



# Building Inspection Report

## Your New Home

---



**Inspection Date:**  
January 1, 2010

**Prepared For:**  
Your Client

**Prepared By:**  
Value Guard USA Inc.  
215.860.3150

**Report Number:**  
10-00000

**Inspector:**  
ValueGuard's Finest  
ASHI Certified  
#000000



January 1, 2010

**Inspection Address: Your New Home**  
**Report Number: 10-00000**

Dear ,

Enclosed please find the inspection report for the above referenced address.

ValueGuard has conducted this inspection in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI). A copy of the Standards of Practice is attached. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems at the time of the inspection only. The inspection and the report do not, and are not intended to, address code and regulatory compliance, the possible presence of, damage caused by, or danger from asbestos, radon gas, lead paint, urea formaldehyde, fungi, mold, mildew, wood-destroying insects or organisms such as termites or carpenter ants, pests, insects, soil contamination and other indoor and outdoor substances or pollutants. The full scope and limitations of this inspection are addressed in the Pre-Inspection Agreement, which is part of this report.

The inspection report provides an evaluation of major systems and components, including Structural, Roofing, Exterior, Electrical, Heating, Cooling, Insulation/ Ventilation, Plumbing, and Interior Components of your building. For your convenience, the following conventions were used in the report:

Major Concerns/ Defects – denote a major or material defect that should be further investigated prior to settlement.

Safety Concerns/ Defects – denote an observation, defect or recommendation that is considered an immediate safety concern and should be further investigated prior to settlement.

Other Comments – denote routine maintenance issues and advice, repairs that should be anticipated or undertaken, and/ or an area where further investigation and/or monitoring is needed. These items are also considered to be defects.

We appreciate the opportunity to be of service to you. Please feel free to call us if you have any questions or concerns regarding this inspection or report.

Sincerely,

Chase Millard  
Vice President

# Table of Contents

---

<b>REPORT OVERVIEW</b>	<b>4</b>
<b>STRUCTURAL COMPONENTS</b>	<b>8</b>
<b>ROOFING SYSTEM</b>	<b>9</b>
<b>EXTERIOR COMPONENTS</b>	<b>10</b>
<b>ELECTRICAL SYSTEM</b>	<b>11</b>
<b>HEATING SYSTEM</b>	<b>12</b>
<b>COOLING / HEAT PUMPS</b>	<b>13</b>
<b>INSULATION / VENTILATION</b>	<b>14</b>
<b>PLUMBING SYSTEM</b>	<b>15</b>
<b>INTERIOR COMPONENTS</b>	<b>16</b>
<b>COST SUMMARY</b>	<b>18</b>
<b>PHOTO SUMMARY</b>	<b>19</b>
<b>MAINTENANCE ADVICE</b>	<b>22</b>

# Report Overview

## THE HOUSE IN PERSPECTIVE

---

This is an average quality home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

---

For your convenience, the following conventions have been used in this report.

**Major Concern:** *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

**Safety Issue:** *denotes a condition that is unsafe and in need of prompt attention.*

**Repair:** *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

**Improve:** *denotes improvements which are recommended but not required.*

**Monitor:** *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

### WEATHER CONDITIONS

Winter weather conditions have been experienced in the days leading up to the inspection.

Wet weather conditions have been experienced in the days leading up to the inspection.

### RECENT WEATHER CONDITIONS

The estimated outside temperature was 30 degrees F.

Dry weather conditions prevailed at the time of the inspection.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

---

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

### MAJOR CONCERNS

- **Major Concern:** The flashing at the chimney is damaged and should be repaired to avoid further leaks into the garage. See the photo at the end of this report.
- **Major Concern:** The windows in the rear bedrooms and master bedrooms show evidence of substantial rot to the window sills and frames. Repair to the windows can usually be accomplished by a skilled carpenter; however a replacement window is preferred in most cases.
- **Major Concern:** Overheated wiring within the main distribution panel should be examined by a licensed electrician and repaired as necessary.
- **Major Concern:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Major Concern:** The bay windows at the front and rear walls have lost their seal. This has resulted in condensation developing between the panes of glass. Repairs are recommended.

### SAFETY ISSUES

- **Safety Issue:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.
- **Safety Issue:** An outlet in the kitchen is loose. It should be replaced
- **Safety Issue:** It is suspected that the batteries in the smoke detectors are defunct. This should be investigated.

### REPAIR ITEMS

- **Repair:** The floor structure shows evidence of minor rot at the rear wall under the sliding glass door. Rot weakens the structure and causes distress to the building. Damaged wood should be repaired or replaced and the conditions that have promoted the rot (such as wet conditions and/or poor ventilation) should be remedied.
- **Repair:** Minor repairs to the roofing are needed on the main slope. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.
- **Repair:** Water is ponding at the eave edge near the air conditioner condensers. This area should be repaired to maintain the slope towards the roof drain.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
- **Repair:** Wiring serving the electric water heater should be protected by a conduit.
- **Repair:** The shower diverter is leaky and should be repaired.
- **Repair:** The sink is loose in the second floor hall bathroom and should be secured.
- **Repair:** The in the basement fireplace damper requires repair.
- **Repair:** The dishwasher should be better secured.

### IMPROVEMENT ITEMS

- **Improve:** The dirty air filter should be replaced.
- **Improve:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

## ITEMS TO MONITOR

- **Monitor:** The porch at the front wall has settled relative to the house proper. This is a common condition that should be monitored.

## **THE SCOPE OF THE INSPECTION**

---

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. A copy of the Standards of Practice is included in this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Structural elements, wiring, plumbing and all other items and/or conditions behind walls, ceilings, floors, ceramic tile, carpet, soil and other finishes or coverings are disclaimed. The inspection and this report do not, and are not intended to, address code and regulatory compliance, the possible presence of, damage caused by, or danger from asbestos, radon gas, lead paint, urea formaldehyde, fungi, mold, mildew, wood-destroying insects, soil contamination and other indoor and outdoor substances or pollutants. The full scope and limitations of this inspection are addresses in the Pre-Inspection Agreement. A copy of the Pre-Inspection Agreement is included in this report.

It is the goal of the inspection to put a buyer in a better position to make a buying decision. The purpose of the inspection is to identify major defects (only) in readily accessible (open or openable by hand without the use of tools) and visually observable areas. Not all repairs and/or defects will be identified during the inspection or in this report. Items other than major defects that are listed and/or identified are offered for informational and maintenance purposes only. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract and the Standards of Practice for a full explanation of the scope of the inspection.

## **COMMONWEALTH OF PENNSYLVANIA MANDATED LANGUAGE:**

---

A home inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and it's components on the date of inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied. If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or it's component parts you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose. Any cost estimates that are contained within this report are the product of the inspector's general knowledge of construction and repairs. It is recommended that multiple estimates be solicited from contractors who perform the specific type of work required prior to settlement.

# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

---

<b>Foundation:</b>	•Poured Concrete •Basement Configuration
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist •Plywood Sheathing
<b>Wall Structure:</b>	•Masonry •Wood Frame
<b>Ceiling Structure:</b>	•Truss •Plywood Sheathing
<b>Roof Structure:</b>	•Trusses •Plywood Sheathing

## STRUCTURAL COMPONENT OBSERVATIONS

---

Exterior wall construction is solid masonry. The construction of the home is good quality. The materials and workmanship, where visible, are good. The inspection did not discover evidence of substantial structural movement.

## COMMENTS

---

### Floors

- **Repair:** The floor structure shows evidence of minor rot at the rear wall under the sliding glass door. Rot weakens the structure and causes distress to the building. Damaged wood should be repaired or replaced and the conditions that have promoted the rot (such as wet conditions and/or poor ventilation) should be remedied.

## LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by, but not restricted to, the following conditions:

- Structural components concealed behind finished surfaces could not be inspected and are therefore disclaimed.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Concealed foundation walls could not be examined.
- Inaccessible floor, wall and roof cavities could not be inspected.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

---

<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

---

In all, the roof coverings show evidence of normal wear and tear for a home of this age. It is reported that this roof covering is approximately 10 years old. With proper maintenance, this roof covering could last up to 7-10 years.

## COMMENTS

---

### Sloped Roofing

- **Monitor:** The roofing at the rear slope is in fair condition. The roofing shows evidence of moss and organic build up in shaded areas. This condition may reduce the life expectancy of the roofing. Trimming or removing trees could improve this condition.
- **Repair:** Minor repairs to the roofing are needed on the main slope. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

### Flashings

- **Major Concern:** The flashing at the chimney is damaged and should be repaired to avoid further leaks into the garage. See the photo at the end of this report.

### Chimneys

- **Monitor:** The masonry chimney at the chimney shows evidence of normal wear and tear.
- **Repair:** The metal chimney cap is rusting. It should be painted with an appropriate paint or replaced.
- **Repair:** The masonry chimney side slope is in need of a cricket installed behind it to help direct water into the gutters.

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

## LIMITATIONS OF ROOFING INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by, but not restricted to, the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior Components

## DESCRIPTION OF EXTERIOR

---

<b>Wall Covering:</b>	•Brick •Vinyl Siding
<b>Eaves, Soffits, And Fascias:</b>	•Aluminum •Vinyl
<b>Exterior Doors:</b>	•Metal •Sliding Glass
<b>Window/Door Frames and Trim:</b>	•Wood •Metal-Covered
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete •Wood
<b>Porches, Decks, Steps, Railings:</b>	•Treated Wood
<b>Overhead Garage Door(s):</b>	•Steel •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade

## EXTERIOR OBSERVATIONS

---

The exterior siding that has been installed on the house is relatively low maintenance. The aluminum soffits and fascia is a low-maintenance feature of the exterior of the home. The decking appears to be constructed from pressure treated wood. The exterior of the home has lacked some maintenance; repairs are needed.

## COMMENTS

---

### Exterior Walls

- **Repair:** The siding in many locations requires caulking.

### Exterior Eaves

- **Repair:** Tree branches at the rear wall should be trimmed away from the house.

### Windows/Doors

- **Repair:** The sliding glass door at the rear wall requires caulking.
- **Major Concern:** The windows in the rear bedrooms and master bedrooms show evidence of substantial rot to the window sills and frames. Repair to the windows can usually be accomplished by a skilled carpenter; however a replacement window is preferred in most cases.

### Deck

- **Repair:** The deck should be painted or stained to improve durability.

### Porch

- **Monitor:** The porch at the front wall has settled relative to the house proper. This is a common condition that should be monitored.

### Walkway

- **Safety Issue:** The walkway at the front wall presents a trip hazard. This condition should be altered for improved safety.

### Driveway

- **Repair:** The soil below the driveway at the front wall has settled and/or heaved. Persisting movement may result in the need for resurfacing.

## LIMITATIONS OF EXTERIOR INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by, but not restricted to, the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

---

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amp
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers
<b>Service Grounding:</b>	•Aluminum-Bare •Water Pipe Connection •Ground Rod Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Kitchen

## ELECTRICAL OBSERVATIONS

---

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below. All 3-prong outlets that were tested were appropriately grounded. The distribution of electricity within the home is good. All outlets and light fixtures that were tested operated satisfactorily. The size of the electrical service is sufficient for typical single family needs.

## COMMENTS

---

### Main Panel

- **Major Concern:** Overheated wiring within the main distribution panel should be examined by a licensed electrician and repaired as necessary.

### Distribution Wiring

- **Safety Issue:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.

### Outlets

- **Safety Issue:** An outlet in the kitchen is loose. It should be replaced.

### Smoke Detectors

- **Safety Issue:** It is suspected that the batteries in the smoke detectors are defunct. This should be investigated.

### Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

## LIMITATIONS OF ELECTRICAL INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by, but not restricted to, the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating System

## DESCRIPTION OF HEATING SYSTEM

---

<b>Energy Source:</b>	•Electricity
<b>Heating System Type:</b>	•Manufacturer: Lennox •Age: 28 Years Old •Btu: 90,000
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

---

The heating system not been maintained. The heating system is old and may be approaching the end of its life. The heating system is older. You should expect to replace this unit.

## COMMENTS

---

### Furnace

- **Major Concern, Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Improve:** The dirty air filter should be replaced.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.

## LIMITATIONS OF HEATING INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. Due to the design of modern furnaces, only a very small view can be gained of the heat exchanger. A detailed inspection of the exchanger can only be undertaken by a heating technician. The inspection was limited by, but not restricted to, the following conditions:

- The adequacy of heat distribution is difficult to determine during a one time visit to a home.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

---

**Energy Source:**

**Central System Type:**

•Air Source Heat Pump System with Auxiliary Heat •Manufacturer: Bryant

•Btu: 36,000 •Age: 6 Years Old

**Other Components:**

•Air Handler/Fan

## COOLING / HEAT PUMPS OBSERVATIONS

---

The capacity and configuration of the system should be sufficient for the home. The system is showing some signs of age and may require a higher level of maintenance.

## COMMENTS

---

**Heat Pump**

- **Major Concern:** The heat pump was inoperative at the time of the inspection. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.

**Supply Air Ductwork**

- **Improve:** Duct cleaning is recommended.

**Evaporative Cooler**

- **Repair:** The evaporative cooler has been lacking maintenance somewhat. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.

## COOLING / HEAT PUMPS LIMITATIONS

---

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

---

<b>Attic Insulation:</b>	•R30 Fiberglass in Main Attic
<b>Roof Cavity Insulation:</b>	•None Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•None Visible
<b>Vapor Retarders:</b>	•Unknown
<b>Roof Ventilation:</b>	•Roof Vents •Ridge Vents •Power Ventilator ••Gable Vents

## INSULATION / VENTILATION OBSERVATIONS

---

Insulation levels are typical for a home of this age and construction. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

## COMMENTS

---

No additional comments were made at the time of inspection.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by, but not restricted to, the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.
- There was no access to the roof space/attic.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing System

## DESCRIPTION OF PLUMBING

---

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Cast Iron
<b>Water Heater:</b>	•Gas •Manufacturer: Bradford •Approximate Capacity (in gallons): 50 •Age: 4 Years Old

## PLUMBING OBSERVATIONS

---

The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

## COMMENTS

---

### Water Heater

- **Repair:** Wiring serving the electric water heater should be protected by a conduit.

### Fixtures

- **Repair:** The shower diverter is leaky and should be repaired.
- **Repair:** The sink is loose in the second floor hall bathroom and should be secured.

## LIMITATIONS OF PLUMBING INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by, but not restricted to, the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior Components

## DESCRIPTION OF INTERIOR

---

<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Tile •Vinyl/Resilient •Wood
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Single Pane with Storm Window •Double Glazed •Casement •Fixed Pane
<b>Doors:</b>	•Sliding Glass •Storm Door(s) •Wood-Hollow Core
<b>Fireplaces:</b>	•Steel Firebox •Masonry Firebox
<b>Appliances Tested:</b>	•Electric Range •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator
<b>Laundry Facility:</b>	•240 Volt Circuit for Dryer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer •Clothes Washer •Clothes Dryer
<b>Other Components Tested:</b>	•Kitchen Exhaust Hood

## INTERIOR OBSERVATIONS

---

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas. The majority of the doors and windows are modest quality. While there is no rush to substantially improve these doors and windows, replacement units would be a logical long term improvement. The floors of the home are relatively level and walls are relatively plumb. Most of the major appliances in the home are newer. The appliances that have been installed in the kitchen are good quality.

## COMMENTS

---

### Wall / Ceiling Finishes

- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed in various locations.

### Windows

- **Major Concern:** The bay windows at the front and rear walls have lost their seal. This has resulted in condensation developing between the panes of glass. Repairs are recommended.

### Doors

- **Repair:** Doors in various locations should be trimmed or adjusted as necessary to work properly.

### Fireplaces

- **Repair:** The in the basement fireplace damper requires repair.

### Dishwasher

- **Repair:** The dishwasher should be better secured.

### Stairways

- **Safety Issue:** For improved safety, it is recommended that a handrail be provided for the in the basement stairway.

### Basement Leakage

- **Major Concern:** The basement shows evidence of moisture penetration at the main waste pipe. *While it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home, the visible evidence suggests that basement leakage will be a chronic occurrence.* It is suspected that the pipe was never sealed properly this pipe should be sealed with hydraulic cement.

## LIMITATIONS OF INTERIOR INSPECTION

---

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by, but not restricted to, the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- The appliances are inspected for basic operation only. They are not inspected for cosmetic flaws, performance or the ability/accuracy of heating, cooling, etc. They are also not inspected to ascertain whether the proper racks and/or any accessories are present or in working order. In addition, the self-cleaning feature of an oven cannot be tested during a home inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cost Summary

## INTRODUCTION

---

The following cost figures are order of magnitude estimates only. They pertain to some of the observations made in this report. This is not an all-inclusive list of future repair costs, nor does it address general annual maintenance. It is recommended that a budget of roughly one percent of the value of the home be set aside annually to cover unexpected repairs and annual maintenance.

It is further recommended that qualified, reputable contractors be consulted for specific quotations. You may find that contractor estimates vary dramatically from these figures, and from each other. Contractors may also uncover defects not apparent at the time of the inspection, resulting in additional costs. Please proceed cautiously.

Should you have any questions regarding contractor opinions or quotations, please contact our office. Any work performed by the homeowner will dramatically reduce costs.

These approximate costs are not intended to represent or influence, in any way, the value of a property.

## APPROXIMATE IMPROVEMENT COSTS

---

### ROOFING

Sloped Roofing Improvements .....\$200-300  
 Chimney Improvements .....\$300-500

### EXTERIOR

Window Replacement.....\$250-300 (Each)  
 Bay Window Improvements .....\$2000-3000 each

### ELECTRICAL

Electrical Panel Improvements .....\$100-200

### HEATING

Furnace Replacement .....\$2000-2500

**\*\*\* Cost summary is done upon request \*\*\***

# Photo Summary

---



Cracked Driveway



Trip Hazard (Front Walk)



Broken Window Seal at Bay Window



Water Pond @ eve



Water Leak in Garage from Chimney



Rusted Chimney Cap



Hole in Flashing at Chimney



Blocked Drain



Open Junction Box



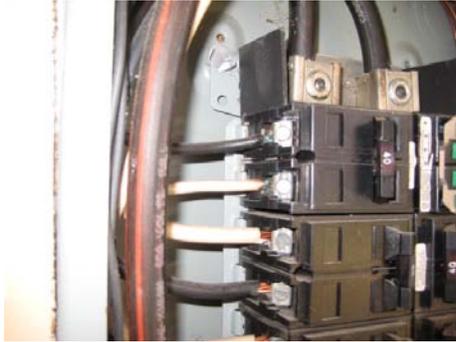
Ground Not Connected



Rotted Sill in Master Bedroom



Diverter Leak



Scorched Wires



Loose Outlet



Dishwasher Loose

# Maintenance Advice

## UPON TAKING OWNERSHIP

---

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

- 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. Consideration could also be given to a security system.
- 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.
- 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. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all 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.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

## REGULAR MAINTENANCE

---

### EVERY MONTH

- 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.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts 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 showerheads.
- 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. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- 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 windowsills 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.
- 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 batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- 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 the property has a septic system, have the tank inspected (and pumped as needed).
- 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.

## **PREVENTION IS THE BEST APPROACH**

---

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. 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!