrail is recommended for safety at the lower landing and steps. Steps with greater than two steps should have a railing for safety. Check local jurisdiction for local requirements.

MAINTENANCE/INFORMATIONAL:

Maintain deck surface - water sealant or stain is recommended is part of ongoing maintenance and should be done once a year. *Note: Determining if decks were constructed with permits and are built to the local jurisdictions specifications is beyond the scope of this inspection. If desired, research permit applications with jurisdiction prior to settlement.*

PORCH:

LOCATION:

Front of house.

TYPE:

Enclosed with windows.

CONDITION:

Overall condition is fair. See below regarding repairs needed.

PORCH REPAIRS:

Wood post and surrounding trim is rotted at the front left corner of the porch. Repairs are recommended by a qualified contractor to prevent additional deterioration.

Settlement and moisture damage is also present the left side of the porch where post is located. Repairs should be made as needed by a qualified contractor. .

Several of the support posts lack adequate support. The brick piers located below the support posts are not centered and have loose bricks at more than one location. There are some locations where the support posts are barely supported and the piers are leaning. Further

evaluation and structural repairs are needed by a qualified contractor.

Water leakage is taking place which is damaging the framing at this location. Further evaluation and repairs are recommended by a qualified and licensed contractor.

The brick are loose at front support posts as well. Further evaluation and repairs are recommended by a qualified and licensed masonry contractor.


Wood rot present


Rot present under capping


Wood and posts hardly supported.


Improperly supported joist


Loose brick at pier


Water damage /rot


Loose brick along front columns


Inadequate support


Moisture damage and settlement

FLOOR:

	Wood decking appears serviceable.

ROOF TYPE:

	Wood framed. Materials: Asphalt composition shingles.

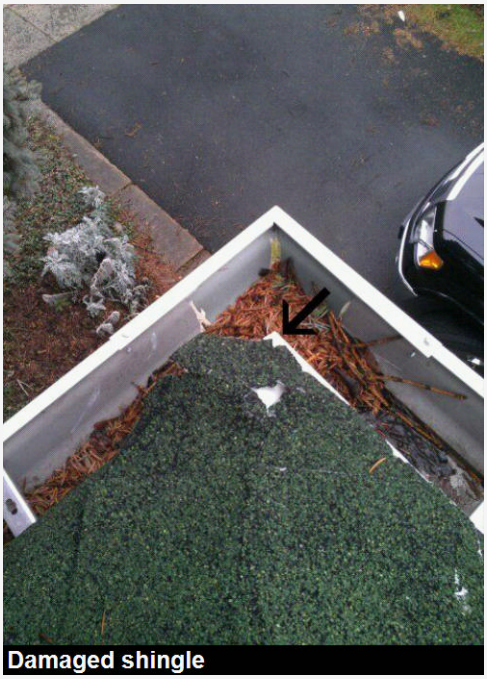
ROOF CONDITION:

	Asphalt composition shingles show signs of moderate weathering and aging. Deterioration to shingles is present along the left side of the porch. Evidence of leakage was viewed at interior of porch at this location. Recommend contacting a licensed roofer for further evaluation and repair or replace roof as needed.


Deteriorated shingles


Water stains / evidence of leakage.


Water stains at interior


Damaged shingle

EXTERIOR STAIRS/STEPS/STOOPS:

LOCATION:

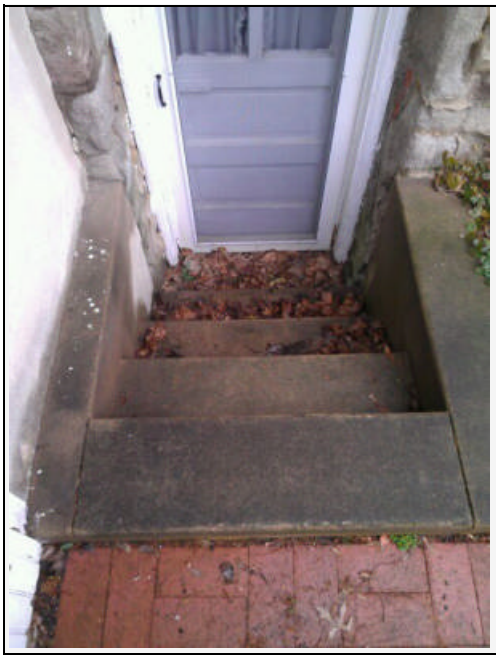
Rear of house.

CONDITION:

Overall condition is serviceable.

HANDRAILS

Handrail recommended at rear steps. Any stairs with greater than two steps should have a railing for safety. Check local jurisdiction for local requirements.



EXTERIOR STAIRS/STEPS/STOOPS:

LOCATION:

Front of house.

CONDITION:

Evidence of settlement and cracking present at front steps. Repairs to steps should be made as needed.

FENCES & GATES:

TYPE:

Chain link. Metal.

CONDITION:

Overall condition is serviceable.

GATE:

Fair overall condition.

EXTERIOR

WALLS:

MATERIALS:

Brick and Vinyl siding.

CONDITION:

Cracks noted are typical. Seal cracks as needed as part of your exterior periodic maintenance.

SIDING REPAIRS:

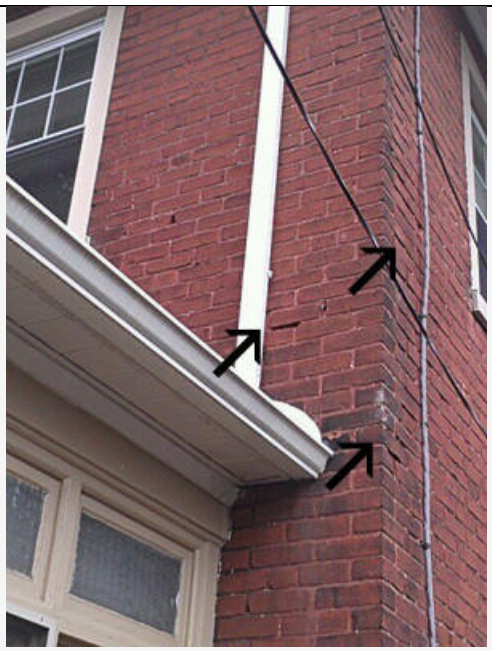
Siding is loose at several locations at the rear of the house. Siding has been nailed through the surface and is installed in a substandard manners. Siding should be secured to prevent

potential wind or water damage to structure. Further evaluation and repairs are recommended by a qualified and licensed siding contractor.

Loose siding was nailed.

BRICK REPAIRS:

Re pointing of the masonry is recommended at this time by a qualified masonry contractor at several locations at the front and side of the house.



STRUCTURAL CONCERN:

Structural repairs needed at the right side of the house. There are several stair stepped cracks in the structure and displacement present. This may be an indication of foundation defects or ongoing settlement. Further evaluation of structure is recommended by a licensed structural engineer to determine repairs needed.

The large crack at rear foundation wall has been patched in the past and has continued to crack which indicates that ongoing movement is present. Structural evaluation is needed by a structural engineer.

Displacement and cracking

MAINTENANCE/INFORMATIONAL:

Any cracks, gaps or openings should be sealed to prevent potential water entry behind finishing materials. Typically silicone type caulk is used for sealing larger cracks in exterior surfaces. Newer paintable caulks are available as well. Sealing is an ongoing part of exterior maintenance and should be performed as needed or every few years.

TRIM:

MATERIAL:

Wood and Wood and Metal/aluminum capping *(determining condition of wood behind metal capping is beyond the scope of this inspection).*

CONDITION:

Fair overall condition.

MAINTENANCE/INFORMATIONAL:

Keep in mind in the future to keep areas sealed where different materials meet. Any areas where water can enter during a heavy rain can cause structural damage if not maintained. Maintain building water tightness.

CHIMNEY:

LOCATION:

Roof.

MATERIAL:

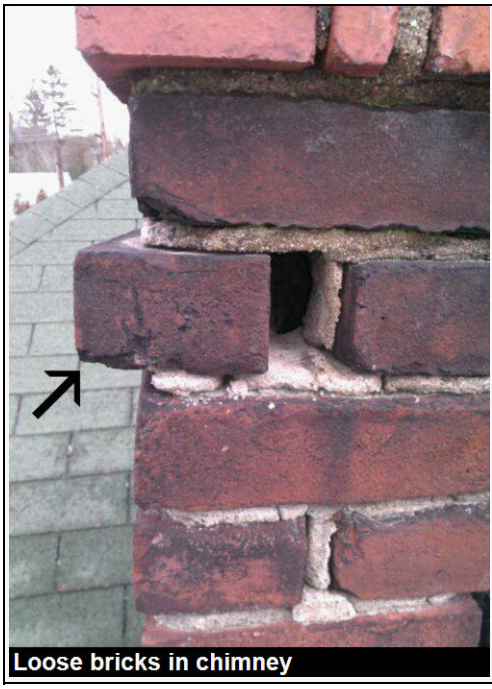
Brick.

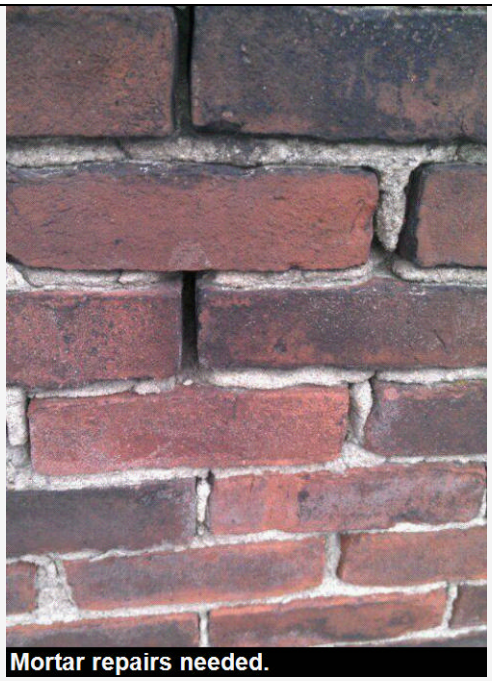
CONDITION:

Poor overall condition.

REPAIRS:

Loose bricks are present at several locations. Pointing is needed at this time to prevent damage to bricks. Further evaluation and repairs are recommended by a qualified and licensed masonry contractor.


Loose bricks in chimney


Mortar repairs needed.


Pointing in poor condition

CHIMNEY FLASHING CONDITION:

Fair overall condition.

CROWN CONDITION:

There is deterioration/cracking present to the mortar and pointing at the top of the chimney. Loose pointing is typically associated with entry points for moisture in the chimney crown. Repairs recommended to prevent damage to the integrity of the chimney and potential leakage.


Cracked mortar at chimney crown

CROWN MAINTENANCE:

Keep in mind to maintain the chimney crown, masonry surfaces and flashings. This can be

done by applying mortar and stucco to the top of the chimney and sealant around the flashings to keep water from entering cracks and causing damage.

REPAIRS:

No rain cap is present. I recommend installing a rain cap in the future to prevent any excess moisture damage to flue liner and possible staining on the inside chimney wall as well as keeping birds and animals out.

LINER REPAIRS:

Condition of chimney liner is marginal. Spalling and deterioration to terra cotta liner is present. Liner will need to be monitored closely in the near future. A insert may be needed in the near future.

Spalling beginning to occur.

FOUNDATION AREA

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.
Water infiltration and evidence of previous moisture in basements and crawl spaces cannot always be determined during a visual inspection of the property. Our objective is to indicate conditions that are visible at the time of the inspection. We recommend checking with the seller as to history of any leaks as they will have the best knowledge of the home and its past problems. This inspection makes no future guarantee against moisture infiltration as conditions can and sometimes do change.

Dehumidifiers are recommended in all homes with a basement or crawlspace to help maintain humidity levels. This can help reduce the potential for mold growth in a normally damp environment.

Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. This inspection excludes determining the presence or lack of footings beneath structural walls or supports. These areas are not visible and judging the adequacy of footings is beyond the scope of this inspection unless otherwise

noted.
If an unfinished basement is present and is planned to be finished in the future, we recommended waiting for a period of one to two years so that any water conditions that are present or may become present can be monitored and addressed prior to finishing the basement to avoid costly damage. If a basement is present and is finished, the inspection company cannot determine if permits were required or obtained when basement was finished. Check with local jurisdiction to make sure any work completed in this area has been approved.

FOUNDATION AREA:

ACCESSIBILITY AND COMMENTS:

Area is fully accessible, Basement area is unfinished.

STAIRS:

Steps are in poor overall condition. See below regarding repairs.

STAIR REPAIRS:

Steps are loose at the base of the steps which create a potential safety hazard. Further evaluation and repairs are recommended by a qualified and licensed contractor.

Loose steps present.

HANDRAIL IMPROVEMENTS / REPAIRS:

Potential hazard for children: Installation of balusters or additional rails are recommended for safety (check with local municipality for specifications).

EXTERIOR DOOR:

Appears serviceable and operational. Future upgrades recommended to door for security and weather tightness.

MOISTURE RELATED ISSUES AT DOOR:

Evidence of water leakage present at basement door that leads to stairwell. Recommend adding weather stripping or upgrading door to prevent moisture entry.

FOUNDATION WALLS - TYPE:

Stone.

CONDITION:

Appears serviceable. Walls not fully visible due to stored items and shelving. Judging conditions behind these locations is beyond the scope of this inspection. Loose parge coating and minor deterioration to walls noted in a few areas. This is typical due to the age and type of

construction of this foundation. Typical maintenance is recommended such as taking off loose material and patching with new mortar where accessible.

MOISTURE RELATED FINDINGS:

Moisture related conditions: Loose masonry coating and efflorescence noted in a few areas. This is typical due to periodic moisture which may occur. Evidence of minor water seepage was observed at the time of the inspection. *Note: Predicting the frequency or amount of future water penetration is beyond the scope of this inspection. The potential for moisture entry during a heavy rainfall or special conditions where snow restricts proper drainage is typical with foundation that is constructed below grade. It is important to maintain positive pitch away from the foundation, maintain gutters and downspouts and make sure downspout extensions are present.*

RECOMMENDATIONS:

Keep gutters and downspouts clear from debris to prevent excess water against foundation.

BEAMS:

Wood beam construction, Appears serviceable.

COLUMNS/SUPPORTS:

Block columns are present. Appear serviceable.

FLOOR JOISTS:

Floor joists are rotted in the crawlspace below the kitchen area in some locations. Floor structure is constructed in a substandard manner in crawlspace and lacks adequate support. Further evaluation and repairs to structure are recommended by a qualified and licensed contractor.

There is a fungus present at the bottom of the subfloor in the crawlspace due to damp conditions. A mold inspection is recommended by a qualified tester. Cleanup of fungus is recommended.

Termite shelter tubes and damaged framing below kitchen. See WDI report for additional information.

Several of the floor joists are pulling away from the main beam due to structural issues that are present. There is minimal support at multiple locations along the center beam. Further evaluation and repairs are needed by a qualified and licensed contractor familiar with structural repairs.

Cracked floor joist is present at right side of house. Damaged joists can typically be repaired by sistering a new joist next to the damaged joist. Repaired joists should be bolted together with carriage bolts or lag screws. Repairs are recommended by a qualified contractor.

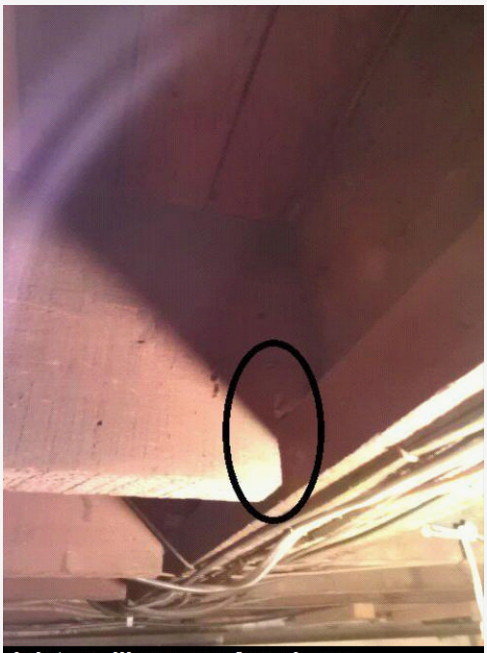

Joists rotted in some locations

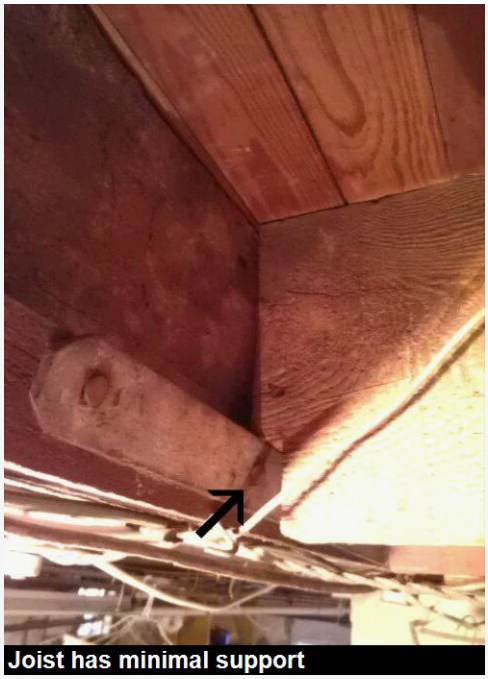

Fungus / mold-like material


substandard floor framing below kitchen


Termite shelter tubes / damaged wood


Termite shelter tubes


Joists pulling away from beam


Joist has minimal support


Cracked floor joist

FLOOR AND DRAINAGE:

	Appears serviceable. Typical cracks noted.

MOISTURE RELATED FINDINGS:

	Symptoms of prior water entry exists: Dampness present on floor is an indication of previous water seepage. Dampness present in a few locations along perimeter walls.

WINDOWS

	Upgrades to windows are recommended for weather tightness and security.

OTHER OBSERVATIONS:

	Water pipes present in unconditioned crawlspace area are subject to freezing in cold temperatures. Recommend having pipes insulated and protected from potential freeze

conditions. Electrical heat tape can prevent pipes from freezing in unconditioned areas if properly installed however the potential for freezing can still occur. There was heat tape observed in some locations however the effectiveness cannot be determined. The ideal situation would be to have the pipes boxed in and insulated or provide a conditioned space where pipes are located.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Many times flashings are hidden or concealed behind building materials. The condition of all hidden flashings is beyond the scope of the inspection. When replacement of the roof is necessary, often times there will be roof sheathing below the shingles that may need to be replaced if damaged, and should be budgeted for and figured into replacement costs. If stains are observed at the time of the inspection the inspector will list the presence and his opinion if there appears to be evidence of active leakage. It is the buyers responsibility to follow up on any suggestions that are made and to ask the seller (or representative) if they are aware of previous or active leakage. If buyer is still not comfortable with the answers given and is not willing to risk the possibility that future leakage may occur, the buyer should obtain the expert opinion of a licensed roofer regarding these matters. The attic area is entered if accessible and safe to do so. Often times the inspector cannot verify the presence or absence of rodent activity in attic areas. All vents should be maintained to prevent this type of activity from occurring.

ROOF:

STYLE:

Hip.

TYPE:

Asphalt composition shingles.

ROOF ACCESS:

Walked on roof where conditions permitted.

ROOF COVERING STATUS:

Moderate to heavy wear present.


REPAIRS RECOMMENDED:

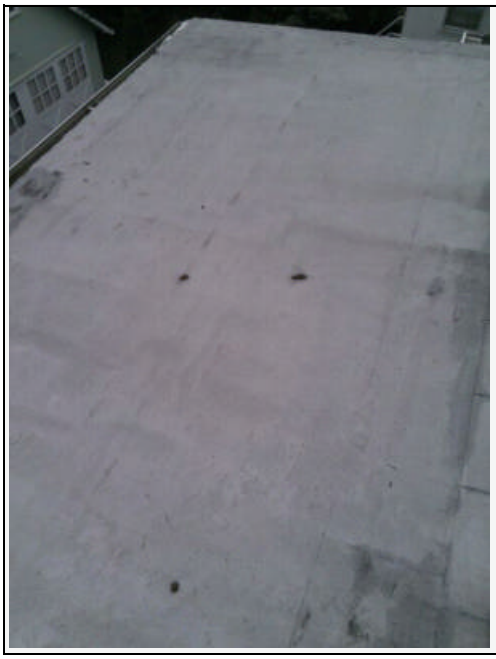
There are a few damaged asphalt shingles which should be repaired to prevent potential leakage. Repairs recommended by a qualified roofing contractor.


Damaged / missing shingle tabs


Cracked shingle near chimney

FLAT ROOF COVERING STATUS:

Appears serviceable/within useful life. Signs of typical weathering and aging observed.



ROOF COMMENTS:

Pitched roof maintenance: TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles and sealing any exposed nails and flashings. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

APPROXIMATE AGE:

Appears to be approximately 18-20 years or more based upon a visual inspection of the roof. Typical life expectancy for installed roofing is approximately 18-25 years or more depending on the quality of the shingles used. Determining the exact age of the roof is beyond the scope of the inspection. The approximate age that is given is to help determine when to anticipate the need for replacement. There is no guarantee that the age given is accurate as all roofs weather different. Check with seller to determine exact age and see if documentation can be provided. The township may also be a good source of information. Roof replacement would require permits and should be on file with the township. Roof appears to be near the end of its useful life. Replacement will be needed in the near future.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal with neoprene seals, Flashings appear serviceable where visible. Monitor neoprene seals in the future and seal around vent pipes should cracks occur in the future. Neoprene seals tend to crack as a result of direct exposure to the sun. Regular maintenance and inspections advised.

GUTTERS & DOWNSPOUTS:

GUTTER TYPE & CONDITION:

K style gutters are installed. Appears serviceable.

DOWNSPOUTS

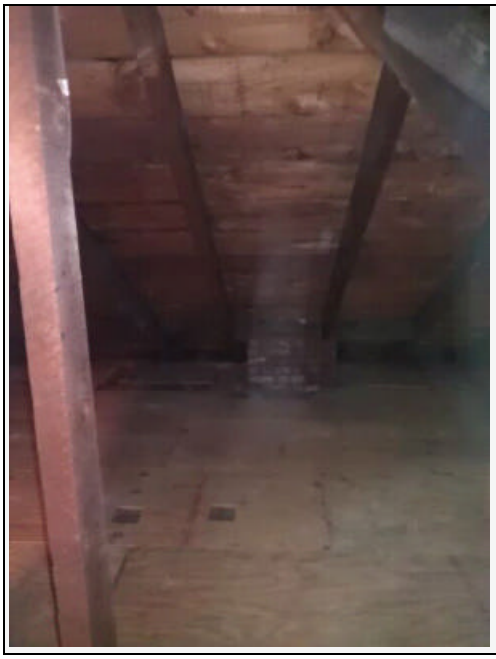
Appears serviceable. Loose downspout noted at left side porch area. Loose downspout should be secured with proper straps and screws. Route downspouts away from the building with proper splash blocks or downspout extensions. The further water is taken away from the foundation, the less the risk of water infiltrating through the foundation.


Loose elbow / extend away from foundation

ATTIC AND INSULATION:

ACCESSIBILITY:

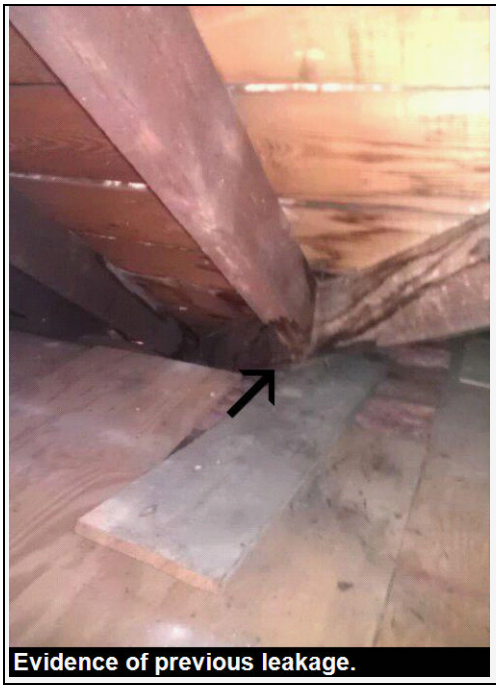
Attic is partial, Accessible.



MOISTURE RELATED FINDINGS:

Stains observed on wood in attic area indicate previous leakage. Stains observed were dry at the time of the inspection. Stains were checked with a moisture meter where accessible at the time of the inspection and levels were normal. Wood and insulation was dry in the surrounding area. The stains may be from prior to having the roof replaced. *Determining the condition of staining whether it be active or previous is beyond the scope of the inspection. Conditions for*

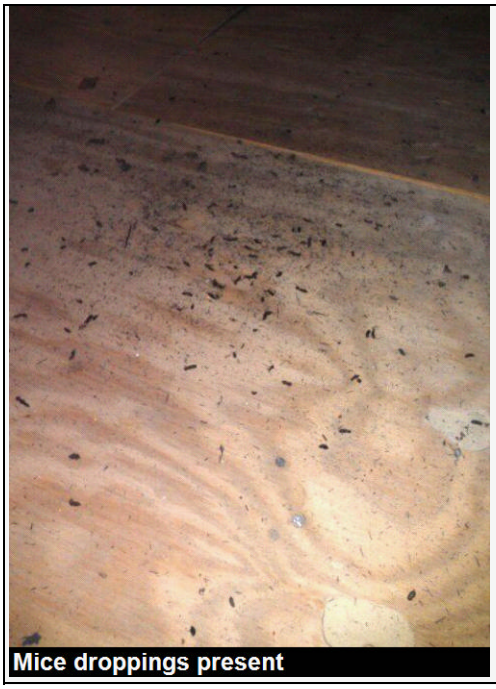
determining if stains are active may not be present at, or in recent time of the time of the inspection. Leakage may occasionally occur during wind swept rains or inadequate drainage from snow or ice. Check with the seller regarding history of leaks. This area should be monitored in the future during heavy rain and repaired as needed.

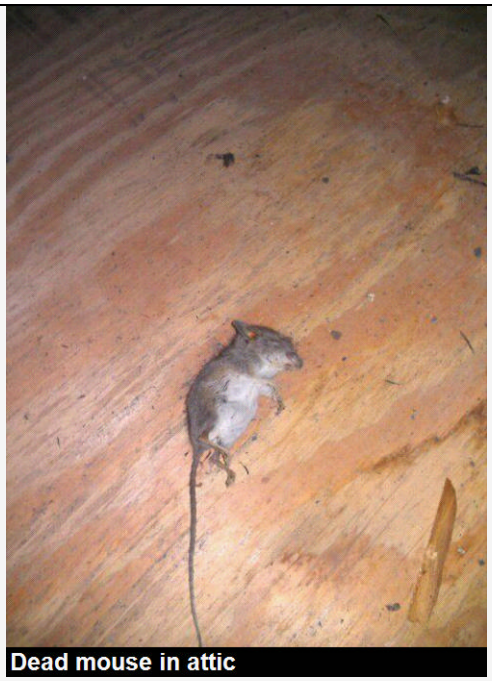


Evidence of previous leakage.

ATTIC OBSERVATIONS:

Evidence of mice or rodent droppings present in attic area. Inspector cannot determine if active infestation is present or if the droppings are from the past. Since mice and rodents can carry disease, they are considered a safety concern and should be treated accordingly by a qualified exterminator. I recommend obtaining a service contract with qualified pest control individual. Note: When rodent droppings are present, there is the potential for hidden damage to electrical wiring below insulation, damage to heating/duct work, etc. It is beyond the scope of this inspection to remove insulation to determine if hidden damage may be present. Future investigative work is advised to make sure no hidden damage is present below insulation due to rodent activity.


Mice droppings present


Dead mouse in attic

ROOF FRAMING TYPE:

Conventional framing.

ROOF FRAMING OBSERVATIONS:

No problems were observed at the time of the inspection. Damaged sheathing is present in some locations and should be replaced at the time of roof replacement.

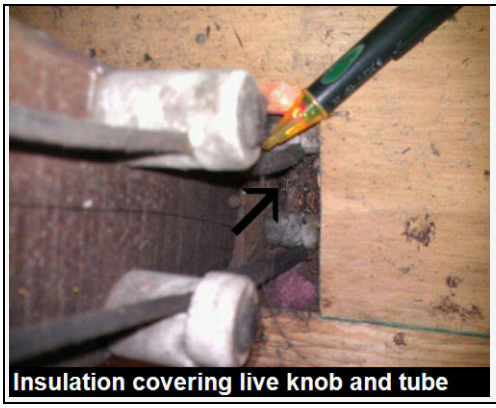
INSULATION MATERIALS OBSERVED AND LOCATION:

Fiberglass batts. Insulation is installed between ceiling joists.

CONDITION:

Insulation is in contact or covering knob and tube wiring in attic area in some areas. Insulation

should not come in contact with knob and tube wiring in attic area. See electrical section regarding upgrades to wiring in attic area.


Insulation covering live knob and tube

DEPTH AND R-FACTOR:

Approximately 2-5 inches, Approximately R-11 to R-19.

VENTILATION:

Ventilation is provided and appears serviceable. All screens should be maintained to prevent the potential for rodent, animal or bug entry.

PLUMBING

Water quality or hazardous materials (lead, etc.) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Condition of pipes behind the walls cannot be determined. All reported items are based on what is visible. Water flow tests are beyond the scope of this inspection.
Water heaters are sealed systems which contain a great deal of pressure. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. Water heaters sometimes make gurgling noises which are typically the result of built up calcium inside the tank. Sprinklers if installed are beyond the scope of this inspection. If desired, have a sprinkler company inspect prior to settlement.

Plumbing fixtures will be operated during the property inspection provided the utilities are on in order to evaluate the condition of supply and waste lines. Water is run through system for approximately 10-15 minutes to make sure there are no leaks or back ups. Condition of underground pipes and pipes hidden by finishing materials cannot be determined and is beyond the scope of this inspection.

MAIN LINE:

MAIN WATER SHUT OFF LOCATION:

Water meter is located in the basement.

MATERIAL:

Copper.

CONDITION:

Valve was not tested. Water shut off valves are not tested at the time of the inspection. If a leak should occur by turning the valve, we would have no way to stop the leak. Older valves which do not get used frequently can tend to leak, break or become frozen due to there limited used. I recommend caution when operating shut-offs that have not been turned for a long period of time. Anticipate on future replacement to any older valves as a precaution.

SERVICE SIZE:

Main line is 3/4 inch diameter.

WATER PRESSURE:

Water pressure is lower than normal when several items are being used simultaneously at the second floor. The second floor bathroom sink had minimal pressure when shower was being used and toilet was flushed. Recommend having a licensed plumber evaluate filtration system to determine if one of the filters is partially clogged which may affect pressure.

SUPPLY LINES:

MATERIAL:

Copper.

CONDITION:

Appears serviceable, Lines not fully visible. Minor corrosion/oxidation is noted on one or more valves. Valves are not operated at the time of the inspection in case of a leak occurring. Keep in mind that future repairs or replacement to valves may be needed due to the age of the system. At the time of the inspection there were no signs of active leaks. Anticipate replacements of the valves in the future.

WASTE LINES:

MATERIALS OBSERVED:

Copper, Cast iron, Galvanized and Plastic.

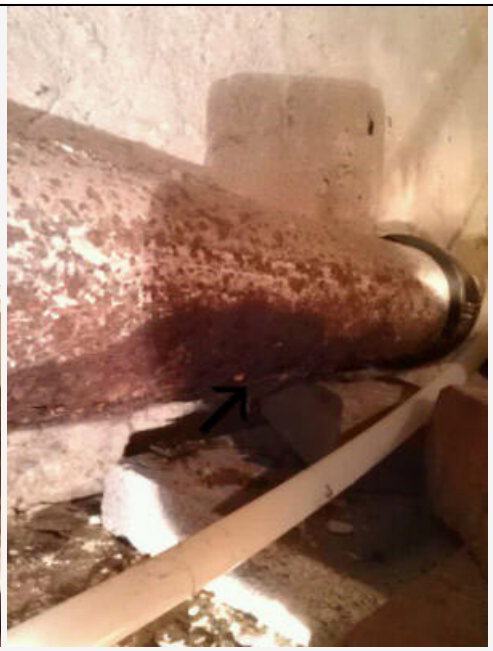
CONDITION:

Appears serviceable in most areas.

DRAIN REPAIRS:

Cast iron pipe is rusted and deteriorated along the base of the main drain prior to exiting foundation. Repairs are needed by a qualified plumber.





VENTS:

Improper venting is present at second floor bathroom. Gurgitation noise present in tub when toilet is flushed. Recommend consulting with a licensed plumbing contractor to determine repairs needed.

Drain lines are not fully visible. Determining the condition of the pipes that are concealed behind finishing materials or under the slab is beyond the scope of this inspection.

WATER HEATER:

LOCATION:

Basement.

TYPE:

Summer/Winter Hookup with boiler. *Note: Water temperature is normally set fairly high on a hot-water boiler system with summer/winter hookup. Keep in mind in the future that the water from the faucets in the home will be hotter than those equipped with a standard hot water heater. Precautions should be taken to prevent scalding. Recommend discussing with your heating contractor the options on lowering the water temperature for the domestic water supply or installing anti-scald fixtures for safety.*

CONDITION:

Appears serviceable. Operational at the time of the inspection.

Carbon monoxide detectors are recommended any time fuel burning appliances are installed in the home or if a garage is located below living quarters.

FUEL SYSTEM:

OIL TANK LOCATION-CONDITION:

Oil tank located in the basement. Remember to keep the tank filled in the summer to prevent condensation from occurring inside the tank. Staining is present on the top of the oil tank which may indicate that there is minor leakage occurring from the fill or vent pipe when tank gets filled. Repairs are recommended by the company which fills the tank.

Oil tank is an older tank (most likely older than 30 years). No signs of active leakage was present at the time of the inspection however due to the age of the tank, anticipate on replacement in the not to distant future. Consider contacting a heating oil company that is affiliated with the "Tanksure" program. These companies can further evaluate and test the tank. If the tank passes an ultrasonic test, it can qualify for a warranty which will credit $1000.00 towards a new tank should the tank fail after qualifying for program. It the tank does not qualify for the program, you will know it needs to be replaced in the near future.


Stains near fill/vent pipe

FILL PIPE / VENT PIPE / DISTRIBUTION PIPES:

Fill pipe and vent pipe are different sizes. I recommend contacting the fuel oil company you will be using to determine if they are capable of filling tank. Some fuel oil companies have newer equipment that can only fill tank if same size piping is used for fill and vent pipe.

METER/TANK LOCATION-CONDITION

Gas meter located at the exterior. System appears serviceable.

HOSE BIBS/FAUCETS:

HOSE BIB CONDITION:

Hose faucets are winterized and cannot be tested at this time (inspector does not open valves that have been closed from interior to prevent potential leaks).

Keep in mind to winterize faucets to prevent cracking in the winter. All valves should be closed and lines drained where they have potential to freeze.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.
NOTE: Asbestos materials have been commonly used in heating systems.
Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

We recommend that you have a qualified heating contractor service the unit or units on an annual basis. This is the best prevention against problems and the easiest way to assure that your system lasts as long as it possibly can.

HEATING SYSTEM:

LOCATION OF PRIMARY UNITS:

Basement.

SYSTEM TYPE:

Forced hot water boiler.

FUEL TYPE AND NOTES:

Oil.

APPROXIMATE AGE IN YEARS:

Approximately 25-30 years. Typical life span of this type of heater with proper maintenance can be from 25-35 years or more. Keep in mind to budget for replacements in the future.

PRIMARY HEATING SYSTEM CONDITION:

Unit was serviceable and operational at the time of the inspection.

BURNERS/HEAT EXCHANGERS:

Burner Flame(s) appear typical. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection.

COMBUSTION AIR:

Appears serviceable.

VENTING:

Appears serviceable.

NORMAL CONTROLS:

Appear serviceable.

GENERAL SUGGESTIONS:

Heating recommendations:
a. Recommend the system be cleaned by a licensed Heat Contractor.
b. Heating system should be placed under a maintenance contract.
c. Consult with a licensed heating contractor for proper summer and winter settings. Proper seasonal settings will conserve fuel.

HEATING SYSTEM DISTRIBUTION:

TYPE:

Pipes and Radiators. Radiators require periodic maintenance such as bleeding air out of the system when they do not heat properly. Heating technicians can assist you with this task should you be unfamiliar with doing so. Recommend having covers which allow heat distribution installed around any exposed radiators to prevent potential burns.

CONDITION:

Appears serviceable.

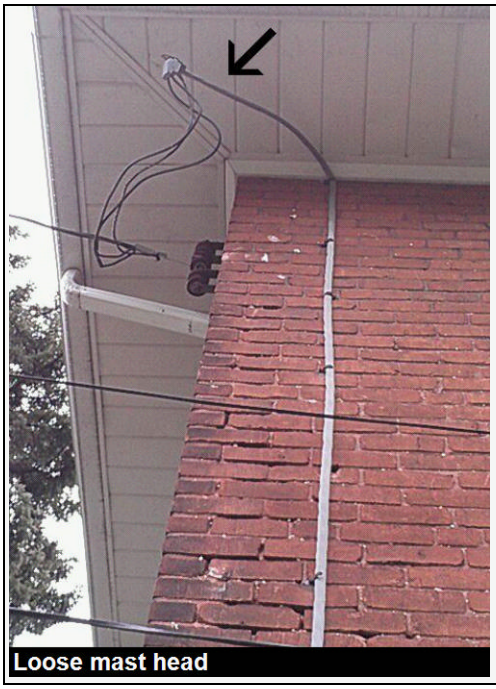
ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seen. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION:

The mast head is loose and should be secured as needed. Overhead, 120/240 Volt, Circuit breakers, Appears serviceable. Meter is rusted and should be painted in the future.



Loose mast head

ELECTRICAL PANEL:

MAIN PANEL LOCATION:

Basement.

PANEL NOTES:

Appears serviceable with current conditions.

CAPACITY OF SERVICE PANEL:

100 amp.

ADEQUACY OF SERVICE:

Capacity of service appears adequate to current living conditions. Note: Living patterns and usage can change depending on several factors. If specific knowledge regarding adequacy of current system is desired for your living patterns, we recommend you consult with a licensed electrician who will be able to determine load capacity for your usage.

MAIN PANEL GROUNDING:

Grounding system is present.

MAIN PANEL WIRING:

Circuit and wire sizing correct so far as visible.

CONDUCTORS:

ENTRANCE CABLES:

Aluminum- OK.

BRANCH WIRING MATERIAL:

Copper in areas where visible. Knob and tube wiring is still active in some parts of the home. I recommend having a qualified electrician further evaluate knob and tube electrical wiring and make corrections to any improper conditions for safety. Upgrades to older wiring is recommended since the knob and tube wiring is considered an antiquated system and many insurance companies will increase rates for homeowners insurance due to higher risk of fires.

BRANCH WIRING TYPE:

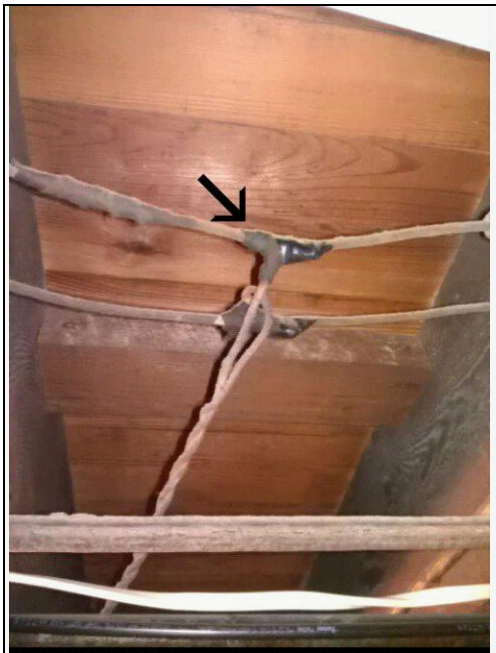
Wiring Methods- Non-metallic sheathed cable (Romex). Romex with cloth covering in some areas. Armored cable (BX). Knob & Tube wiring.

BRANCH WIRING REPAIRS:

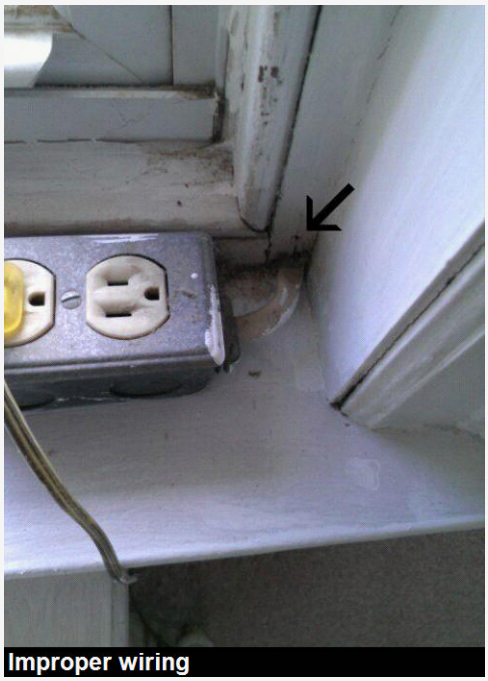
Improper splices in knob and tube wiring made without junction box. Wire splices should be made inside proper junction boxes for safety.

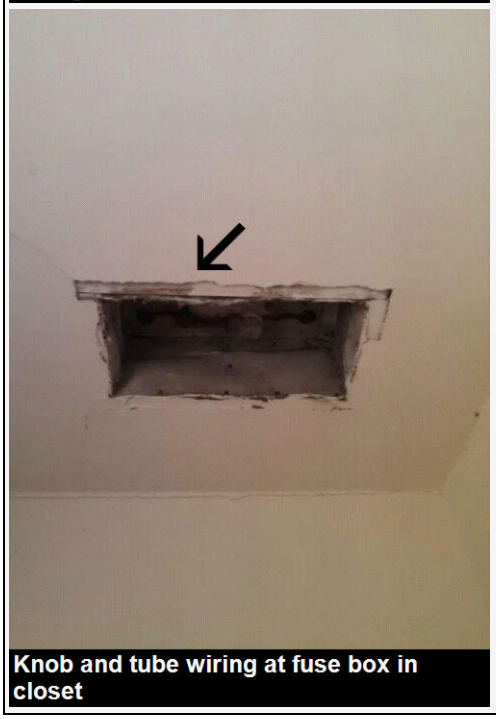
Branch wiring improperly passing through exterior wall present at second floor bedroom. This type of installation creates a potential fire hazard. Any exposed romex or cloth covering wiring should be encased within a conduit when passing through walls or should be hidden within wall cavity to prevent damage. Further evaluation and repairs are recommended by a qualified and licensed electrical contractor.

Unable to determine if fuse box in attic is active with knob and tube wiring. Upgrade as needed.


Improper splicing at knob and tube wiring


Knob and tube wiring / improper splices


Improper wiring


Knob and tube wiring at fuse box in closet

SWITCHES, RECEPTACLES & OUTLETS:

A representative sampling of switches and outlets was tested. As a whole, receptacles and switches are in serviceable condition. A few loose receptacles are present. These should be tightened for safety.

ELECTRICAL NOTES / INFORMATIONAL:

Stored items prevent access and testing at some receptacles and switches.

GFCI PROTECTION:

GFCI receptacles are recommended to be installed in areas within 6 feet from a water supply or exterior locations for safety. These outlets protect the occupants from electrocution should they come in contact with a source of electric and a grounding source. They are designed to interrupt power immediately should any improper current be detected. *Check with local jurisdiction to determine specific requirements.*

GFCI PROTECTION:

KITCHEN AREA:

Receptacles within 6 feet of the sink are not GFCI protected. GFCI receptacles recommended for safety.

INTERIOR ROOMS

The inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. As a general rule, cosmetic deficiencies are considered normal wear and tear. Most small cracks at interior walls & ceilings are minor and should be considered as cosmetic flaws. Repair includes patching and caulking, then painting. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Only the general condition of visible portions of floors is included in this inspection. Determining the presence or absence of asbestos in building materials is beyond the scope of this inspection.

Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

A moisture meter may be used by your inspector to assess water stains during your inspection. Where practical, your inspector will use a moisture meter to determine the status of visible stained areas. Freshly painted rooms prevent viewing of stains in most cases. This tool is not required to be used by the standards of practice however your inspector tries to assess conditions to the best of his/her ability during the inspection. Any use of this tool shall be reported on if necessary. Determining the source of odors or like conditions is not a part of this inspection.

Smoke detectors should be installed on each floor and checked monthly. Older detectors should be replaced / upgraded as needed. Condition and operation of detectors can change. Batteries should be checked and replaced two times per year. Carbon monoxide detectors are needed if there is any source of combustion or fossil fuel being used.

FRAMING

TYPE & CONDITION

Wood Framing. See below regarding repairs.

INSULATION:

Determination of insulation is not possible due to finishing materials and cannot be judged.

STRUCTURAL CONCERN:

Significant bowing was observed at the right side wall. The right side wall is bowed and plaster has separated from wall over 2 inches in the basement stairwell. Separation can also be seen in the steps which lead to the second floor. Further evaluation of structure is needed by a structural engineer. Repairs should be made as needed.

Significant settlement is also present at the rear addition where the noticeable sloping of the floor is present. Further evaluation of structure is needed by a structural engineer. Repairs should be made as needed.


Over 2 inches of movement in stairwell

Doors and windows require flashings when installed. These flashings are not visible due to siding or finishing materials. If flashings were improperly installed or are missing, the potential for water leakage is present which in some instances only occurs during wind swept rains or unusual conditions. Periodic maintenance is needed around doors and windows.

DOORS:

MAIN ENTRY DOOR Condition:

Appears serviceable.

OTHER EXTERIOR DOORS TYPE AND CONDITION:

Standard style side/rear door, Appears serviceable.

SECURITY / SAFETY:

Be sure to change the keys to the locks and deadbolts when you move in. Make sure all windows are provided with operable locks.

WINDOWS:

Types Present:

Clad-Metal/Vinyl, Wood, Double hung, Fixed.

Window Condition

Fair overall condition. Some of the windows are difficult to open and need adjustment for proper operation and latching.

Screens:

Installed screens appear serviceable.

Window Hardware Repairs:

Adjustments needed to latch for proper operation at several windows.

INTERIOR WALLS:

MATERIALS PRESENT:

Plaster.

Wall Condition:

General condition appears serviceable. Typical cracks noted. See previous notations where larger cracks are present due to structural issues.

CEILINGS:

MATERIALS PRESENT:

Textured ceiling. Plaster.

Ceiling Condition:

General condition appears serviceable. Loose textured ceiling present in the dining room noted. This may be due to improper application or possible moisture damage. Area was dry at the time of the inspection. Cosmetic repairs will be needed in some locations.


Loose textured ceiling

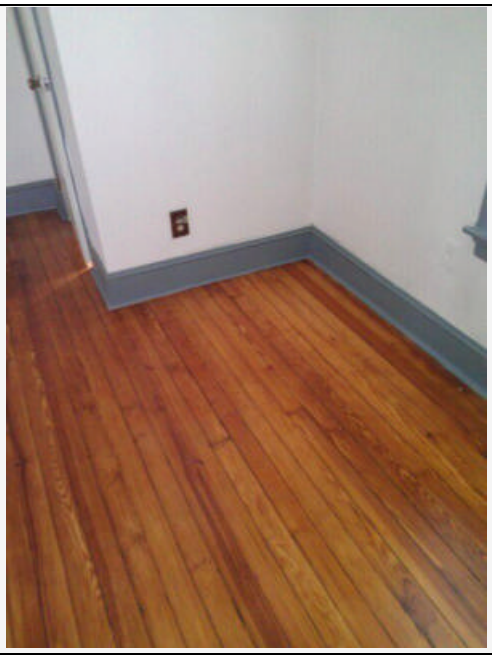
FLOORS:

FLOORING MATERIALS:

Wood. Carpet.

Floor Condition:

General condition appears serviceable with normal wear and tear noted. Moderate sloping is present to floor along left side of the house where framing is cantilevered. Further evaluation of structure is recommended by a structural engineer to determine if additional support beams are needed.



INTERIOR DOORS:

Interior Door Condition:

Overall condition appears serviceable. Minor adjustments needed.

STAIRS:

CONDITION:

Interior stairs appear serviceable. Steps have separated from the stringers due to structural movement.

HANDRAILS:

HANDRAIL CONDITION:

Stair handrails appear serviceable.

SMOKE / FIRE DETECTOR:

CONDITION:

The National Fire Protection Association recommends smoke alarms be installed within 15 feet of all bedroom entry doors. Older detectors should be replaced. Most smoke detectors loose efficiency after 10 years.

SMOKE DETECTOR Improvements/repairs:

Inoperative smoke alarm or alarms present at several locations. Change the battery as a first attempt at restoring operation to smoke alarms. Replace smoke alarms as needed.

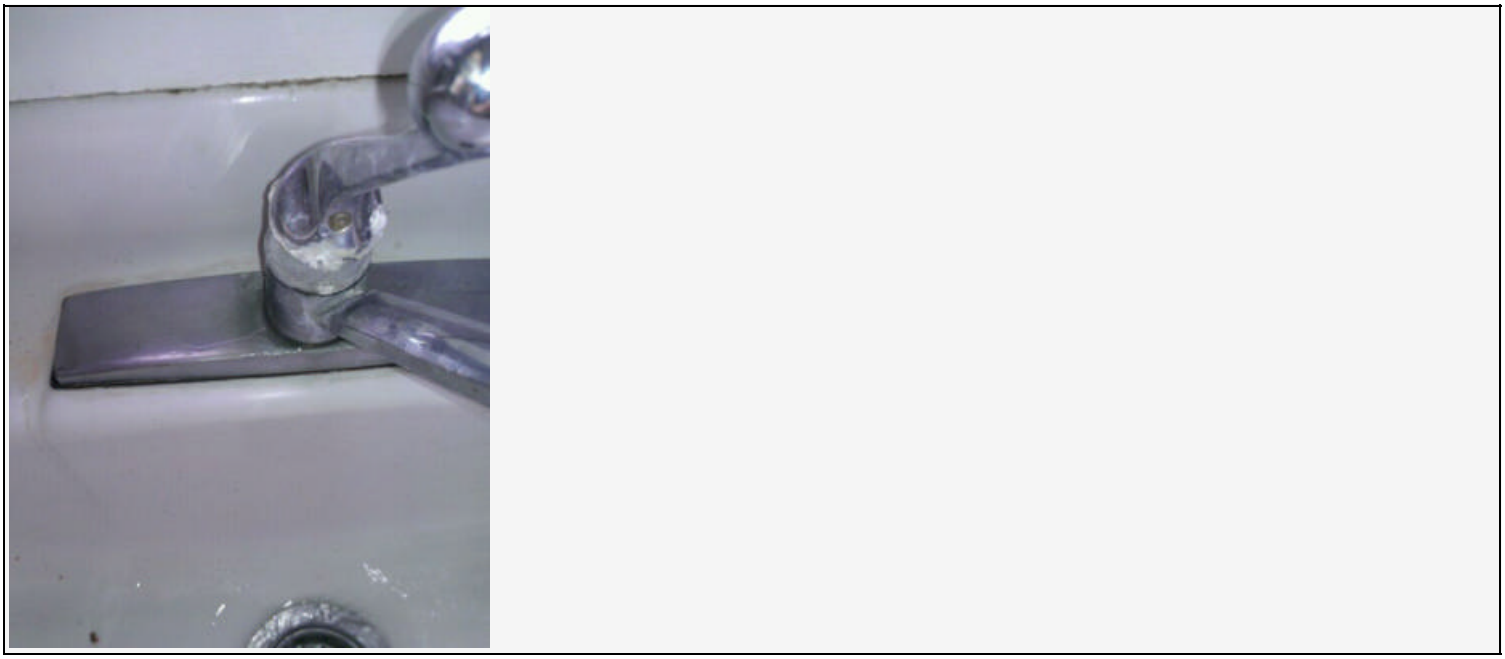
KITCHEN

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved or taken apart during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Inspection of kitchen cabinets is often restricted by stored items and a thorough inspection should take place on your final walkthrough. Interiors of cabinets are typically not inspected as part of a standard inspection unless otherwise noted.

KITCHEN AREA:

KITCHEN SINK CONDITION:

Porcelain, Sink appears serviceable, Minor leaks were observed from the faucet spout. This is possibly due to worn o-rings or cartridge which can be replaced. Repairs recommended by a licensed plumber or qualified individual. Faucet drips when off. Replacement of o-rings needed. Drain appears serviceable with no leaks detected.



RANGE/COOK TOP/OVEN TYPE:

Gas. Gas units are not tested for gas leaks. Electric ignition present.

RANGE/COOK TOP/OVEN CONDITION:

Unit was tested and was operational at the time of the inspection.

OVEN SAFETY

Anti-tip bracket is recommended for safety at the back of the stove to prevent oven from tipping over should a child try to step on an open oven door. These brackets can usually be purchased inexpensively at most appliance and hardware stores. No bracket viewed at the time of the inspection.

VENTILATION CONDITION:

No fan/hood present. A fan is recommended to be installed above the stove/cooktop in the future to remove cooking odors and excess condensation.

REFRIGERATOR CONDITION:

Not present.

DISHWASHER CONDITION:

Dishwasher was operated under normal conditions however no dishes were present in the dishwasher at the time of the inspection. Dishwashers washing efficiency cannot be determined. Unit was operational at the time of the inspection. *Note: Panel at base of dishwasher is not removed as part of our inspection. Gaskets around doors can occasionally leak in the future.*

GARBAGE DISPOSAL CONDITION:

No disposal installed.

COUNTER TYPE:

Counters are Formica (plastic laminate)

COUNTER CONDITION:

Counters appear serviceable with moderate wear noted.

CABINET CONDITION:

Cabinets appear serviceable with moderate to heavy wear noted. Upgrades or replacement is recommended in the future. Mold-like material observed behind sink cabinet. Evidence of a previous or present leak in this location. Certain types of mold prevalent in housing can cause adverse health effects to certain individuals. Further evaluation/testing and cleanup recommended by a qualified mold remediation contractor.

Mold-like material inside cabinet

FLOOR TYPE:

Floor covering is vinyl/linoleum.

FLOOR CONDITION:

Floor appears serviceable with minor wear noted.

WINDOWS/DOORS:

Appear serviceable.

WALLS AND CEILING CONDITION:

Walls and ceilings appear serviceable.

Electrical Receptacles:

Tested receptacles are in serviceable condition. Substandard wiring is present below sink. Further evaluation and repairs are recommended by a qualified and licensed electrical contractor.

LAUNDRY

Laundry appliances are not tested or moved during the inspection unless it is indicated in the report and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Basement.

PLUMBING CONDITION:

Plumbing appears serviceable.

ELECTRICAL:

Electrical outlet is grounded, 240 Service-operational.

LAUNDRY SINK CONDITION:

Faucet leaks at the laundry sink. Drain pipe below sink is leaking. Further evaluation and repairs are recommended by a qualified and licensed plumbing contractor. I recommend securing legs at the floor to prevent movement of the sink which can loosen the fittings below the sink.

CLOTHES WASHER:

Washer was not operated at the time of inspection. These appliances are typically sold "as-is", Washer supply hoses are a primary source of flooding within a home. Aged hoses or those which have rusted fittings should be replaced as a precaution. Steel braided hoses are recommended over standard rubber hoses.

CLOTHES DRYER:

Electric, Dryer was not operated at the time of inspection. These appliances are typically sold "as-is"

DRYER VENT REPAIRS:

No exterior dryer vent is noted. This should be installed to keep excess moisture and dirt out of

the home.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Older shower pans can tend to leak under conditions that may not have been present during the course of the inspection. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. Sealing of grout is recommended in all new tile applications to minimize staining. Fixtures for the shower or tub should be equipped with an anti-scald device for safety. If older fixtures are present that lack anti-scald protection, I recommend they be replaced by a licensed plumbing contractor for safety.

Periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are vertical corners, horizontal grout lines at walls near floor areas, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas specifically mentioned in this report. Silicone acrylic latex caulk is the product of choice, as it has long life and easy clean-up.

First floor bathroom:

CONDITION OF SINK:

Condition of sink appears serviceable, Counters/cabinets appear serviceable, Drain and drainage appear serviceable.

CONDITION OF TOILET:

Appears serviceable and operational.

CONDITION OF FLOOR:

Appears serviceable.

BATH VENTILATION:

Ventilation is provided by means of a window.

ELECTRICAL - BATHROOM:

No receptacles observed in bathroom. If desired consult with a licensed electrician to install receptacles for convenience.

Second floor bathroom

CONDITION OF SINK:

Condition of sink appears serviceable, Counters/cabinets appear serviceable, Drain and drainage appear serviceable. Low water volume present when toilet is flushed and shower is running.

CONDITION OF TOILET:

Appears serviceable and operational.

TUB/SHOWER PLUMBING FIXTURES:

Fixtures appear serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable, Shower walls appear serviceable however they will need improvements in the future. Enclosure appears serviceable.

CONDITION OF FLOOR:

Appears serviceable.

BATH VENTILATION:

Ventilation is provided by means of a window.

ELECTRICAL - BATHROOM:

GFCI receptacle tested properly at the time of the inspection.

Sunday, March 04, 2012

Mr. John Doe

Re: 456 Castle Street
Warminster, PA 18974

Dear Mr. Doe,

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 03/03/2012. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.
An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

IMPORTANT NOTE - PLEASE READ: ***The report summary is a brief overview of the report. This summary is not encompassing. The entire inspection report, including the NAHI Standards of Practice, limitations, Scope of inspection and inspection agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by an attorney or real estate agent.***

REPORT SUMMARY

Every home will likely have issues that will require repairs or maintenance. Some repairs are considered minor and may be associated with normal maintenance and other repairs may be more costly than others. The items listed within this summary have been extracted from the main inspection report.

Section 1: lists more *Significant defects or "material defects*".
Section 2: lists "*General repairs*".
Section 3: lists any "*Safety related concerns*".
Section 4: if present lists any other items that may need further evaluation.

In accordance with prevailing local real estate purchase agreements, I recommend the following items be addressed or discussed:

Section 1: Material Defects

- **The following items represent more significant defects or "material defects" that may affect the value or safety of the property or may create an adverse condition to the property. "A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property." Pennsylvania Senate Bill No. 1032.**

GROUNDS

DECK:

REPAIRS / IMPROVEMENTS RECOMMENDED:

1. Improper conditions are present which need attention/repair by a qualified contractor. Support post on the left side of the deck is almost completely rotted and lacks adequate support. Improvements to post size is recommended as well.

2. Lag bolts or "leger lok" screws are needed in the ledger joist (where the deck meets the house). A minimum of 3/8 x 4 inch lag screws with washers are recommended, a pair every 2 feet in the ledger board. Further evaluation and repairs are recommended by a qualified and licensed contractor.

DECK FOOTINGS

3. No visible footings were observed. The posts enter into the ground and may be resting on a footing below grade or may go down below the frost line at this location. Although this type design is considered acceptable in some jurisdictions, it is a less desirable practice since the wood is in contact with the soil and will rot over time. Improvements are recommended by a qualified contractor.

PORCH:

PORCH REPAIRS:

4. Wood post and surrounding trim is rotted at the front left corner of the porch. Repairs are recommended by a qualified contractor to prevent additional deterioration.

5. Several of the support posts lack adequate support. The brick piers located below the support posts are not centered and have loose bricks at more than one location. There are some locations where the support posts are barely supported and the piers are leaning. Further evaluation and structural repairs are needed by a qualified contractor.

6. Water leakage is taking place which is damaging the framing at this location. Further evaluation and repairs are recommended by a qualified and licensed contractor.

7. The brick are loose at front support posts as well. Further evaluation and repairs are recommended by a qualified and licensed masonry contractor.

ROOF CONDITION:

8. Asphalt composition shingles show signs of moderate weathering and aging. Deterioration to shingles is present along the left side of the porch. Evidence of leakage was viewed at interior of porch at this location. Recommend contacting a licensed roofer for further evaluation and repair or replace roof as needed.

EXTERIOR

WALLS:

STRUCTURAL CONCERN:

9. Structural repairs needed at the right side of the house. There are several stair stepped cracks in the structure and displacement present. This may be an indication of foundation defects or ongoing settlement. Further evaluation of structure is recommended by a licensed structural engineer to determine repairs needed.

10. The large crack at rear foundation wall has been patched in the past and has continued to crack which indicates that ongoing movement is present. Structural evaluation is needed by a structural engineer.

FOUNDATION AREA

FOUNDATION AREA:

FLOOR JOISTS:

11. Floor joists are rotted in the crawlspace below the kitchen area in some locations. Floor structure is constructed in a substandard manner in crawlspace and lacks adequate support. Further evaluation and repairs to structure are recommended by a qualified and licensed contractor.

12. Cracked floor joist is present at right side of house. Damaged joists can typically be repaired by sistering a new joist next to the damaged joist. Repaired joists should be bolted together with carriage bolts or lag screws. Repairs are recommended by a qualified contractor.

ROOF SYSTEM

ROOF:

REPAIRS RECOMMENDED:

13. There are a few damaged asphalt shingles which should be repaired to prevent potential leakage. Repairs recommended by a qualified roofing contractor.

PLUMBING

WASTE LINES:

DRAIN REPAIRS:

14. Cast iron pipe is rusted and deteriorated along the base of the main drain prior to exiting foundation. Repairs are needed by a qualified plumber.

ELECTRICAL SYSTEM

CONDUCTORS:

BRANCH WIRING MATERIAL:

15. Knob and tube wiring is still active in some parts of the home. I recommend having a qualified electrician further evaluate knob and tube electrical wiring and make corrections to any improper conditions for safety. Upgrades to older wiring is recommended since the knob and tube wiring is considered an antiquated system and many insurance companies will increase rates for homeowners insurance due to higher risk of fires.

BRANCH WIRING REPAIRS:

16. Improper splices in knob and tube wiring made without junction box. Wire splices should be made inside proper junction boxes for safety.

17. Branch wiring improperly passing through exterior wall present at second floor bedroom. This type of installation creates a potential fire hazard. Any exposed romex or cloth covering wiring should be encased within a conduit when passing through walls or should be hidden within wall cavity to prevent damage. Further evaluation and repairs are recommended by a qualified and licensed electrical contractor.

INTERIOR ROOMS

FRAMING

STRUCTURAL CONCERN:

18. Significant bowing was observed at the right side wall. The right side wall is bowed and plaster has separated from wall over 2 inches in the basement stairwell. Separation can also be seen in the steps which lead to the second floor. Further evaluation of structure is needed by a structural engineer. Repairs should be made as needed.

19. Significant settlement is also present at the rear addition where the noticeable sloping of the floor is present. Further evaluation of structure is needed by a structural engineer. Repairs should be made as needed.

FLOORS:

Floor Condition:

20. Moderate sloping is present to floor along left side of the house where framing is cantilevered. Further evaluation of structure is recommended by a structural engineer to determine if additional support beams are needed.

KITCHEN

KITCHEN AREA:

CABINET CONDITION:

21. Mold-like material observed behind sink cabinet. Evidence of a previous or present leak in this location. Certain types of mold prevalent in housing can cause adverse health effects to certain individuals. Further evaluation/testing and cleanup recommended by a qualified mold remediation contractor.

Section 2: General repairs / repair items

- **The following items or deficiencies were found during the course of the inspection that will require further evaluation or repair. Repairs may require the assistance of an expert or licensed tradesman:**

GROUNDS

GRADING:

REPAIRS RECOMMENDED:

1. Grade needs correction or adjustment at the following locations: Front, left and right side. Negative pitch increases the risk of water seepage into the foundation area.
Correction is recommended by a qualified landscape contractor or qualified individual. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend at least 10 feet away from the foundation if possible. A good fill soil is recommended that contains some clay. Avoid using permeable soil such as topsoil and sandy materials.

PORCH:

PORCH REPAIRS:

2. Settlement and moisture damage is also present the left side of the porch where post is located. Repairs should be made as needed by a qualified contractor. .

EXTERIOR

WALLS:

SIDING REPAIRS:

3. Siding is loose at several locations at the rear of the house. Siding has been nailed through the surface and is installed in a substandard manners. Siding should be secured to prevent potential wind or water damage to structure. Further evaluation and repairs are recommended by a qualified and licensed siding contractor.

BRICK REPAIRS:

4. Re pointing of the masonry is recommended at this time by a qualified masonry contractor at several locations at the front and side of the house.

CHIMNEY:

REPAIRS:

5. Loose bricks are present at several locations. Pointing is needed at this time to prevent damage to bricks. Further evaluation and repairs are recommended by a qualified and licensed masonry contractor.

CROWN CONDITION:

6. There is deterioration/cracking present to the mortar and pointing at the top of the chimney. Loose pointing is typically associated with entry points for moisture in the chimney crown. Repairs recommended to prevent damage to the integrity of the chimney and potential leakage.

FOUNDATION AREA

FOUNDATION AREA:

OTHER OBSERVATIONS:

7. Water pipes present in unconditioned crawlspace area are subject to freezing in cold temperatures. Recommend having pipes insulated and protected from potential freeze conditions. Electrical heat tape can prevent pipes from freezing in unconditioned areas if properly installed however the potential for freezing can still occur. There was heat tape observed in some locations however the effectiveness cannot be determined. The ideal situation would be to have the pipes boxed in and insulated or provide a conditioned space where pipes are located.

ROOF SYSTEM

ATTIC AND INSULATION:

CONDITION:

8. Insulation is in contact or covering knob and tube wiring in attic area in some areas. Insulation should not come in contact with knob and tube wiring in attic area. See electrical section regarding upgrades to wiring in attic area.

PLUMBING

MAIN LINE:

WATER PRESSURE:

9. Water pressure is lower than normal when several items are being used simultaneously at the second floor. The second floor bathroom sink had minimal pressure when shower was being used and toilet was flushed. Recommend having a licensed plumber evaluate filtration system to determine if one of the filters is partially clogged which may affect pressure.

WASTE LINES:

VENTS:

10. Improper venting is present at second floor bathroom. Gurgitation noise present in tub when toilet is flushed. Recommend consulting with a licensed plumbing contractor to determine repairs needed.

FUEL SYSTEM:

OIL TANK LOCATION-CONDITION:

11. Staining is present on the top of the oil tank which may indicate that there is minor leakage occurring from the fill or vent pipe when tank gets filled. Repairs are recommended by the company which fills the tank.

ELECTRICAL SYSTEM

SERVICE:

TYPE AND CONDITION:

12. The mast head is loose and should be secured as needed.

KITCHEN

KITCHEN AREA:

KITCHEN SINK CONDITION:

13. Minor leaks were observed from the faucet spout. This is possibly due to worn o-rings or cartridge which can be replaced. Repairs recommended by a licensed plumber or qualified individual. Faucet drips when off. Replacement of o-rings needed.

Electrical Receptacles:

14. Substandard wiring is present below sink. Further evaluation and repairs are recommended by a qualified and licensed electrical contractor.

LAUNDRY

LAUNDRY:

LAUNDRY SINK CONDITION:

15. Faucet leaks at the laundry sink. Drain pipe below sink is leaking. Further evaluation and repairs are recommended by a qualified and licensed plumbing contractor.

DRYER VENT REPAIRS:

16. No exterior dryer vent is noted. This should be installed to keep excess moisture and dirt out of the home.

Section 3: Safety

- **The following items are considered safety items that should be corrected at this time or in the near future:**

GROUNDS

SIDEWALKS:

REPAIRS:

1. Walk is slightly raised at left side of house which may pose a potential trip hazard or liability. Repairs are recommended for safety.

DECK:

DECK STEPS:

2. A handrail is recommended for safety at the lower landing and steps. Steps with greater than two steps should have a railing for safety. Check local jurisdiction for local requirements.

EXTERIOR STAIRS/STEPS/STOOPS:

HANDRAILS

3. Handrail recommended at rear steps. Any stairs with greater than two steps should have a railing for safety. Check local jurisdiction for local requirements.

FOUNDATION AREA

FOUNDATION AREA:

STAIR REPAIRS:

4. Steps are loose at the base of the steps which create a potential safety hazard. Further evaluation and repairs are recommended by a qualified and licensed contractor.

HANDRAIL IMPROVEMENTS / REPAIRS:

5. Potential hazard for children: Installation of balusters or additional rails are recommended for safety (check with local municipality for specifications).

ROOF SYSTEM

ATTIC AND INSULATION:

ATTIC OBSERVATIONS:

6. Evidence of mice or rodent droppings present in attic area. Inspector cannot determine if active infestation is present or if the droppings are from the past. Since mice and rodents can carry disease, they are considered a safety concern and should be treated accordingly by a qualified exterminator. I recommend obtaining a service contract with qualified pest control individual. Note: When rodent droppings are present, there is the potential for hidden damage to electrical wiring below insulation, damage to heating/duct work, etc. It is beyond the scope of this inspection to remove insulation to determine if hidden damage may be present. Future investigative work is advised to make sure no hidden damage is present below insulation due to rodent activity.

ELECTRICAL SYSTEM

GFCI PROTECTION:

KITCHEN AREA:

7. Receptacles within 6 feet of the sink are not GFCI protected. GFCI receptacles recommended for safety.

INTERIOR ROOMS

SMOKE / FIRE DETECTOR:

SMOKE DETECTOR Improvements/repairs:

8. Inoperative smoke alarm or alarms present at several locations. Change the battery as a first attempt at restoring operation to smoke alarms. Replace smoke alarms as needed.

KITCHEN

KITCHEN AREA:

OVEN SAFETY

9. Anti-tip bracket is recommended for safety at the back of the stove to prevent oven from tipping over should a child try to step on an open oven door. These brackets can usually be purchased inexpensively at most appliance and hardware stores. No bracket viewed at the time of the inspection.

Section 4: Further evaluation/repair

- **The following items or observations require further investigation or should be taken care of prior to settlement.**

FOUNDATION AREA

FOUNDATION AREA:

FLOOR JOISTS:

1. There is a fungus present at the bottom of the subfloor in the crawlspace due to damp conditions. A mold inspection is recommended by a qualified tester. Cleanup of fungus is recommended.

2. Termite shelter tubes and damaged framing below kitchen. See WDI report for additional information.

Please obtain competitive estimates for any material defects or repair items listed within this summary prior to the close of escrow. Other minor items may be noted in the report and should receive eventual attention, but none of them affect the habitability of the house. The majority are the result of normal wear and tear. **Insight Home Inspections, Inc. will not determine how inspection findings should be negotiated. If there are items that you are concerned with that are not listed in this report summary, I suggest that you discuss these items with your agent or representative.**

Thank you for selecting Insight Home Inspections Inc. to perform your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me. I wish you the best of luck with your new home. If you know any family members, friends or neighbors who may benefit from my services, please pass along my business card to them. Your referral is greatly appreciated.

Sincerely,

Edward M. Schluth

Edward M. Schluth
Insight Home Inspections Inc.
Certified Inspector #200177

I certify that I have no material interest, present or contemplated in the subject property or the improvement thereof. I have no association with any contractor, Realtor or with any other party who may benefit from the sale and/or improvement of the subject property. The information noted above and in the inspection report is a professional opinion and not meant to be a guarantee or warranty, expressed or implied. Please refer to the Inspection Agreement for details.

Pennsylvania Association of REALTORS®

The Voice for Real Estate® in Pennsylvania

PENNSYLVANIA HOME INSPECTOR COMPLIANCE STATEMENT

CLIENT INFORMATION

Client Name(s): Ms. Terri Freeston

Inspection Property Address: 222 N. Spring Garden Street
Ambler, PA 19002

INSPECTOR ACKNOWLEDGMENT

(This portion to be filled out by the home inspector)

I represent that (check one):

ý I am full member in good standing of a national home inspection association* and that I will conduct a home inspection of the above property in accordance with the ethical standards and code of conduct or practice of that association and the Pennsylvania Home Inspection Law.

¨ I have not yet attained full membership in a national home inspectors association*, but will be supervised by a full member in good standing who agrees to be responsible for the home inspection report by signing the report, and that I will conduct a home inspection of the above property in accordance with the ethical standards and code of conduct or practice of that association and the Pennsylvania Home Inspection Law.

¨ I am a licensed or registered professional engineer uder the Engineer, Land Surveyor and Geologist Registration Law.

¨ I am a licensed or registered architect under the Architects Licensure Law.

Edward M Schluth 03/03/2012

Signature Date

Edward M. Schluth
Inspector Name

NAHI Certified CRI #200177
Association in which membership is held Member No.

Supervising Inspector's Name & Member No. (if applicable) Date

Insight Home Inspections, Inc.
Inspection Co.

242 Newtown Road
Address

Warminster, PA 18974

215-674-1808
Phone/FAX

* A national home inspection association is one that: 1) is operated on a not-for-profit basis and is not operated as a franchise; 2) has members in more than 10 states; 3) requires that a person may not become a full member unless the person has performed or participated in more than 100 home inspections and has passed a recognized or accredited examination testing knowledge of the proper procedures for conducting a home inspection; and 4) requires that its members comply with a code of conduct and attend continuing professional educational classes as an ongoing condition of membership.

NATIONAL ASSOCIATION OF HOME INSPECTORS, INC.

STANDARDS OF PRACTICE

CODE OF ETHICS

4248 Park Glen Road, Minneapolis, Minnesota 55416
Phone: (952) 928-4641 Fax: (952) 929-1318

TABLE OF CONTENTS

1. Purpose, Scope and General Statements

1.1 The Standards of Practice (Standards) provide the minimum standards of performance for a written report on a residential home inspection performed by and for the exclusive use of members of the National Association of Home Inspectors, Inc. (NAHI). Use of the NAHI logo and name is limited to those persons holding the designation of Regular Member, Associate, NAHI CRI and Affiliate Members may use specifically designated logos in advertising.

2 The Standards define and clarify the purpose, conditions, limitations, exclusions, and certain terms relating to an inspection.

1.3 The Standards describe those items, components, and systems included in the scope of an inspection.

1.4 The Standards apply only to the inspection of buildings with one (1) to four (4) dwelling units.

1.5 The Standards apply to a visual inspection of the readily accessible areas of the included items, components, and systems to determine if, at the time of the inspection, they are performing their intended function without regard to life expectancy.

1.6 The purpose of the inspection is to identify visible defects and/or conditions that, in the judgement of the Inspector, adversely affect the function and/or integrity of the items, components, and systems inspected.

1.7 Inspections performed under the Standards are basically visual and rely upon the opinion, judgement, and experience of the Inspector, and are not intended to be technically exhaustive.

1.8 Inspections shall be performed in a time period sufficient to allow compliance with the provisions of the Standards.

1.9 Inspections performed under the Standards shall not be construed as a compliance inspection of any code or governmental regulation or manufacturer's installation instructions or procedures. In the event a law, statute, or ordinance prohibits a procedure recommended in the Standards, the Inspector is relieved of the obligation to adhere to the prohibited part of the Standards.

1.10 Inspections performed under the Standards are not an expressed or implied warranty or a guarantee of the adequacy, performance, or useful life of any item, component, or system in, on, or about the inspected property.

11 Detached building(s) and detached garage(s) located on the property will be inspected under these Standards only if specifically listed in the inspection report.

12 The National Association of Home Inspectors recommends that its members perform inspections in accordance with these Standards, the Code of Ethics, and applicable law(s). The Standards are not intended to limit members from performing "additional inspection services."

13 The inspector shall report on any system and component included in these standards of practice which were present at the time of the home inspection but were not inspected and provide the reason they were not inspected.

2. General Limitations and Exclusions

2.1 Inspections performed under the Standards exclude any item(s) concealed or not readily accessible to the Inspector. The Inspector is not required to move furniture, personal, or stored items; lift floor coverings; move attached wall, ceiling coverings, or panels; or perform any test(s) or procedures(s) which could damage or destroy the item(s) being evaluated.

2.2 The following are excluded and not limited to: appliances, recreational facilities, alarms, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.

2.3 The determination of the presence of or damage caused by termites or any other wood-damaging insects or organism is excluded.

4 Also excluded from a standard home inspection is the determination of the indoor air quality or sickness of any building including, but not limited to, the presence or absence of all manner of biological activity, such as molds, insects, birds, pets, mammals, and other flora and fauna, and their consequent physical damage, toxicity, odors, waste products, and noxiousness.

2.5 Use of special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment is not required.

2.6 The inspection is not required to include information from any source concerning previous property, geological, environmental or hazardous waste conditions, or manufacturer recalls or conformance of proper manufacturer's installation of any component or system, or information contained in Consumer Protection Bulletin. The inspection is not required to include information from any source concerning past or present violations of codes, ordinances, or regulations.

2.7 The inspection and report are opinions only, based upon visual observation of existing conditions of the inspected property at the time of the inspection. THE REPORT IS NOT INTENDED TO BE, OR TO BE CONSTRUED AS, A GUARANTEE, WARRANTY, OR ANY FORM OF INSURANCE. The Inspector will not be responsible for any repairs or replacements with regard to the property or the contents thereof.

2.8 The Inspector is not required to determine property boundary lines or encroachments.

9 The inspector is not required to provide an inspection of any condominium common component, system or evaluate

condominium reserve accounts.

10 The inspector is not required to enter any premises that visibly show a physical threat to the safety of the home inspector or others nor inspect any area or component that poses a danger to the inspector or others.

3. Site

3.1 Components for Inspection.

3.1.1 Building perimeter, land grade, and water drainage directly adjacent to the foundation.

3.1.2 Trees and vegetation that adversely affect the structure.

3.1.3 Walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

3.2 Procedures for Inspection.

The Inspector will:

3.2.1 Describe the type of material and inspect the condition of the driveways, walkways, grade steps, patios, and other items contiguous with the inspected structure.

2 Observe the drainage, grading, and vegetation for conditions that adversely affect the structure.

3.3 Limitations.

The Inspector is not required to:

3.3.1 Inspect fences or privacy walls.

3.3.2 Evaluate the condition of trees, shrubs, and or other vegetation.

3.3.3 Evaluate or determine soil or geological conditions, site engineering, or property boundaries.

4. Foundations

4.1 Components for Inspection.

4.1.1 Foundation walls, first-floor systems, other support and sub-structure components, stairs.

4.1.2 Ventilation (when applicable).

4.1.3 Grade slab and/or floor slab.

4.2 Procedures for Inspection.

The Inspector will:

4.2.1 Describe the type of structure and material comprising the structure and other items inspected.

4.2.2 Observe the condition and serviceability of visible, exposed areas of foundation walls, grade slab, bearing walls, posts, piers, beams, joists, trusses, subfloors, chimney foundations, stairs, and other similar structural components.

4.2.3 Inspect foundations for indications of flooding, moisture, or water penetration.

4.2.4 Observe subfloor crawl space ventilation and vapor barriers.

4.2.5 Operate the sump pump when present.

4.2.6 Inspect the visible and accessible wooden members.

4.2.7 Observe the visible condition of floor slab when present.

4.3 Limitations.

The Inspector is not required to:

4.3.1 Enter subfloor crawl spaces with headroom of less than 3 feet, obstructions, or other detrimental conditions.

4.3.2 Move stored items or debris or perform excavation to gain access.

4.3.3 Enter areas which in the inspector's opinion, may contain conditions or materials hazardous to the health and safety of the Inspector.

4.3.4 Operate sump pumps equipped with internal/water dependent switches.

5. Exterior

5.1 Components for Inspection.

5.1.1 Visible structural components.

5.1.2 Wall covering, trim, and protective coating.

5.1.3 Windows and doors.

5.1.4 Attached porches, decks, steps, balconies, handrails, guardrails, and carports.

5.1.5 Visible exterior portions of chimneys.

5.2 Procedures for Inspection.

The Inspector will:

5.2.1 Describe the type and material comprising the exterior components inspected.

5.2.2 Observe the condition of the components from the ground level.

5.2.3 Observe the condition of a representative number of visible windows and doors.

5.2.4 Inspect attached porches, decks, steps, balconies, handrails, guardrails.

5.3 Limitations.

The Inspector is not required to:

5.3.1 Inspect buildings, decks, patios, retaining walls, and other structures detached from the house.

5.3.2 Evaluate function of shutters, awnings, storm doors, storm windows and similar accessories.

5.3.3 Inspect or test the operation of security locks, devices, or systems.

5.3.4 Evaluate the presence, extent, and type of insulation and vapor barriers in the exterior walls.

5.3.5 Examine the interior of the chimney flues or determine the presence or absence of flu liners.

6 Inspect for safety type glass or the integrity of thermal window seals or damaged glass.

6. Roof Coverings, Flashings, Gutters, Downspouts and Roof Ventilation

6.1 Components for Inspection.

6.1.1 Roof covering material.

6.1.2 Rain gutter and downspout system.

6.1.3 Visible portions of roof flashings.

6.1.4 Roof ventilation.

6.1.5 Roof soffits and fascias.

6.1.6 Roof skylights and other roof accessories.

6.2 Procedures for Inspection.

The Inspector will:

6.2.1 Describe the type of roofing and gutters.

6.2.2 Observe the condition of visible roof material, rain gutter and downspout systems, visible portions of roof flashings, roof soffits and fascias, roof vents, skylights and other roof accessories visible from the exterior.

6.2.3 If possible, inspect the roof surface and components from arms-length distance or with binoculars from the ground.

4 Inspect flat roofs where internal accessibility is readily and safely available.

5 Report presence of roof ventilation.

6.3 Limitations.

The Inspector is not required to:

6.3.1 Walk on or access a roof where it could damage the roof or roofing material or be unsafe for the Inspector.

6.3.2 Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

6.3.3 Inspect internal gutter and downspout systems and related underground drainage piping.

4 Inspect antennas, lightning arresters, or similar attachments.

5 Operate powered roof ventilators.

6 Determine remaining life expectancy of roof coverings, presence or absence of hail damage; manufacturers' defects, exceptions, installation methods or recalls, or number of layers.

7 Determine adequacy of roof ventilation.

7. Roof Structure, Attic and Insulation

7.1 Components for Inspection.

7.1.1 Roof framing, sheathing and decking.

7.1.2 Attic insulation.

7.2 Procedures for Inspection.

The Inspector will:

7.2.1 Describe the type of material comprising the roof structure in the visible attic area.

7.2.2 Observe the condition of the visible roof structure and attic components where readily and safely accessible.

7.2.3 Investigate evidence of the presence of water penetration.

7.2.4 Determine the presence of attic insulation and its approximate thickness.

7.3 Limitations.

The Inspector is not required to:

1 Enter attic spaces with headroom of less than 5 feet, with insulation covering the ceiling joist, or bottom truss cord, or if there are obstructions, trusses, or other detrimental conditions.

2 Break or otherwise damage the surface finish or weather seal on or around access panels and covers.

8. Attached Garage(s)/Carport(s)

8.1 Components for Inspection.

8.1.1 Exterior and interior walls and ceilings, floors, windows, doors, roof, and foundation.

8.1.2 Electrical system and components.

8.1.3 Plumbing system and components.

8.1.4 Heating systems or units.

8.2 Procedures for Inspection.

The Inspector will:

8.2.1 Describe type and material of door(s), exterior walls, roof (if applicable), and other items to be inspected.

8.2.2 Observe the condition and function of listed components; electric, plumbing, heating and similar systems.

8.2.3 Inspect vehicle doors for type, general condition, and intended function by manual operation or by the use of permanently affixed opener(s).

8.3 Limitations.

The Inspector is not required to:

8.3.1 Inspect or operate equipment housed in the garage area except as otherwise addressed in the Standards.

8.3.2 Verify or certify safe operation of any auto reverse or related safety function(s) of a vehicle door.

9. Electrical

9.1 Components for Inspection.

9.1.1 Entrance of the primary service from masthead to main panel.

9.1.2 Main and sub-panels including feeders.

9.1.3 Branch circuits, connected devices, and lighting fixtures.

9.2 Procedures for Inspection.

The Inspector will:

9.2.1 Describe type and location of primary service (overhead or underground), voltage, amperage, and over-current protection devices (fuses or breakers).

9.2.2 Observe the existence of a connected grounding conductor when readily accessible.

9.2.3 Inspect the main and branch circuit conductors for proper over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel cover(s).

9.2.4 Report presence of aluminum branch circuit wiring at the main and sub-panels.

9.2.5 Verify operation of a representative number of accessible switches, receptacles and light fixtures.

9.2.6 Verify grounding and polarity of a representative number of receptacles in proximity to plumbing fixtures or on the exterior.

9.2.7 Verify operation of ground fault circuit interrupters (GFCI), if present.

9.2.8 Observe the general condition of visible branch circuit conductors that may constitute a hazard to the occupant or the structure by reason of improper use or installation of electrical components.

9.3 Limitations.

The Inspector is not required to:

9.3.1 Insert any tool, probe or testing device into the main or sub-panels.

9.3.2 Activate electrical systems or branch circuits which are not energized.

9.3.3 Operate overload protection devices.

9.3.4 Inspect ancillary systems, including but not limited to: burglar alarms, home protection systems, low voltage relays, smoke/heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring, or any systems controlled by timers.

9.3.5 Move any objects, furniture, or appliances to gain access to any electrical component.

9.3.6 Test every switch, receptacle, and fixture.

9.3.7 Remove switch and outlet cover plates.

9.3.8 Inspect electrical equipment not readily accessible or dismantle any electrical device or control.

9.3.9 Verify continuity of connected service ground(s).

10. Plumbing

10.1 Components for Inspection.

10.1.1 Visible water supply lines.

10.1.2 Visible waste/soil and vent lines.

10.1.3 Fixtures and faucets.

10.1.4 Domestic hot water system and fuel source.

10.2 Procedures for Inspection.

The Inspector will:

10.2.1 Describe material of the main line and water supply lines.

10.2.2 Verify the presence of a main water supply valve.

10.2.3 Describe type of sanitary waste piping.

10.2.4 Describe type and capacity of domestic water heating unit(s).

10.2.5 Inspect the condition of accessible and visible water and waste lines.

10.2.6 Inspect and operate fixtures and faucets.

10.2.7 Inspect and operate the domestic hot water system.

10.2.8 Inspect and operate drain pumps and waste ejector pumps when possible.

10.2.9 Test the water supply for functional flow.

10.2.10 Test waste lines from sinks, tubs and showers for functional drainage.

10.3 Limitations.

The Inspector is not required to:

10.3.1 Operate any main, branch or fixture valve, except faucets, or determine water temperature.

10.3.2 Inspect any system that is shut-down or secured.

10.3.3 Inspect any plumbing components not readily accessible.

10.3.4 Inspect any exterior plumbing components or interior or exterior drain systems.

10.3.5 Inspect interior fire sprinkler systems.

10.3.6 Evaluate the potability of any water supply.

10.3.7 Inspect water conditioning equipment, including softener and filter systems.

10.3.8 Operate freestanding or built-in appliances.

10.3.9 Inspect private water supply systems.

10.3.10 Test shower pans, tub and shower surrounds, or enclosures for leakage.

10.3.11 Inspect gas supply system for materials, installation or leakage.

10.3.12 Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies; or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and equipment.

10.3.13 Inspect and operate fixtures and faucets if the flow end of the faucet is connected to an appliance.

10.3.14 Record location of any on-site visible fuel tanks within or directly adjacent to structure.

11. Central Heating

11.1 Components for Inspection.

11.1.1 Fuel source.

11.1.2 Heating equipment.

11.1.3 Heating distribution.

11.1.4 Operating controls.

11.1.5 Flue pipes, chimneys and venting.

11.1.6 Auxiliary heating units.

11.2 Procedures for Inspection.

The Inspector will:

11.2.1 Describe the type of fuel, heating equipment, and heating distribution system.

11.2.2 Operate the system using normal readily accessible control devices.

11.2.3 Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.

11.2.4 Observe the condition of normally operated controls and components of the systems.

11.2.5 Observe visible flue pipes, dampers and related components for functional operation.

11.2.6 Observe the condition of a representative number of heat sources in each habitable space of the house.

11.2.7 Inspect operation of fixed supplementary heat units.

11.3 Limitations.

The Inspector is not required to:

11.3.1 Activate or operate heating or other systems that do not respond to normal controls or have been shut-down.

11.3.2 To inspect or evaluate a heat exchanger.

11.3.3 Inspect equipment or remove covers or panels that are not readily accessible.

11.3.4 Dismantle any equipment, controls, or gauges.

11.3.5 Inspect the interior of chimney flues.

11.3.6 Inspect heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers, etc.

11.3.7 Inspect solar heating systems.

11.3.8 Activate heating, heat pump systems, or other systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

11.3.9 Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers.

11.3.10 Operate digital-type thermostats or controls.

11.3.11 Evaluate the capacity, adequacy, or efficiency of a heating or cooling system.

11.3.12 Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters, or solar heating devices.

13 Determine clearance to combustibles or adequacy of combustion air.

12. Central Air Conditioning

12.1 Components for Inspection.

12.1.1 Cooling equipment.

12.1.2 Cooling distribution.

12.1.3 Operating controls.

12.2 Procedures for Inspection.

The Inspector will:

12.2.1 Describe the type of central air conditioning system and energy sources.

12.2.2 Operate the system using normal control devices.

12.2.3 Open readily accessible access panels or covers provided by the manufacturer or installer, if readily accessible.

12.2.4 Observe the condition of controls and operative components of the complete system, conditions permitting.

12.2.5 Observe the condition of a representative number of the central air cooling outlets in each habitable space of the house.

12.3 Limitations.

The Inspector is not required to:

12.3.1 Activate or operate cooling or other systems that have been shut-down.

12.3.2 Inspect gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units.

12.3.3 Check the pressure of the system coolant or determine the presence of leakage.

12.3.4 Evaluate the capacity, efficiency, or adequacy of the system.

12.3.5 Operate equipment or systems if exterior temperature is below 60° Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.

12.3.6 Remove covers or panels that are not readily accessible.

12.3.7 Dismantle any equipment, controls, or gauges.

12.3.8 Check the electrical current drawn by the unit.

12.3.9 Operate digital-type thermostats or controls.

13. Interior

13.1 Components for Inspection.

13.1.1 Walls, ceilings, floors, windows, and doors.

13.1.2 Steps, stairways, balconies, railings.

13.1.3 Fireplaces.

13.1.4 Electric outlets and fixtures.

13.1.5 Plumbing fixtures and components.

13.1.6 Heating and cooling distribution.

13.2 Procedures for Inspection.

The Inspector will:

13.2.1 Observe the visible condition of the surfaces of walls, ceilings, and floors relative to structural integrity and evidence of water penetration.

13.2.2 Verify the presence of steps, stairways, balconies, handrails and guardrails and observe their condition.

13.2.3 Describe type, material, condition and operation of a representative number of windows, doors and their hardware.

13.2.4 Inspect the exterior condition of the kitchen cabinets and countertops.

13.2.5 Observe the condition of fireplaces, dampers, fire boxes and hearths readily visible.

13.2.6 Locate and observe a representative number of electrical outlets/fixtures and wiring in each room as described in Section 9.

13.2.7 Comment on presence or absence of smoke detectors.

13.2.8 Observe condition and operation of plumbing fixtures and components in each room as described in Section 10.

13.3 Limitations.

The Inspector is not required to:

13.3.1 Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test, or inspect any solid fuel device in use.

13.3.2 Evaluate the installation or adequacy of inserts, wood burning stoves, or other modifications in a fireplace, stove, or chimney.

13.3.3 Determine clearance to combustibles in concealed areas.

4 Determine cosmetic condition of ceilings, walls, floor coverings, and components.

5 Determine if the bath and/or kitchen vent fan ducting exhausts air to exterior of house.

GLOSSARY OF TERMS

Activate: To turn on, supply power, or enable systems, equipment, or devices to become active by normal control means. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.

Additional Inspection Services: Those services offered in addition to the home inspection as defined in these standards, including but not limited to the following examples; wood destroying insect-organism and environmental testing.

Adversely Affect: Constitute, or potentially constitute, a negative or destructive impact.

Appliance: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling, or plumbing.

Describe: To distinguish from another system or component.

Detrimental Conditions: Any conditions that, in the opinion of the inspector, may likely be unsafe, unhealthy, or in any way harmful to the inspector or to components of the property.

Evaluate: To ascertain, judge, or form an opinion about an item or condition.

Foundation: The base upon which the structure or a wall rests; usually masonry, concrete, or stone, and generally partially underground.

Function: The action for which an item, component or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.

Functional: Performing, or able to perform, a function.

Functional Drainage: A drain is functional when it empties in a reasonable amount of time and is not subject to overflow when one of its supply faucets is left on.

Functional Flow: Sufficient water flow to provide uninterrupted supply to the highest, unrestricted tap (faucet furthest from the source) when a single intermediate, unrestricted tap is operated simultaneously with uninterrupted flow.

Habitable: In a condition suitable for human habitation.

Habitable Spaces: Rooms or spaces used for sitting, sleeping, bathing, toilets, eating or cooking. Not considered habitable spaces by these Standards are closets, halls, storage spaces and utility areas.

Heat Source: A heat source may be a radiator, convector unit, radiant panel, heat pipe, ductwork, grille, register, or other device(s) from which heat is intended to be emitted.

Home Inspection: The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing the Standards of Practice as a guideline.

Inspect: To evaluate carefully without use of technically exhaustive methods.

Inspected Property: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.

Intended Function: Performing or able to perform the usual function for which an item is designed, or fitted; and be in a condition (state of repair) appropriate to this function, its age and location. [See Function]

Observe: To see through visual directed attention.

Operate: To cause equipment or systems that have been activated to perform their intended function(s), such as turning on a water faucet or turning up the thermostat on an activated heating system.

Readily Accessible: An item or component is readily accessible if, in the judgement of the inspector, it is capable of being safely observed without movement of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.

Representative Number: A sufficient number to serve as a typical or characteristic example of the item(s) inspected.

Shut-down: A system or equipment is considered to be shut-down when its normal control device(s) will not cause it to become activated or operational. The Inspector is not required to activate or operate safety devices (fuses, breakers, etc.) in the "off" position. It is not the responsibility of the Inspector to put these controls in the "on" mode, nor to ensure that the equipment or systems to be tested are operable at the time of the inspection.

Slab on Grade: Structures that have no crawl space and are in direct contact with the soil. Slabs may or may not have supporting piers or pads.

Technically exhaustive: An inspection is technically exhaustive when it involves the use of measurements, instruments, testing calculations and other means to develop scientific or engineering findings, conclusions, and recommendations.

Verify: To confirm or substantiate.

CODE OF ETHICS

Purpose Statement:

To maintain the integrity and high standards of skill and practice in the home inspection profession, the following rules of conduct and ethics shall be binding upon the NAHI inspector.

1. Home inspection services that the Inspector provides to the client(s) shall conform to the National Association of Home Inspectors, Inc.™ Standards of Practice.
2. The Inspector will act as an unbiased third party to the real estate transaction and will discharge the Inspector's duties with integrity and fidelity to the client.
3. The Inspector will only express an opinion on any aspect of an Inspected Property when it is based on the experience, training, education and personal opinion of the Inspector.
4. The Inspector shall not provide services that constitute the unauthorized practice of any profession that requires a special license if the Inspector does not hold that license.
5. The Inspector shall not accept compensation for a Home Inspection from more than one party without written disclosure to the Inspector's client(s).
6. An Inspector shall not, directly or indirectly and for compensation, perform repairs on or recommend contractors to perform repairs on any component or system included in the inspection under the NAHI Standards of Practice. An Inspector may recommend or offer ancillary inspection services.
7. The Inspector will not provide any compensation, inducement, or reward directly or indirectly, to any person or entity other than a client, for the referral of business to the Inspector. (The purchase and/or use of advertising or marketing services or products are not considered compensation, inducement, or reward).
8. The Inspector will not conduct a home inspection or prepare a home inspection report for which the Inspector's fee is contingent upon the conclusions in the report.
9. The Inspector will not disclose any information concerning the results of the inspection without the approval of the client for whom the inspection was performed, unless compelled by court order.
10. Home Inspectors, while providing professional services, or in their employment practices, shall not discriminate against any person on the basis of age, race, color, religion, sex, handicap, family status, national origin or any other status protected by law.
11. The Inspector shall make every effort to uphold, maintain and improve the professional practice, integrity, and reputation of NAHI. The Inspector will report violations of this Code by other members, and any other relevant information to NAHI for possible remedial action.
12. While this Code of Ethics establishes obligations that may be higher than those mandated by law, in any instance where the Code of Ethics and the law conflict, the obligations of the law must take precedence.

Home Maintenance Guide

Words from your Inspector

In every home, very few things are maintenance free and problem free. While it is a bitter pill for most homeowners to swallow, the fact is that preventative maintenance, with all the time and money it consumes, is still far more cost effective than the crisis management approach of waiting until something breaks and then scrambling to have it repaired. Preventative maintenance can avoid repairs, extend the life expectancy of many components and in some cases, reduce energy consumption.

Advance Warning

A systematic maintenance approach also allows one to monitor certain conditions and components. Regular roof inspections, for example, will give one enough advance warning to allow for several roofing quotes in order to make an educated and cost effective purchase of a new roof covering. If on the other hand, no maintenance is done, and the roof suddenly leaks, there is very little time to do comparative shopping. Under these circumstances, one is forced to go with the roofer who can do the job the fastest - not necessarily with the roofing materials of your choice or at the best possible price.

In addition to monitoring systems that wear out, structural monitoring can also be performed. It is not uncommon for people who have been living in a house for some time to suddenly realize that a door frame is out of square and the door does not close properly. With regular maintenance, the cracks which occur in the wall surfaces adjacent to the door frame can be monitored. Knowing whether these cracks have appeared suddenly or have been increasing at a specific rate, is valuable information when diagnosing the problem and designing a repair.

Structure Monitoring

Regular maintenance is not everybody's cup of tea. Hiring a handyman to perform maintenance inspections and minor repairs is not unwise. Many of us are to busy with work, family and social life to be consumed with maintaining and taking care of our homes. Ideally, preventative maintenance inspections should be performed semi-annually in the spring and fall. However, some components require more or less frequent inspections. It is advised to keep records of any work performed on your home so that in the future it give you and a possible new homeowner something to reflect back on in regard to history of the home and its components.

If hiring contractors to perform repairs or maintenance make sure that they are qualified to do the type of work they are performing and obtain a few references from clients they worked for in the past. It is well worth the time and effort to find out about a company or individual before they do any type of maintenance or repair in your investment.

One last thought. There probably is not a homeowner alive who performs maintenance inspections to the degree that we do or suggest. So take all of this with a grain of salt. Suffice it to say, the more you do, the better.

EXTERIOR

Chimneys: Chimneys should be inspected for loose or deteriorated bricks or mortar. If covered with stucco or parging, look for cracks or loose sections. Repair as necessary. Chimney caps should be inspected for loose or broken sections as should the protruding clay chimney liners. Chimney flashings should be inspected for leakage. Efflorescence (a white salt build-up on the chimney) indicates moisture within the chimney and further investigation is required. Metal chimneys should be checked for rust, missing rain caps and loose braces. Rain caps will help preserve the chimney liner.

Roofs

Shingle Roofs: Roofing should be inspected for damaged, loose or missing shingles. Special attention should be paid to high wear areas such as areas where there is significant foot traffic or areas where downspouts from upper roofs discharge onto lower roofs. Flashings at dormers, plumbing stacks, valleys, etc., should be carefully inspected. Supports for television antennas or satellite dishes should be checked. Electric cables (eave protection) should be well secured and properly powered. Replace any frayed cables. Tree branches should be kept cut back to avoid damaging the roof surface.

Flat Roofs: Flat roofs should be inspected for blisters, bubbles, alligatoring and flashing details. Tar and gravel roofs should be inspected for areas of gravel erosion. Roofs should be coated once a year with a cold coat protectant. Tree branches should not contact the roof surface.

Gutters and Downspouts: Gutters and downspouts should be checked for blockage, leakage (from rust holes or leaking joints) and areas requiring re-securing or re-sloping. Paint deterioration should also be noted. Downspout seams should be checked for splitting (the seam is usually against the wall). A split downspout is often plugged with debris. Water accumulates in the downspout, freezes and splits it open. Make sure all downspouts drain at least a few feet away from the foundation.

Eaves: Soffits and fascia should be inspected for loose and rotted areas as well as areas damaged by vermin. Paint condition should be noted.
Walls: Masonry walls should be checked for deteriorated brick and mortar. Stucco walls should be inspected for cracking and separating. Wood walls should be checked for rot, loose or damaged boards, caulking, and wood/ soil contact. If paint deterioration is the result of blistering or bubbling, the cause should be determined. It may be due to outward moisture migration from the interior of the house, indicating more serious problems.
Metal and vinyl sidings, insulbrick and shingle sidings should be inspected for mechanical damage and loose or missing components. All walls should be checked for indications of settling. Vines should be monitored to determine whether damage to the wall surface is occurring. Deciduous vines are best checked during winter months, when there are no leaves. Vines should be kept cut back from wood trim (windows, doors, eaves, etc) and from gutters. We recommend removing vines altogether to prevent insect damage and rot.
Exposed Foundation Walls: Foundation walls should be inspected for deteriorated brick, block, mortar or parging. Cracking due to settlement should also be noted and monitored. Seal any cracks or openings.
Grading: The grading immediately adjacent to the house should be checked to ensure a slope of three quarters to one inch per foot for the first six feet away from the house (where practical). Catch basins should be cleaned and tested.
Doors and Windows: Caulking and weather-stripping should be checked. Broken or cracked panes of glass should be replaced. Storms should be installed in the fall and screens in the spring. The finishes should be checked for paint deterioration and rot (particularly sills). Window wells should be cleaned.
Porches and Decks: Wooden components should be checked for rot and insect infestation. Wood should be painted or stained as required. Steps and railings should be secure and free from debris.
Garages: Garage roofs should be checked for wear. The structure should be inspected for evidence of movement. Wooden components should be investigated for evidence of rot or insect infestation. Wooden components should be painted or stained as required.
Automatic garage door openers should be tested monthly and adjusted to reverse in the event of an emergency. Floor drains should be cleared and tested.
Driveways and Sidewalks: Driveways and sidewalks should be checked for cracks and deterioration. Settling which will result in surface water run off towards the house should be corrected as should uneven sections which pose a safety hazard to pedestrians. Water that can get into cracks and openings freezes in the winter and expands causing additional cracking to the materials. Seal any area where water can enter.
Retaining Walls and Fences: Wooden retaining walls and fences should be checked for rot and insect infestation. Retaining walls should be checked for evidence of movement. Wood Fences should be maintained with paint.
Trees, Shrubs and Vines: Limbs overhanging the house should be cut back. Dead limbs should be removed. Vines should be trimmed back from all wood surfaces. Trees that are planted close the structure should be removed to prevent foundation problems. Also trees close to sidewalks or drives will cause heaving and cracking. Remove as necessary.

STRUCTURE

Foundation Walls: Foundation walls should be checked for evidence of deterioration, dampness and movement. Limited dampness from slow moisture migration can be anticipated with most older foundation walls. This will often result in minor surface deterioration. Semi-annual inspections allow for monitoring of this situation. Cracks and voids should be filled. Filling cracks allows for easy monitoring of movement between inspections.
Access hatches should be provided to all crawl space areas.
Wood Framing: Exposed wooden structural components in the basement should be checked for evidence of rot and insect infestation. Deterioration usually results in sagging structural components.
Wall and Ceiling Surface Cracks: Wall and ceiling surface cracks should be monitored for evidence of significant movement. Minor movement due to normal settling and shrinkage should be anticipated.
Door Frames: Door frames should be checked to determine their squareness. Door frames showing significant movement over a six month period are normally indications of more serious problems.

ELECTRICAL

Main Panel: The main electrical panel should be checked annually for rust or watermarks indicating moisture penetration. All breakers should be turned off and on to ensure none have seized. All fuses should be tightened and checked for proper sizing. A panel which is warm to the touch or smells of burned insulation should be brought to the attention of an electrician. Burned wires indicating loose or poor connections should be repaired by a licensed electrician. All circuits should be labeled. Ground fault circuit interrupters should be tested monthly. Aluminum wire connections inside the distribution panel should be tightened annually. This should be done by a qualified electrician. The area around the panel for roughly three feet in all directions should be kept clear of storage for accessibility to the panel.
Indoor Wiring: Poor or loose connections noted when viewing the exposed wiring in the basement should be corrected by a qualified electrician. Frayed or damaged wire, including extension cords, appliance cords and plugs, should be replaced. Loose outlets and switches should be tightened. Ground fault circuit interrupter electrical outlets should be tested monthly. Aluminum wire connections throughout the house should be tightened annually by a qualified electrician.

Outdoor Wire: The mast head and the wires leading to the street (if overhead) should be inspected to make sure that they are not loose or frayed. Overhead wiring leading to out buildings such as garages should also be inspected. Exterior outlets should have proper covers. Ideally, ordinary exterior outlets should be replaced with ground fault circuit interrupter type outlets.

HEATING

All Forced Air Systems: Conventional filters on forced-air systems should be checked monthly and cleaned or replaced as needed. Electronic filters should be checked monthly and cleaned as needed. The manufacturers instructions should be followed carefully. Care should be taken to ensure the interior components are installed in the correct orientation after cleaning.
Noisy blower sections should be brought to the attention of a technician. Oiling or tightening may be necessary.
Water levels in humidifiers should be checked and adjusted monthly. Interior components should be replaced on an as needed basis. The pad on drum type humidifiers should be replaced annually. The water supply to humidifiers should be shut off for the summer months and activated for the heating months. On systems with air conditioning or a heat pump, the damper in the humidifier ductwork should be closed during the cooling season. Check with manufactures instructions for proper settings.
All Hot Water Systems: Radiators and convectors should be inspected annually for leakage (particularly at the valves). Radiators should be bled of air annually, and as necessary during the heating season.
Circulating pumps should be lubricated twice during the heating season. Expansion tanks should be drained annually.
Electric Heat: Electric furnaces and boilers should be inspected by a qualified technician every year to ensure that all the components are operating properly and no connections are loose or burned. The fuses or circuit breakers in some electric systems can be checked by the homeowner.
Electric baseboard heaters should be inspected to ensure an adequate clearance from combustibles. Baseboard heaters which have been mechanically damaged should be repaired or replaced. Keep all cords from electrical items away from the baseboards to prevent a fire.
Oil Furnaces and Boilers: Oil systems should be checked by a qualified technician on an annual basis. Oily soot deposits at registers of forced-air systems may indicate a cracked heat exchanger. A technician should be contacted.
The exhaust pipe from the furnace or boiler should be checked for loose connections or corroded sections. The barometric damper on the exhaust pipe should rotate freely. The chimney clean out should be cleared of any debris. The oil tank should be inspected for leaks. Soot on the front of the furnace or boiler may indicate a draft or combustion problem. A technician should be contacted. The exhaust pipe should be sealed where it enters the chimney.
Gas Furnaces and Boilers: If gas odors can be detected, call the gas company immediately. Do not turn on any electrical equipment or use anything with an open flame.
Gas furnaces and boilers should be cleaned and serviced annually. The exhaust pipe should be checked for loose or corroded sections. The chimney clean out should be cleared of any debris. The heat shield (located where the burner enters the heat exchanger) should be checked to ensure that it is not loose or corroded. Burn marks around the heat shield may indicate a draft or combustion problem. A technician should be contacted. The exhaust pipe should be sealed where it enters the chimney.
Wood Stoves and Fireplaces: Wood stove and fireplace chimneys and flues should be checked for creosote build-up and cleaned at least annually (more frequently depending upon use). Clearance to combustibles around wood stoves and fireplaces should be maintained at all times. If there is any doubt about the safety of a wood stove or fireplace, contact the city building inspector immediately.

COOLING/HEAT PUMPS

A qualified technician should be hired to inspect the system and recharge it if necessary annually. Most systems require the power to be on for up to twenty-four hours before using the system. A condensate drain line emerging from the ductwork above the furnace should be visually checked for leakage during the cooling season.
The outdoor section should be level. If the outdoor component settles or heaves, a specialist should make adjustments. Keep any trees and shrubs at least two to three feet away from the unit for proper air circulation. This will also reduce the strain on the unit. The refrigerant lines should be checked for damaged, missing or loose insulation. Most manufacturers prefer to have the outdoor component left uncovered during the winter to prevent rust. The indoor and outdoor coils should be kept clean. A noisy fan may mean a bearing problem or misalignment. Window air conditioners should be removed for the winter.

ATTICS

Attics should be inspected annually for water stains on the underside of the roof sheathing. One should also look for rot, mildew, and fungus indicating high humidity levels in the attic. Check to make sure the insulation is not wet. Some types of loose insulation are prone to being blown around during periods of high wind. Check for bare spots and ensure that insulation is not covering recessed lights unless they are specifically rated for direct insulation contact. Attic vents should be checked to ensure that they are not obstructed. Often, birds build nests in these vents. Vents at the eaves are often plugged with insulation. Watch for evidence of pests (squirrels, raccoons, etc.).
Depth of insulation should periodically be checked. Over time the insulation tends to settle and flatten out decreasing the R-value. Check with insulation manufactures for proper depth and type.

Rafters (supporting the roof) and collar ties (horizontal members running across the attic between opposing rafters) should be inspected for rot and movement. Trusses should be inspected for cracking or separation of the web members.
NOTE: Be careful walking around. Don't fall through floor or step on wires. Try to avoid crushing down the insulation. Compressed insulation loses much of its insulating value.

PLUMBING

Supply Plumbing: Supply plumbing should be checked twice a year or more frequently for leaks. Precautions should be taken to ensure that plumbing in areas such as crawl spaces would not freeze during winter months. Outdoor faucets should be shut off from the interior and drained for the winter. Operate the main shut-off valve and critical isolating valves to ensure proper operation in the event of an emergency. Leaking or dripping faucets should be repaired or replaced.
Well equipment should be inspected semi-annually. A water quality test should be performed periodically. Ground water conditions can change over time. It's best to have water checked by a qualified lab.

Waste Plumbing: Visible waste plumbing pipes should be checked for leaks. Basement floor drains and exterior drains should be checked and cleaned as necessary. Slow drains within the house should be cleared. Basement floor drain traps should be filled with water to ensure that they are not broken. If cracked, or if the water has evaporated, sewer odors will enter the house.
Septic tanks should be checked and cleaned if necessary every year. Consult with a septic inspection/maintenance Co.
Fixtures: Toilets should be checked to ensure that they are properly secured to the floor. Listen for toilets that run continuously. Grouting and caulking at all bathroom fixtures should be checked and renewed as necessary. Sump pumps should be tested.
Water Heaters: Modern water heaters have a test lever on the pressure relief valve. This lever should be tested every three months or so to ensure that the pressure relief valve is not seized. If the relief valve does not discharge near a drain, a bucket will be required. If it does not properly seal it should be replaced. Make sure discharge pipe terminates within 6 inches of the floor for safety.
In some areas, sludge may accumulate in the bottom of the tank. Draining some water from the bottom of the tank will indicate the presence of sludge and the necessity for regular draining. Be sure to shut off the power or fuel supply prior to draining any water from the tank to prevent damage to the tank.

INTERIOR:

Walls and ceilings should be inspected for cracks in interior finishes. The amount of movement should be noted so that it can be monitored in the future. Bulges in wall and ceiling surfaces should be carefully monitored. Separated plaster, particularly on ceilings, can fall and cause injury.
Walls, particularly in corners and areas of dead air (behind drapes for example), should be checked for evidence of condensation and mildew indicating high humidity levels within the house. Water stains on interior finishes should be noted. If the source cannot be detected, they should be monitored. Water entry can cause serious damage and cause mold to grow which can be a major health hazard. Anytime moisture is suspected it should be taken care of immediately.
Door frames should be inspected. Door frames which become out of square during a relatively short period (six months) may indicate structural problems. Doors that do not close in older homes are typically due to settlement, moisture and humidity. These doors can be planed or sanded to get them to close properly.
Condensation on windows indicates high humidity levels during winter months. This can sometimes lead to rot. Check humidifier adjustments if there is one present.
Fireplaces and chimneys should be cleaned and inspected at least annually, depending upon usage.

HOUSEHOLD PESTS:

Carpenter Ants: Carpenter ants are the largest variety of common ants found in North America. Carpenter ants do not eat wood; however, they do nest in it. They earned their name by building galleries in wood and by carefully finishing the surfaces of these galleries. When chewing their way through wood they leave small particles resembling sawdust that they push out of the colony. It is the presence of this saw dust that indicates a colony. Carpenter ants tend to be most active in the spring and early summer. They are usually dormant during a portion of the winter. Outdoors, they feed on other insects and plant material while indoors they feed on household food.
To prevent a carpenter ant infestation, decayed wood should be removed from around the building. Firewood should not be stored indoors for long periods of time. Wood used where dampness may occur should be treated with a preservative. Food items, such as sugar, should be stored in closed containers and, should a spill occur, it should be cleaned up quickly.
Chemical control of carpenter ants should be undertaken by a qualified pest control company. Carpenter ants often nest inside walls, ceilings, outdoor siding, eaves, floors, window casings, etc. They prefer wet wood, and can often be found in rotting wood.
Earwigs: Earwigs are one of the most common pests in homes and gardens. They eat both plant and animal food. They often damage flowers, fruit and vegetables.
Chemical treatment for the control of earwigs should be applied in June or early July. The treatment should be applied along building foundations, under porches and around fences, wood piles, garages and tree trunks. Chemical treatment is effective in the short term, however, it is not uncommon for a garden to be reinfested in as little as two weeks after treatment. Earwigs are nocturnal, searching for food at night and hiding during the day.

Silverfish: Silverfish are nocturnal and prefer damp dark areas of the house. They appreciate warm temperatures and can often be found in furnace rooms and attics. They feed on starchy materials such as wallpaper paste or sizing and glue. They will also eat breadcrumbs and other human food. Sometimes, they feed on paper or other wood by-products.

While chemical treatment can be effective, non-chemical treatment also works. Proper vacuuming in areas where they are likely to hide is essential. Old books, papers, etc., should not be left in unventilated areas for long periods of time.

Small jars, partially filled with water can be used to trap silverfish. Once inside the jar they cannot crawl up the sides. The outside of the jar should be covered with masking tape to allow them to climb up easily.

Cockroaches: There are many species of cockroaches found in North America. Cockroaches eat many different things, including food, paper, plants, glue, etc. They prefer a damp dark environment. Roaches can be a health hazard as they have been known to carry salmonella bacteria. Getting rid of cockroaches is very difficult. Good housekeeping is a must. Spills should be cleaned up promptly and food should be kept in insect proof containers. If possible, repair any damp areas in the home.

Chemical treatment is best performed by a professional.

Sowbugs: Sowbugs are actually not insects. They are crustaceans (the same family as shrimp, lobsters, et cetera). Sowbugs seldom do serious damage to houses; however, they do feed on decaying organic matter and chronically wet, rotted wood is sometimes their food. They are usually found in dark, damp environments such as the comers of basements.

The dryer and better ventilated the basement is, the less the likelihood of sowbugs.

Termites: Subterranean termites usually do not live in houses but rather in the soil below. Termites live on wood. While they prefer damp or decaying wood, they will also eat sound dry lumber. The damage to the wood is seldom noticeable as they eat through the interior. If there is no direct wood/soil contact, termites must build shelter tubes or tunnels to get from the soil to the wood. It is the presence of these tubes that indicates an infestation. The tubes are typically 1/4 to 1/2 inch in width and are made of soil glued together by the termites.

The amount of damage which can be caused by termites can be extensive. If shelter tubes are noticed, a pest control company should be contacted immediately. In some areas, government assistance is available for treatment. In addition to chemical treatment, it is also necessary to break all wood/soil contact. Annual inspections are advised.

Fleas: Fleas are typically brought into the house by animals. They live on the blood of their hosts. There are many types of fleas; cat fleas, dog fleas, squirrel fleas, etc. Cat fleas give people the most problems. Fleas nest on the animal; however, they leave the animal from time to time and jump onto other species. They never stay, however. They always return to the host animal. If the host animal leaves the premises permanently, the fleas which are left behind will jump onto people, looking for food.

Adult fleas are relatively easy to kill; however, the larva live in strong protective cocoons. Both the eggs and the cocoons are very resistant to flea control attempts. While there are products on the market for the homeowner, best results are obtained by hiring an expert.

Mice: The typical life expectancy of a house mouse is approximately one year. During that time, a female mouse can bear up to eight litters of four or five mice. While mice will eat virtually any type of food, they prefer grain and seed. They require very little water. Mice travel in a very limited territory, usually not much more than thirty feet from their nest. Mice must gnaw on things to keep their teeth worn down. They are able to chew through wood, asphalt, soft mortar and even aluminum. Mice can get through holes as small as one-half inch in diameter. They are nocturnal creatures.

The best control for mice is proper sanitation. This includes the storage of food materials in mouse-proof containers and proper cleaning of spills. Mice can easily be caught in spring traps using bait such as peanut butter, cheese, bacon, or bread. Dead mice should be removed promptly.

Poisons can also be used; however, they must be handled very carefully. Usually the poison has to be consumed over a period of several days to become effective. If poisons are to be used, they should be placed in areas where they won't be found by children or pets. When stored, they should be marked as poison.

Raccoons: Raccoons are highly intelligent animals. They will feed on fruits, nuts, grain, fish, meat, etc. They are nocturnal animals and are often found in urban settings.

The best control of raccoons is to preclude their entry. Chimney flues should be covered with substantial screens. Garage doors should be kept shut. Garbage should be kept in closed containers and shields can be provided on T.V. towers and trees to prevent access to the roofs of buildings. Tree limbs should be cut back.

Box traps or wire cage traps can be used to trap the animals so that they can be removed to a remote area. The trap should be set to catch the raccoon as it approaches its feeding place. It should be secured to prevent it from being tipped over and the bait taken. Bait such as corn, melon, prunes and peanut butter are effective. This is best done by a professional. It is not wise to corner a raccoon.

PRIORITY MAINTENANCE FOR HOMEOWNERS

There are so many home maintenance and repair items that are important to do, it can be confusing trying to establish which are the most critical. To simplify things, we have compiled a short list of our favorites. These are by no means all-inclusive, nor do they replace any of the information in the home inspection report. They should, however, help you get started on the right foot. Remember, any items marked as major concerns or safety issues on your home inspection report need immediate attention and should be addressed at this time.

ONE TIME TASKS

Install smoke detectors as necessary (usually one on each level of the home, near any sleeping areas).
Install carbon monoxide detectors in homes with fuel burning appliances or heating systems.
Make any electrical improvements recommended in the home inspection report.
Remove any wood/soil/mulch contact to prevent rot and insect damage.
Change the locks on all doors. (You don't want any surprise visitors)
Remove or correct trip hazards such as broken or uneven walks, patios and driveways. Loose or torn carpet or flooring should also be repaired promptly.
Seal any cracks in drives or walks with silicone caulk or equivalent to prevent further cracking.
Correct unsafe stairways and landings. (Treads uneven, too narrow, sloped, loose; risers irregular or too high; landings missing, poorly lit or too small; railings missing, loose, too low, etc.).
Have all chimneys inspected and serviced before operating any of these appliances.
Locate and mark the shut-offs for the heating, electrical and plumbing systems.
If there is a septic system, have the tank inspected, and pumped if necessary. If the house is on a private water supply (well), set up a regular testing procedure for checking water quality.

REGULAR MAINTENANCE ITEMS

Clean the gutters in the spring and fall.
Check for damaged roofing and flashing materials two to three times a year.
Cut back trees and shrubs from the house walls, roof and air conditioning system as needed.
Seal any cracks in drives or walks with silicone caulk or equivalent to prevent further cracking.
Clean the tracks on horizontal sliding windows annually, and ensure the drain holes are clear.
Test ground fault circuit interrupters using the test button, monthly.
Service furnace or boiler yearly.
Check furnace filters, humidifiers and electronic air cleaners monthly. Replace at least two times per year.
Check the bathtub and shower caulking monthly and improve promptly as needed.
If you are in a climate where freezing occurs, shut off outdoor water faucets and drain the lines in the fall.
Install and re-secure door stops as needed.
Check attics for evidence of leaks and condensation and make sure vents are not obstructed, at least twice a year. (Provide access into all attics and crawl spaces if not present.)

Disclaimer: Insight Home Inspections provides the information above to attempt to inform new homebuyers about general home maintenance. The maintenance suggestions listed above are by no means a complete list of items that need maintenance in a home. These statements above are only a compilation of maintenance suggestions based on our experience in the business of home inspection, ownership, construction and renovation.