

Building Inspection Report

Older House, Iowa City, IA

Inspection Date:

XX-XX-XX

Prepared For:

Customer

Prepared By:

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IMPORTANT NOTICE TO ALL PARTIES USING THIS REPORT

The inspection and report are intended as an OBJECTIVE DESCRIPTION of the property.

The inspector does NOT decide what items constitute a “major deficiency” or are “negotiable repairs.” All negotiations for repair are a subjective matter between the parties to the contract.

All parties are welcome to contact the inspector to clarify understanding of the report and components of the property. The report must be read in context to gain full understanding.

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Report Overview

CONVENTIONS USED IN THIS REPORT

- **Repair:** denotes need for corrective action to maintain or restore full function. The range can be from small inexpensive repair of the component to full replacement. *The inspector makes observations as to functionality only, and does not rate the repair as to level, expense or necessity.*
- **Safety Issue:** denotes a condition that is a more immediate safety concern and usually needs more prompt attention. Repair items above might have safety component as well.
- **Improve:** denotes improvements recommended for enhanced function or prevention of future problems. Improvements are usually not immediately required but might require significant future expense.
- **Monitor:** denotes a system or component needing further monitoring for possible future repair need, possibly at significant expense.
- **Qualified Condition:** A condition that is marginal or substandard. Usually indicates an ongoing condition where specific repair might not be feasible or cost effective. Will typically affect value in some way.
- **Discretionary improvement:** Non-essential improvements, but logical upgrades for safety or convenience.
- **Further evaluation:** Buyer is advised to seek further professional investigation to determine condition of the component.

IMPORTANT: LIMITATIONS AND SCOPE OF THE INSPECTION

- This Report is **invalid and incomplete** without **full payment** and without the separate **Agreement signed by the above named Client**. The Report is exclusive to the above named Client and is not transferable. Use by other parties is at the discretion of the named Client and is not warranted by the Inspection Company.
- Carefully read the **AGREEMENT** and the Report **LIMITATIONS**. This is a limited general visual inspection with many exclusions and disclaimers. The inspection should not be considered a guarantee or warranty of any kind.
- The focus of the inspection is an objective evaluation of the condition of the **primary** components. Not all improvements, repairs, maintenance, etc. can be identified at this level of inspection. Further inspection of any item can be arranged at additional cost.
- The Client is responsible for evaluating repairs needed in the **context** of the property as a whole.
- This Report is independent of any real estate contract and does not attempt to address terminology therein or imply responsibility for repairs on any parties. The term "**major deficiency**" is not used in this report. Determining what is a major deficiency is a subjective interpretation. Actual repair costs should be determined by qualified contractors.
- All properties have imperfections. Ongoing maintenance is required and improvements to the systems will be needed over time. A realistic maintenance **budget** is recommended.
- The inspector does not advise on **value** or the general appropriateness of this property for the buyer.

PROPERTY SUMMARY DESCRIPTION

One and one-half story on basement with 2 additions on slab. No garage.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a brief summary of the more significant repairs or improvements. You must read the full report in context to understand the condition of the property and determine appropriate response. Please refer to the body of the report for complete details and limitations on each category.

Foundation

Further evaluation and bid needed. Settlement. No frost footings at additions. Value considerations.

Foundation Leakage Control

Some infiltration. See Interior page. Wood floor damage.

Floor Structure

Settlement. Uneven. See foundation.

Roofing

Aging. See comments.

Windows

Repair, maintenance. Possible replacement.

Porch

See comments. Some settling.

Electrical

Some Knob-Tube Wiring. Open grounds. Some repair needs, possible partial rewire needed. See further comments.

Smoke Detectors

Install as needed.

Air Conditioner

Not inspected. Too cold. Older unit.

Supply Air Ductwork

See comments. Flow. Cleaning. Lower level heat by electric.

Combustion / Exhaust

Flue cap needed. See comments.

Fireplace

Not inspected. Sealed off.

Attic / Roof Insulation

Improvements advised. Minimal level.

Water Heater

See comments, possible improvements at flue.

Supply Plumbing

Some older piping.

Waste / Vent

Some drain and venting questions.

Fixtures

Some older fixtures.

Wall / Ceiling Finishes

Typical older house repair needs.

Floors

Improve as needed. Some wood damage lower level.

Stairways

Narrow, steeper than typical. See comments. .

Environmental Issues

Suspected asbestos, lead paint, mold. See comments.

END SUMMARY

As described in your inspection contract Agreement, this is a VISUAL INSPECTION limited in scope by the conditions noted. Carefully read the LIMITATIONS part of the report categories for specific limitations in that category.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Masonry Block •Brick •Concrete Block •Basement and Slab
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Roof Structure:	•Rafters

STRUCTURE OBSERVATIONS

Foundation

- **Qualified Condition/Further evaluation/Bid/Improve/Repair as Feasible:** The foundation has several atypical, marginal or sub-standard conditions. Further evaluation and bid recommended by qualified contractor to determine feasibility and cost of improvement. In many cases, older homes with such conditions are maintained as-is due to excessive cost of bringing up to standards. In that case, such conditions can affect perceived value, a factor which is not determined by this inspection. Conditions observed as follows:
 1. East addition not on frost footing and is settled overall. Apparently constructed on top of an existing slab at south part. North part has a footing but only 18" below grade. Slab protrudes and is broken off due to differential weight, settling. Assumed cracked overall. Floors above are sloped. Lower south door header not level indicating settling. Extent of future potential change can't be determined.
 2. North addition is not on frost footing. Some movement, crack at east. Floor is broken, heaved. Some ongoing seasonal movement is possible. Value comments similar to above.
 3. East wall of original house has some movement, settling. Presence of addition has likely served to hold this wall in place.
 4. South wall has been partially replaced with partial sump-tile system. Generally functional as is.
 5. Brick and terra cotta foundations generally intact but with some movement overall.

Foundation Leakage Control

- **Type/Comment:** Sump pit and pump with apparent perimeter tile. South only. This system is generally effective assuming correct installation. Monitor pump for performance in wet weather. Note that tile condition can't be assessed by this inspection.
- No sump-tile or passive tile drainage system on remainder. Reliably dry conditions should not be expected without footing tile and extraction system.
- **Further evaluation/Improve/Repair as feasible:** Moisture entry evident at Northwest corner. Wood floor is damaged. Extent unknown. It is also unknown if moisture entry is continuing. Moisture of this type is usually addressed externally. Reliably dry conditions can only be obtained by extending the tile system.

Floor Structure

- **Qualified Condition/Improve?:** Floors over east addition are sloped, uneven. Assumed related to foundation movement. Raising floor not feasible without rebuilding. Leveling floor could be done with sister joists.
- **Comment:** North addition upper level has some slope. Generally fairly even. See foundation comments above.
- **Comment:** Original house floors generally level. Some possible load limit at 2nd floor.

Roof Structure

- **Comment:** Minimal sag. Appears generally functional as is.

LIMITATIONS OF STRUCTURE INSPECTION

- Only **visible structural components** are inspected. Determination of condition of hidden structural elements, foundation footings, etc. can only be surmised based on **surface evidence**.
- Furnishings and storage are not moved by inspector and **might hide** structure, moisture, foundation cracks etc.
- Engineering services such as calculation of structural capacities, wood species, etc. are not part of this home inspection.
- Termite or wood destroying **insect infestation** evaluation, or other pest infestation is not included. A separate inspection for these concerns is strongly recommended.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Single Ply Membrane
Roof Drainage System:	•Aluminum
Method of Inspection:	•Walked on roof •Viewed with binoculars

ROOFING OBSERVATIONS

Sloped Roofing

- **Type/Monitor:** Typical asphalt/fiberglass tab shingle roof life is 15-20 years. This roof is approximately 12-13 years old. Actual life span varies depending on slope, weather, orientation, etc. Inspect annually, and after severe storms. Budget for replacement.
- **Monitor/Budget to replace :** Roof is aging. Budget to replace in next 4-5 years. Aging more rapidly at valleys, drip areas. Some wave, curling, loss of aggregate. Roof could need earlier replacement in these areas. Partial replacement usually not cost effective. Inspect annually.

Flat Roofing

- **Type/Monitor:** Typical membrane roof life is 20 years. This roof is approximately 12-13 years old. Actual life span varies depending on slope, weather, orientation, etc. Inspect annually, and after severe storms. Budget for replacement.
- Appears to be ad Duralast brand roof. Generally functional as is.

LIMITATIONS OF ROOFING INSPECTION

- Not all of the underside of the roof sheathing is inspected for evidence of leaks since all underside surfaces of attic are not typically accessed due to insulation placement, and truss/rafter clearances. Inspector does not crawl through attic.
- Evidence of prior leaks may be disguised by interior repainting, etc.
- Estimates of remaining roof life are **approximations** only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Roof inspection may be **limited** by access, condition, weather, height, or other safety concerns.
- Condition of underground extensions of roof drainage systems are not evaluated.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Asbestos Cement Siding
Eaves, Soffits, And Fascias:	•Wood
Window/Door Frames and Trim:	•Wood
Window Type(s) & Glazing:	•Casement •Double Glazed •Double/Single Hung •Single Pane with Storm
Entry Driveways/Walks:	•Concrete
Porches, Decks, Steps, Railings:	•Wood, enclosed

EXTERIOR OBSERVATIONS

General Comments

It is beyond the scope of this inspection to itemize cosmetic or general maintenance level of exterior components. It is assumed buyer has taken general exterior condition into consideration.

Exterior Walls

- **Monitor/Improve:** Asbestos cement. Generally functional as is. Some isolated broken pieces. Replacement pieces available at some lumber yards. Asbestos content usually not a concern unless sawing material. Possible disposal fee.

Windows

- **Improve/Repair/Replace:** The window types vary. Older wood windows have typical needs as follows:
 - Glazing (putty) improvements.
 - Isolated cracks possible
 - Marginal storm units
 - Scraping and painting of sills.
 - **Safety Issue:** Lead paint is probable in window jambs, sills. Loose paint needs to be treated with lead abatement procedures. There is a separate concern in window channels where window slides up and down creating a dust that can be airborne and cause lead exposure to adults and children. This area should be tested for lead. If lead is present, alternatives include stripping paint, installing new vinyl jam liner. If only the parting stop has lead on the edge, a new parting stop could be installed. Painting over the lead is not acceptable in this area, as it will eventually wear down to the lead layer.
- **Improve/Repair:** The later windows have isolated repair needs.
 - Some units have lost their seal. This has resulted in condensation developing between the panes of glass. Remedy requires glass replacement. Sometimes needs full sash replacement depending on model.
 - All units not accessed. Evaluate cranks on casements, southeast upper room.
 - Possible missing screens.

Porch

- **Monitor:** The front porch has settled at piers. Monitor for further change. Porch appears generally functional as is. Flooring not visible. Possible flaws.

Driveway

- **Monitor/Improve?:** The driveway has moderate cracking and settling. Generally functional as is for parking surface. Eventual upgrade might be desired for cosmetics, ease of snow removal.

LIMITATIONS OF EXTERIOR INSPECTION

- Garage door impact-**reverse mechanisms** are not inspected due to potential for damage to door. **Upon taking ownership**, test doors for reversal on contact with obstruction. Adjust as needed for appropriate pressure. Obtain professional service and adjustment if uncertain about proper procedure. Electronic reversal is preferred.
- All siding should have **house wrap** or appropriate membrane beneath siding. **Vinyl siding** is especially dependent on proper house wrap and flashing to provide leak-proof function. Evaluation of proper flashing or house wrap installation is beyond the scope of this inspection. **Long term** performance of vinyl siding systems in particular is unknown.

- A representative **sample** of exterior components is inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, landscaping installations, trees, etc. are not inspected unless specifically agreed-upon and documented in this report.

Electrical

DESCRIPTION OF ELECTRICAL

- | | | |
|------------------------------------|--|-----------|
| Size of Electrical Service: | •120/240 Volt Main Service - Service Size: 100 Amp | •Breakers |
| Switches & Receptacles: | •Grounded and Ungrounded | |

ELECTRICAL OBSERVATIONS

General Comments

- **NOTE:** All electrical repairs are generally considered **Safety Issues**. This inspection does not constitute a code inspection. Nor does it attempt to bring older buildings up to new code. However, the National Electric Code as applicable to existing structures is used as the general reference standard for safety, regardless of local enforcement.
- **Maintenance:** Outlets and switches tend to loosen over time. This is not evaluated by this inspection. Tighten as needed. Replace any loose or damaged cover plates. Replace any damaged outlets or switches.

Main Panel

- **Further evaluation :** Panel bonding might be inadequate. Verify and improve as needed with other electrical work.
- Correct any oversize fusing as needed.

Outlets

- **Repair:** Open ground (ungrounded 3-prong outlet) observed at some locations. Repair as needed. Add GFCI or grounding where needed.
- **Discretionary Improvement:** Upgrade of older outlets and switches recommended.

Distribution Wiring/Knob & Tube Wiring

- **Further evaluation/Bid/Improve/Repair:** Older Knob-Tube Wiring present. Possibly compromised or overfused. Downstream fusing not evaluated by this inspection. In any case, Knob-Tube Wiring needs to be removed before insulating. Have bid.
- Possible splices outside junction box. Correct as needed with above.

Smoke Detectors

- **Not inspected/Monitor/Safety Issue:** Install and maintain as needed.

LIMITATIONS OF ELECTRICAL INSPECTION

- **Smoke detectors** and **carbon monoxide** detectors are not tested. These should be tested upon **occupancy**. Install new batteries upon occupancy. Old smoke detectors should be replaced. Testing with smoke is recommended.
- Only a **representative sampling** of outlets and light fixtures are tested. Inspector does not replace light bulbs to inspect.
- Furniture and/or storage restricts access to some electrical components which might not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system. Neither does it include technical evaluations such as voltage drop, etc.
- Compliance with any electrical **codes** is not evaluated or warranted, although the National Electric Code will typically be used as a reference point for noted deficiencies. Code requirements frequently change. Remodeling or repairs might trigger more extensive upgrade requirements by local code enforcement.

Heating/AC/Fireplace

DESCRIPTION OF HEATING/AC

Heating System Type: •Forced Air Furnace •Manufacturer: Lennox 100-95
Central System Type: •Air Cooled Central Air •Manufacturer: Sears 3704140746-4163-22a

HEATING/AC OBSERVATIONS

Furnace

- **Typical Age:** Typical life span of forced air furnaces is 20-25 years. Many units last longer. This unit is approximately 10 years old. Annual service and maintenance is needed to obtain maximum life span. Budget for replacement of older units. Change filters regularly.
- Generally functional as is. On inspection day.

Air Conditioner

- **Typical Age:** Typical life span of central air units is 15-20 years. Many units last longer. This unit is approximately 20-25+ years old. Annual service and maintenance is needed to obtain maximum life span. Budget for replacement of older units. Change filters regularly.
- **Monitor/Budget:** AC unit not inspected due to low outdoor temperature. Previous overnight temperatures of 65 degrees are preferred to operate unit. Obtain maintenance and performance history from seller. Recently serviced units are less likely to have deficiency.
- The air conditioning system is well beyond typical service life. It may require a higher level of maintenance, and be more prone to breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Budget to replace. Newer units are more efficient.

Supply Air Ductwork

- **Monitor/Improve?:** Distribution strength variable. Possible adjustment, balancing needed.
- **Discretionary Improvement:** Duct cleaning is usually needed in older homes.

Combustion / Exhaust

- **Safety Issue:** No flue cap. Install.
- Verify proper connections. Also, evaluate to make sure water heater connects to flue liner.

Fireplace

- **Further evaluation:** Not accessed, not inspected. Further evaluation advised to determine if functional.

LIMITATIONS OF HEATING/AC INSPECTION

- The **adequacy or sizing** of heat/AC supply is not inspected a many factors are included in calculation.
- The **balance, distribution evenness** or adequacy of heat/AC is not inspected. This can usually be determined only through occupancy experience.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace **humidifier** and electronic air filters are not inspected. Humidifiers typically require service.
- This inspection does not include **heat exchanger** examination or warrant safe conditions regarding **carbon monoxide**. Carbon monoxide poisoning can occur in any home with fuel burning equipment. **A properly installed and maintained carbon monoxide detector is essential in every home.**
- Furnaces and other fuel burning equipment need regular maintenance which is necessary to obtaining maximum life span of unit. Prediction of life span is not possible.
- Window air conditioners are not inspected

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•2-4 Inches Fiberglass
Exterior Wall Insulation:	•Unknown

INSULATION / VENTILATION OBSERVATIONS

Attic / Roof Insulation

- **Further evaluation/Improve/Repair:** Minimal insulation in attic and slopes. Inadequate for this climate. Additions advised. Consult with utility company for possible rebates. See Electrical page.
- Slope insulation can cause condensation if tight packed Fiberglass Insulation. Icynene foam is preferred for maximum R-Value and to prevent condensation.
- Proper ventilation of cathedral roofs is rarely achieved. As a result, these areas tend to be prone to difficulty, particularly in cold climates. Ice damming on the roof and condensation within the roof space are common problems. These areas should be monitored until insulated as above.
- **Further evaluation:** Insulation presence unknown in flat roofs. Investigate. Add if needed. Icynene foam is best as mentioned above.

Wall Insulation

- **Monitor/Improve?:** Possibly no insulation in walls. Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- **Improve:** Box sill insulation advised.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

- An analysis of indoor **air quality, odors, presence of mold, mildew, radon, ambient environment** or any other concern of general environment **livability or specific toxicity** is **not** part of our inspection unless explicitly contracted for and discussed in this or a separate report.
- **Condensation** in buildings has many causes and is **not predictable** by this inspection. Determining presence or absence of vapor barriers or necessity is beyond the scope of this inspection.
- Insulation/ventilation type and levels in **concealed** areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Any estimates of insulation **R-values or depths** are rough average values.
- Potentially **hazardous** insulation materials such as **Asbestos and Urea Formaldehyde** Insulation (UFFI) can't be positively identified without laboratory analysis. This is beyond the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Heater:	•Gas •Manufacturer: AOS 40-97
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Steel •Copper
Drain, Waste, & Vent Piping:	•Plastic •Copper •Cast Iron •Steel

PLUMBING OBSERVATIONS

General Comments

All plumbing systems are subject to periodic repair needs. Typical minor flaws could be present. Maintain as needed. Monitor traps below sinks. Periodic faucet maintenance will be needed. Dripping faucets are not assessed by this inspection. Plumbing fixture quality varies widely. Lower quality components will have more repair need. Quality level is not defined by this inspection.

Water Heater

- **Comment:** Typical life span of water heaters is 6-10 years. Many units last longer. Some fail sooner.
- This unit is approximately 8 years old. Predicting failure is not possible with this inspection. Condition assessed based on surface evidence only.
- **Further evaluation:** Check flue connection.

Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- Water pressure generally functional as is.

Waste / Vent

- **Further evaluation:** Lower level kitchen drain questionable. No venting. Discharge unknown. Verify and improve if needed.
- **Further evaluation:** East addition has open floor drain. Provide trap, plug as needed.

Fixtures

- **Monitor:** Some plumbing fixtures are older. Plumbing is an ongoing maintenance item..

LIMITATIONS OF PLUMBING INSPECTION

- **Hose bibs** typically cannot be fully inspected, and are not turned on in all inspections. Hose bibs are always susceptible to freezing, even if designated frost-proof. **Each spring**, carefully test bibs for damage by running water while someone watches inside for leakage. Monitor for interior leakage while watering lawn, etc.
- Portions of the plumbing system **concealed** by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Floor drains in basement or slabs are typically not possible to fully evaluate.
- **Water mains** cannot be evaluated. Failure of main or street shut-off is not predictable and is typically costly to repair.
- Clothes washing machines/connections are not inspected. Monitor for leakage, secure connection.
- Interiors of **flues or chimneys** which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Private waste disposal systems, and private wells are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Plaster •Paneling •Drywall
Floor Surfaces:	•Carpet •Asphalt Tile •Wood

INTERIOR OBSERVATIONS

General Comments

Typical drywall or plaster flaws are to be expected, and are common in every home. These are due either to initial installation method or subsequent settling or aging. Improve as needed for cosmetics. Settlement is present in all structures, more so in first few years following construction, and will often result in new cracks. This inspection does not itemize these flaws.

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in below average condition. Typical old house characteristics.

Wall / Ceiling Finishes

- **Monitor/Improve:** Interior finishes are generally older, marginal. This can be approached on as needed basis or restore. Have bid.
- **Further evaluation/Bid:** Upper level surfaces are not plaster. Pressed board. Recommend upgrade to sheetrock. Note that pressed board will not be strong enough to contain insulation improvements.
- Damage to the interior finish was observed.
- **Monitor:** Signs of mildew were observed.

Floors

- **Improve/Repair:** Flooring has various conditions as follows:
 - Asphalt tiles damaged. Various locations.
 - Wood floor damaged lower level Northwest. Extent unknown.
 - Vinyl flaws.
 - Possible carpet flaws. General condition not assessed.

Doors

- **Monitor/Improve:** Doors should be trimmed or adjusted as necessary to work properly.

Kitchen Counters/Cabinets

- **Discretionary improvement:** Various conditions. Older units. Upgrades are discretionary.

Stairways

- **Monitor:** The stairways are atypical, steeper than average, narrower than average. Use caution. Limited furniture access.

Environmental Issues

- **Health/Safety Issue:** Suspected asbestos material observed on interior and exterior of heating ducts/boots. Interior material is of greater concern due to potential for air-borne particles. Loose or frayed exterior material has potential to be air-borne. Have verified as needed and isolate/remove according to E.P.A. guidelines.
- **Health/Safety Issue:** Suspected lead paint observed at windows, possible other locations. See Exterior page.
- 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. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Health/Safety Issue:** Apparent mold/mildew in utility room on sheetrock. Probable mold/mildew behind sheetrock in other areas due to apparent moisture entry. It is beyond the scope of this inspection to assess mold conditions or toxicity. If this is a concern consult with mold specialist.

LIMITATIONS OF INTERIOR INSPECTION

- **General Limitation:** Evaluation of cosmetic condition, flaws, blemishes, wear and tear, or routine maintenance is **not included** in this inspection. The buyer is assumed to have observed and taken into consideration cosmetics, quality of finishes and components, flooring condition, general window quality, and general wear and tear.
- If home was observed only when occupied/furnished, **buyer** is advised to carefully **inspect** the condition of finishes at **final walk-through** prior to closing when house is empty.
- **Smoke detectors are not evaluated.** Install smoke detectors to manufacturer specifications on all levels of home.
- Indoor **air quality, odors**, presence of **mold, mildew, radon, ambient environment** or any other concern of general environment **livability or specific toxicity** is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report. *If this is a concern to buyer, **technical testing** is advised.*
- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may hide defects.
- Carpeting, wood floor finish, vinyl nicks and blemishes, or other floor covering condition is not evaluated. Damage from **pet urine** is likewise not evaluated.
- Window treatments, paint condition, non-structural damage or blemishes, wallpaper, and other finish treatments are not inspected.
- Lead paint and asbestos evaluation not included. Technical testing is required to verify presence of these concerns.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Gas Range •Waste Disposer •Refrigerator

APPLIANCES OBSERVATIONS

General Comments

All appliances that were tested responded satisfactorily on inspection day. See Limitations. Some appliances are middle aged or older. Life span not predictable by this inspection.

LIMITATIONS OF APPLIANCES INSPECTION

- Effectiveness, efficiency, quality and overall performance of appliances is outside the scope of this inspection.
- Ovens and microwaves are tested for response to controls only and not for cooking performance or temperature calibration. Thermostats, timers and other specialized features and controls are not tested.
- **Clothes washers and dryers, portable dishwashers or any other free-standing appliances are not inspected.** If such items are included in the purchase of the property, buyer is advised to evaluate condition.
- Trash compactors are not inspected and are generally prone to break-down
- **Refrigerator** inspection is visual only. Temperature and general cooling performance are not evaluated.
- Dishwashers are evaluated for response to controls in one cycle. Cleaning ability not evaluated.

Safety and Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of your home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Install smoke detectors** on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year or sooner as needed. **Older** existing smoke detectors **should be replaced** with new units.
- Install carbon monoxide detectors** to manufacturer's directions. Maintain batteries as with smoke detectors.
- Investigate the location of the **main shut-offs** for the plumbing, heating and electrical systems.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house.
- Change the locks** on all exterior entrances, for improved security.
- Check that all windows and doors are **secure**. Improve window hardware as necessary. Security rods can be added to sliding windows and doors.
- Examine driveways and walkways for trip hazards. Repair as needed.
- Examine the interior of the home for trip hazards.
- Undertake improvements to all handrails, stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.

REGULAR MAINTENANCE

AS NEEDED

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

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage, cracking, settling.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated. Remove hose from bibs.
- If you are knowledgeable about doing so safely, test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

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

PERIODIC AS NEEDED

- If the property has a septic system, have the tank inspected (and pumped as needed).

PREVENTION IS THE BEST APPROACH

Preventative maintenance is the best way to keep your house in great shape and reduce long-term costs. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

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