

Mattern Inspection Services

Sample Building Inspection Report



1234 American Road, Atlanta, GA

Inspection Date:
February 30, 2010

Prepared For:
Jane Buyer



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Report Number: 7316

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Report Overview

THE HOUSE IN PERSPECTIVE

This approximately 43 year old house (per disclosure) is reasonably well built and apparently has had good maintenance. No major health or safety issues were found, and no major structural concerns were noted. No signs of major water intrusion were found. Bathrooms and kitchen have been remodeled/renovated recently. Major mechanical systems are relatively new, and electrical and plumbing systems have been partially updated and appear to be in good order. The improvements that are recommended in this report are not considered unusual for a home of this age and type. As with all homes, ongoing maintenance is required, and improvements to the systems of the home will be needed over time.

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.

For the purposes of this report, directions are oriented as if facing the house from the street.

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.

- 1) **Safety Issue, Improve:** The plastic vent duct for the clothes dryer appears to discharge under the front stoop; ideally, rigid metal ducting should be installed to vent by the most direct route to the exterior. Improperly-vented dryers risk moisture damage to the building, and a blocked vent line can cause a fire in the dryer.
- 2) **Safety Issue, Improve:** Current building code calls for rigid black-iron gas pipe through the side wall of the furnace cabinet to prevent chaffing and a possible gas leak.
- 3) **Safety Issue, Improve:** Attic pull-down stairs hardware should be tightened and adjusted for improved safety.
- 4) **Repair:** A licensed electrician should be contracted to make electrical repairs: Wiring to the waste disposal should be enclosed in metal conduit for protection. Open junction box was noted in attic; all junction boxes should be fitted with cover plates to protect the wire connections. Two “mystery” light switches in hallway should be investigated. Ungrounded 3-prong wall outlets were noted in several areas, e.g. rear BR.
- 5) **Repair:** Unless serviced within the last six months, furnace(s) should be cleaned and serviced prior to closing; heat exchanger(s) should be checked for cracks. A loose duct at humidifier unit should be reattached. Damaged or missing supply duct insulation as noted in crawl space should be replaced.
- 6) **Repair:** Furnace-mounted drum-type humidifier(s) should be removed or replaced. Humidifiers breed mold and mildew and can produce unhealthy air quality. They can also leak into the furnace where costly (and hidden) damage can occur.

- 7) **Repair:** Recommend servicing the cooling system when warmer temperatures prevail. The air conditioning condensate drain line should be replaced (garden hose portion) and lengthened to discharge away from the foundation.
- 8) **Repair:** Minor plumbing repairs are needed: Metal P-traps can fail unexpectedly and should be replaced with plastic to avoid water damage. The toilet in the front bath is leaking as evidenced by water in the basement; it is loose at the floor and should be tightened down or reset to prevent waste leakage. The main water supply line connection (at crawl space front wall) is leaking. The kitchen sink faucet spray head leaks.
- 9) **Repair:** Recommend installing a water pressure regulator. Excessive pressure can cause leaks in piping, fittings or other equipment.
- 10) **Possible Repair, Monitor:** Two small water stained and rotted areas (dry at the time of inspection) were observed on underside of roof decking on center rear slope. These areas could predate the most recent layer of roofing and should have been repaired when re-roofing. Otherwise, roofing appears to be in good condition. We did not see evidence of active leaks nor need for immediate major repair.
- 11) **Future Repair:** Remaining galvanized steel supply piping (e.g. in bathroom walls) is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when leaks develop or the loss of pressure can no longer be tolerated.
- 12) **Improve:** Several downspouts discharge water close to the foundation. Downspout(s) should discharge water into underground drainage systems or at least five (5) feet from the building. Storm water should be encouraged to flow away from the building at the point of discharge.
- 13) **Improve:** Dead or dying trees as noted at the rear should be removed to prevent possible damage to surrounding structures.
- 14) **Improve:** Exterior wood finish deterioration was observed in several areas, e.g. basement window. Several windows are in need of glazing (putty) improvements. The exterior is ready for power washing and repaint (in some areas).
- 15) **Improve:** Deck support posts are in direct contact with the soil; premature deterioration is probable. Dirt should be cleared away from the base of the posts to expose the concrete footings or the footings otherwise modified to eliminate soil contact.
- 16) **Improve:** Joint tape on HVAC return ducts (noted in the basement) could contain asbestos. The U.S. Environmental Protection Agency (EPA) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers). This tape can be covered with aluminum foil duct tape or mastic to contain any stray fibers. Due to the age of construction, there may be other materials within the home that contain asbestos but which are not identified by this report.
- 17) **Improve:** Obstructed or closed foundation vents should be cleared and left open year around. The attic access hatch could be insulated.

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.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

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

This report is prepared solely and exclusively for the use of the Client who has requested and agreed to pay for it. Inspector’s liability for any errors or omissions is governed by the Inspection Agreement. Any such liability shall not exceed the amount paid for this report.

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

WEATHER CONDITIONS

Cool cloudy weather prevailed at the time of the inspection; conditions leading up to the inspection have been relatively cold and wet. The estimated outside temperature was 45-50 degrees F.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block •Basement & Crawl Space Configuration
	•Inspection by Direct Access •Slab on Grade Carport
Columns:	•Steel •Concrete Block
Floor Structure:	•Wood Joists – 2x8 •Solid Plank Sub-floor
Wall Structure:	•Wood Frame, Brick Veneer •Framing Not Visible
Ceiling Structure:	•Wood Joists •Not Visible
Roof Structure:	•Rafters – 2x6 •Solid Plank Sheathing

STRUCTURE OBSERVATIONS

This home appears to be well constructed; materials and workmanship, where visible, are good. Exterior walls are brick masonry veneer. Visible joist spans appear to be within acceptable construction tolerances. No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Several “step” cracks were observed in block foundation walls indicating failure of the wall. This size, type and pattern of cracking is generally the result of foundation/footing settling and normally not a concern. Monitor for signs of further movement which could require repair.
- **Monitor:** Previous termite activity/damage has been reported; refer to termite inspection report. If an exterminator has not been contracted by the seller, a retreat or repair bond should be obtained.

LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

Roofing

DESCRIPTION OF ROOFING

Roof Type:	•Hip – Low Slope
Roof Covering:	•Asphalt Composition Shingle •Roof-over (2 layers)
Roof Flashings:	•Not Visible
Chimneys:	•None
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Overall, the roof coverings show evidence of normal wear and tear for a home of this age. Average quality roof materials were installed approximately 10 years ago according to seller disclosure; life expectancy should be 8-10 years with proper maintenance. Old roofing materials apparently were not removed before installation of the new. The roof drainage system appears to be in good order; gutters are not clean.

RECOMMENDATIONS / OBSERVATIONS

- **Possible Repair, Monitor:** Two small water stained and rotted areas (dry at the time of inspection) were observed on underside of roof decking on center rear slope. These areas could predate the most recent layer of roofing and should be repaired when re-roofing. Otherwise, roofing appears to be in good condition. We did not see evidence of active leaks nor need for immediate major repair.
- **Improve:** Several downspouts discharge water close to the foundation. Downspout(s) should discharge water into underground drainage systems or at least five (5) feet from the building. Storm water should be encouraged to flow away from the building at the point of discharge.

LIMITATIONS OF ROOFING INSPECTION

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

- The entire underside of the roof sheathing cannot be inspected for evidence of leaks.
- Evidence of prior leaks can be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and could depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection can be limited by access, condition, weather, or other safety concerns.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick
Eaves, Soffits, And Fascia:	•Wood
Exterior Doors:	•Wood – Raised Panel
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Treated Wood
Overhead Garage Door(s):	•None •Carport (1 vehicle)
Surface Drainage:	•Graded Away From House
Retaining Walls:	•None
Fencing:	•None

EXTERIOR OBSERVATIONS

The exterior is in generally good condition but shows normal wear and tear for a building of this age. Exterior walls are durable brick veneer. Pressure treated wood decking, framing and support structure are satisfactory. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. Stoops, steps and patios are in satisfactory condition. Driveway and walkway are settling and cracking somewhat. Condition of ground cover and vegetation adjacent to the foundation appears to be satisfactory.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Dead or dying trees as noted at the rear should be removed to prevent possible damage to surrounding structures.
- **Improve:** Exterior wood finish deterioration was observed in several areas, e.g. basement window. Several windows are in need of glazing (putty) improvements. The exterior is ready for power washing and repaint (in some areas).
- **Improve:** Deck support posts are in direct contact with the soil; premature deterioration is probable. Dirt should be cleared away from the base of the posts to expose the concrete footings or the footings otherwise modified to eliminate soil contact.
- **Monitor:** Brick mortar “step” cracks (observed on the exterior walls, e.g. at rear left) imply that settling/structural movement has occurred. The location, size and shape of these cracks are common. These areas should be monitored for evidence of further movement which could require repair.
- **Monitor:** Minor settling and cracking were noted in the concrete driveway. Repairs are not needed at present; monitor for signs of further movement.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 150 Amp
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Main Service Disconnect(s):	•Main Service Rating 150 Amps •Breakers •Located: Main Panel
Service Grounding:	•Copper •Ground Rod Connection
Service Panel & Over-current Protection:	•Panel Rating: 150 Amp Max (Siemens) •Breakers •Located: Basement
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	•Fabric-Covered •Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Kitchen •Bathroom(s)
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

The electrical panel was replaced in 1999 (date stamp in panel). The electrical system is a mixture of old and new, ungrounded and grounded. The electrical system appears to be in good order, and the size of the electrical service is sufficient for typical single family needs. Inspection of the electrical system revealed the need for typical minor repairs. A licensed electrician should be contracted to make the recommended repairs.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** A licensed electrician should be contracted to make electrical repairs: Wiring to the waste disposal should be enclosed in metal conduit for protection. Open junction box was noted in attic; all junction boxes should be fitted with cover plates to protect the wire connections. Two "mystery" light switches in hallway should be investigated. Ungrounded 3-prong wall outlets were noted in several areas, e.g. rear BR.

Discretionary Improvements

Additional GFCI devices are advisable in some areas, e.g. exterior and basement outlets, for added shock protection. During the course of any renovating, old wiring should be replaced. Grounded outlets might be desirable in some areas where ungrounded outlets exist; this will depend on electrical needs. A 220volt power source for the dryer might be desirable.

LIMITATIONS OF ELECTRICAL INSPECTION

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

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures was tested.
- 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.

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace(s) •Mfr: Bryant •Mfr. Date: 1999 •Zones: 1
	•Input: 66K BTU's
Location(s):	•Basement
Vents, Flues, Chimneys:	•Metal – Single & Multi-Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Induced-Draft Fan(s) •Humidifier

HEATING OBSERVATIONS

This relatively new heating system appears to be in good order and should provide adequate heating capacity. Normal service life is 15-25 years with proper maintenance. The heating system is controlled by a programmable “set back” thermostat(s) which helps reduce heating costs. Condition of furnace fuel piping, thermostat(s), vents and other components appears to be satisfactory; combustion air appears to be adequate. The heating system shows no visible evidence of major defects. Minor repairs are needed, and cleaning and service are recommended.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Unless serviced within the last six months, furnace(s) should be cleaned and serviced prior to closing; heat exchanger(s) should be checked for cracks. A loose duct at humidifier unit should be reattached. Damaged or missing supply duct insulation as noted in crawl space should be replaced.
- **Repair:** Furnace-mounted drum-type humidifier(s) should be removed or replaced. Humidifiers breed mold and mildew and can produce unhealthy air quality. They can also leak into the furnace where costly (and hidden) damage can occur.
- **Safety Issue, Improve:** Current building code calls for rigid black-iron gas pipe through the side wall of the furnace cabinet to prevent chaffing and a possible gas leak.
- **Improve:** Joint tape on HVAC return ducts (noted in the basement) could contain asbestos. The U.S. Environmental Protection Agency (EPA) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers). This tape can be covered with aluminum foil duct tape or mastic to contain any stray fibers. Due to the age of construction, there may be other materials within the home that contain asbestos but which are not identified by this report.

Discretionary Improvements

Furnace filters should be changed frequently (observe air flow directional arrows); disposable pleated filters are recommended.

LIMITATIONS OF HEATING INSPECTION

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

- Heat supply adequacy and/or distribution balance are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- The programmable thermostat(s) was not tested.

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

Cooling

DESCRIPTION OF COOLING

Energy Source:	•Electricity •240 Volt Power Supply
Central System Type:	•Air-Cooled Central Air Conditioning •Mfr: Bryant •Mfr. Date: 1999
	•Capacity: 3 Tons
Through-Wall Equipment:	•Not Present
Other Components:	•Whole-House Fan

COOLING OBSERVATIONS

This relatively new cooling system appears to be in good order; capacity and configuration should be sufficient for the home. Normal service life is 12-15 years with proper maintenance. The cooling system was not operated due to recent cool outdoor temperatures. The system shows no visible evidence of major defects. Typical minor repairs are recommended.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Recommend servicing the cooling system when warmer temperatures prevail. The air conditioning condensate drain line should be replaced (garden hose portion) and lengthened to discharge away from the foundation.

LIMITATIONS OF COOLING INSPECTION

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

- Cooling supply adequacy and/or distribution balance are not inspected.
- The cooling system was not tested since outdoor temperatures have been 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

Attic Insulation:	•R20-25 Fiberglass
Roof Cavity Insulation:	•None
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None
Crawl Space Insulation:	•None
Floor Cavity Insulation:	•None
Vapor Retarders:	•Plastic
Roof Ventilation:	•Soffit Vents •Static Vents
Crawl Space Ventilation:	•Foundation Vents
Exhaust Fan/vent Locations:	•Bathroom(s) •Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

Typically, insulation levels in homes of this age and construction are relatively modest, although attic insulation has been augmented. Upgrading insulation levels is an improvement rather than a necessary repair. Maintaining caulking and weather-stripping around doors, windows and other exterior wall openings will insure weather tightness and reduce energy costs.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Safety Issue, Improve:** The plastic vent duct for the clothes dryer appears to discharge under the front stoop; ideally, rigid metal ducting should be installed to vent by the most direct route to the exterior. Improperly-vented dryers risk moisture damage to the building, and a blocked vent line can cause a fire in the dryer.
- **Improve:** Obstructed or closed foundation vents should be cleared and left open year around. The attic access hatch could be insulated.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- 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.
- 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 not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R-values or depths are rough average values.
- No access was gained to the wall cavities of the home.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Plastic
Main Water Valve Location:	•Front Wall of Crawl Space
Interior Supply Piping:	•Copper •Galvanized Steel
Waste System:	•Public Sewer System (Per Disclosure)
Main Cleanout(s):	•Front Exterior
Drain, Waste, & Vent Piping:	•Cast Iron
Water Heater:	•Gas •Mfr: AOSmith •Mfr. Date: 2000 •Capacity: 40 Gal. •Location: Basement
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Left Exterior
Other Components:	•NO Pressure Regulator on Main Line •Sump Pump

PLUMBING OBSERVATIONS

The plumbing system appears to be in good condition; all visible supply piping is copper except for small portions remaining within bath room walls. Plumbing piping system and many fixtures have been updated. Water pressure and flow at plumbing fixtures are reasonably good; a typical drop in flow was experienced when two fixtures were operated simultaneously. The water heater is relatively new; typical service life of water heaters is 7 to 12 years. Combustion air for the water heater(s) appears to be adequate. Condition of water heater venting, fuel supply piping and TPR valve appears to be satisfactory. The plumbing system requires typical minor repairs/improvements.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Minor plumbing repairs are needed: Metal P-traps can fail unexpectedly and should be replaced with plastic to avoid water damage. The toilet in the front bath is leaking as evidenced by water in the basement; it is loose at the floor and should be tightened down or reset to prevent waste leakage. The main water supply line connection (at crawl space front wall) is leaking. The kitchen sink faucet spray head is leaking.
- **Repair:** Recommend installing a water pressure regulator. Excessive pressure can cause leaks in piping, fittings or other equipment.
- **Concern, Future Repair:** Remaining galvanized steel supply piping (e.g. in bathroom walls) is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when leaks develop or the loss of pressure can no longer be tolerated.

LIMITATIONS OF PLUMBING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope 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, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Wood •Tile
Window Type(s) & Glazing:	•Double-Hung •Single Pane
Doors:	•Wood – Flat Panel

INTERIOR OBSERVATIONS

Interior finishes are in good condition; typical flaws were observed in some areas. Doors and windows are average quality. Floors are relatively level, and walls are relatively plumb. The daylight basement is unfinished; basement stairs and handrails are in good order. The crawl space shows signs of moisture penetration but is presently dry. An interior French drain and sump pump have been installed to manage any basement water intrusion.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue, Improve:** Attic pull-down stairs hardware should be tightened and adjusted for improved safety.
- **Monitor:** Minor settling cracks were noted over several interior doors, e.g. in the BR's. These are common in older homes and do not require major repairs.
- **Monitor:** The crawl space has experienced moisture penetration as evidenced by efflorescence at the base of the front foundation wall. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Refer to the Roofing and Exterior sections of the report for more information.

Discretionary Improvements

Install new exterior door lock sets (or re-key) upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and could block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Recent renovations and/or interior painting concealed historical evidence.

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

Appliances / Fireplaces

DESCRIPTION OF APPLIANCES / FIREPLACES

Appliances Tested:	•Gas Range •Dishwasher •Waste Disposal •Refrigerator
Laundry Facility:	•NO 240 Volt Circuit for Dryer •Gas Piping for Dryer •Dryer NOT Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Range Vent Hood •Door Bell
Fireplaces:	•None

APPLIANCE / FIREPLACE OBSERVATIONS

Appliances appear to be in good condition; all appliances responded satisfactorily to testing. Kitchen cabinetry, appliances and fixtures are average quality. No appliance improvements are needed.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCE / FIREPLACE INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves and/or firebox contents are not moved.

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

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 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 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. 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 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.
- 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 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 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 more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventive 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 new home!