



Home Inspection Report , Winston-Salem, NC

Inspection Date:
04/02/2008

Prepared For:

Prepared By:
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Report Overview

PROPERTY OVERVIEW

This home is typical quality for a home in this area and is approximately 83 years old. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. **No issue mentioned in this report is automatically the responsibility of the seller to remedy. Consult your REALTOR® for guidance concerning negotiating repairs.** 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.

Repair:	Denotes a defect that is currently in need of repair, to restore a component/system to proper working order, or to prevent further and/or future damage to the property.
Improve:	Denotes maintenance or improvements recommendations, which would protect and/or enhance the property but are not required and are not included as part of the "Report Summary".
Safety Issue:	Denotes a defect that is considered an immediate Safety Concern
Further Investigation:	Denotes a system or component needing further investigation and/or monitoring, over time, is needed. Repairs may be necessary but insufficient information was available during the inspection to make such a determination.

Please note that those observations listed under "Discretionary Improvements" in the body of the report are not essential repairs, but recommendations for improvements and/or maintenance. Often, these are updates to a system that were not common practice at the time of the construction.

Directions are given as if you are in the street, facing the front of the house.

SUMMARY OF SIGNIFICANT FINDINGS

The following is a summary of systems or components observed during the inspection that, in the opinion of the inspector, do not function as intended or adversely affect the habitability of the home: or warrant further investigation by a specialist or subsequent observation over time.

This summary is provided to highlight those findings that the inspector considers most significant. The full report contains additional findings as well as improvement and safety recommendations. This summary does not limit your ability to rely on the entire report in completing your transaction

This summary is not the entire report. The complete report (which follows) may include additional information of concern to the client. **It is recommended that the client read the complete report.** (Other significant improvements, outside the scope of this inspection, may also be necessary.)

Important note regarding repairs: In **ALL** cases where repair, replacement, or additional evaluation is recommended, we strongly recommend that reputable, licensed professionals in the appropriate trade be employed and that signed receipts be obtained detailing the work performed. Transferable written guarantees are recommended on repairs. However, please understand that the inspector has no control over the selection of repairpersons or the quality of their work.

Important note concerning vacant homes: Please keep in mind that, although every reasonable effort has been made to simulate living conditions in order to reveal defects, homes that are not occupied can conceal defects that may not be revealed until a new occupant takes possession and uses a variety of different components simultaneously and/or on a regular basis. Guy's Home Inspections cannot be responsible for such latent defects that are not apparent at the time of inspection.

Please contact our office if you need clarification of any of the items listed below, or need additional inspection services. We offer follow-up inspections of repairs for an additional fee.

1. **Repair:** Screw-type jacks supporting the floor should be attached at the top and bottom to prevent unwanted movement.
2. **Repair:** A floor joist near the basement door is loose and should be supported with a ledger strip or a joist hanger for improved structural strength.
3. **Repair:** The elbow at the bottom of the downspouts at the left rear of the home is missing and should be replaced to direct water away from the foundation.
4. **Repair:** The exterior door at the basement of the home does not latch properly and should be repaired or adjusted for improved security.
5. **Repair:** The screen porch screen door is damaged and should be repaired to prevent vermin entry.
6. **Repair, Safety Issue:** The openings in the back porch stair railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.
7. **Repair, Safety Issue:** A handrail should be added to the rear porch steps for improved safety.
8. **Repair:** The screens at the side porch and the basement door are damaged and should be repaired or replaced to prevent vermin entry.
9. **Repair:** The dryer hood is damaged and should be repaired or replaced to prevent vermin entry.
10. **Repair:** Localized pointing (replacement of the mortar between the bricks), including at the right side of the home, is advisable to prevent further deterioration.
11. **Repair:** Improper electrical connections, including several in the basement (i.e. the post lights) should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates. Obsolete wiring should be properly terminated or removed.
12. **Repair:** Poor connections between newer wiring and the old knob-and-tube wiring were observed at the basement. All connections of this type should be performed within junction boxes fitted with cover plates. A qualified electrical contractor should be engaged to repair this and to review any additional knob and tube wiring that may require repair and/or replacement.
13. **Repair:** Technically, ungrounded, three-prong electrical outlets in older homes are incorrect and should be repaired or replaced with two-prong outlets. However, this is not critical except in wet locations. GFCI devices can be added in these areas (grounds are not required for them to be effective) to provide protection from electrical shock. Sensitive electronic equipment as well as refrigerators and clothes washers should also be on grounded circuits. Ungrounded outlets three-prong outlets should be labeled "No Equipment Ground."
14. **Repair:** The ceiling fans in multiple areas are not grounded and should be properly grounded by a qualified electrician for improved electrical safety.
15. **Repair:** An outlet at the side porch is inoperative. This outlet and circuit should be investigated and repaired as necessary.
16. **Repair:** The 2nd floor hall closet light is wired with extension cord wire. This wiring should be replaced with proper wiring by a licensed electrical contractor.
17. **Repair, Safety Issue:** The missing outlet cover plate(s), including one(s) at the left rear basement ceiling, should be replaced to avoid a shock hazard.
18. **Repair:** All junction boxes, including ones in the basement, should be fitted with cover plates in order to protect the wire connections.
19. **Repair:** Excessive carbon monoxide was metered at the attic furnace exhaust. This may indicate lack of service or a more severe problem. A qualified HVAC technician should investigate this and repair/replace as necessary.
20. **Repair:** The dirty air filter at the attic furnace should be replaced.
21. **Repair:** The humidifier at the basement furnace was out of service at the time of the inspection. It should be cleaning and serviced or removed.
22. **Repair:** The power ventilator in the attic is inoperative and should be repaired or replaced for improved energy efficiency and to extend the life of the roof coverings.
23. **Repair:** The attic drop stairs should be insulated for improved energy efficiency. Uninsulated drop stairs can reduce the effective R value of an attic by up to 50%.

24. **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is missing. This is an important safety feature because it directs superheated water downward in the event of a thermostat malfunction. It should terminate not less than 6 inches or more than 24 inches above the floor.
25. **Repair:** The steel supply piping is leaking slightly in at least two places in the basement near the furnace and should be repaired by a qualified plumber.
26. **Repair:** The toilet in the main level bath is loose (rocks front to back) at the floor. This should be repaired as desired.
27. **Repair:** The unsealed opening in the waste piping at the left rear basement should be corrected to prevent sewer gas from entering the basement.
28. **Repair, Safety Issue:** Most of the windows are stuck shut. It is especially important that the windows in the bedrooms are operable for safety reasons.
29. **Repair:** The window(s) are broken at the basement storage area with the outside entrance at the right rear of the home.
30. **Repair:** The window(s) panes are cracked in several areas including the kitchen and right rear bedroom and should be repaired.
31. **Repair, Safety Issue:** The openings in the basement stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.
32. **Repair:** The door to the left rear bedroom should be trimmed or adjusted as necessary to work properly.
33. **Repair:** The door at the right front bedroom does not latch properly and should be repaired or adjusted.
34. **Repair:** The locking mechanism for the self-cleaning function on the oven does not work properly and should be repaired as desired.

35. **Further Investigation:** The roofing material at the rear of the home shows evidence of a possible manufacturer's defect (blistering). Evidence suggests the blistering or deterioration is only in the laminate layer, which may be largely cosmetic. The manufacturer's representative should be consulted on this and a written opinion regarding estimated life should be requested in the event the roof coverings fail prematurely.
36. **Further Investigation:** Knob and tube wiring was noted throughout the basement. None was visible in the attic at the time of the inspection (insulation batts covered most of the wiring). If any exits in the attic, it should be investigated and repaired by a licensed electrician. Knob and tube wiring is a wiring method usually found only in older homes. It consists of knobs (intermediate supports), tubes (protect and support wire where required) and single insulated conductors. The NEC (National Electrical Code of the National Fire Protection Association) in Article 324-4 states in part that knob and tube shall not be used in attics, "where such spaces are insulated by loose, rolled, or foamed-in-place insulating material that envelopes the conductors." This condition can cause wiring to overheat creating a potential fire hazard. At a minimum, the insulation in contact with knob and tube wiring should be eliminated. Replacement of the knob and tube wiring is recommended. However, eliminating the insulation contact is not recommended as this is likely to require decreasing the level of insulation below normally accepted building practices and will result in higher energy costs.
37. **Further Investigation:** Insulation on the boiler and/or distribution piping may contain asbestos. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Sections of this insulation are indeed friable and a specialist should be engaged. Further guidance is available from the E.P.A. Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
38. **Further Investigation:** The National Fire Prevention Association (NFPA) recommends that a Level II inspection be performed whenever a home is sold. This involves cleaning and inspection of the flue. A qualified chimney sweep should be engaged.
39. **Monitor, Safety Issue:** Excessive carbon monoxide was metered at the gas logs. This is a safety hazard that should be investigated by a qualified fireplace technician and repaired as necessary.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the **Standards of Practice of the North Carolina Home Inspector's Licensure Board** are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

IMPORTANT NOTE: The scope of this home inspection is not the same as the scope of your real estate contract. Some items addressed here are not included in your real estate contract; and, some items included in your real estate contract are not addressed in this home inspection report. You must consult your real estate agent or your attorney (not your home inspector) to determine which issues apply to your real estate contract.

This inspection is visual only. A representative sampling 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.

It is the goal of the inspection to provide the client with a better understanding of the property condition, as observed at the time of the inspection. Not all concerns 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. **The buyer(s) was (were) present for at least part of the inspection.**

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

WEATHER CONDITIONS

Dry weather conditions existed at the time of the inspection.

The estimated outside temperature was 60 degrees F.

RECENT WEATHER CONDITIONS

Wet weather conditions occurred in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Brick •Basement Configuration
Columns:	•Steel •Wood
Floor Structure:	•Wood Joist • Board/Plank Sub Floor
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Joist
Roof Structure:	•Roof Rafters •Solid Plank Sheathing
Attic Access:	•Drop Stairs in bedroom •Attic Method Of Inspection: Entered – Inaccessible Areas

STRUCTURE OBSERVATIONS

The inspection did not discover evidence of substantial structural movement.

AREAS OF CONCERN

- **Repair:** Screw-type jacks supporting the floor should be attached at the top and bottom to prevent unwanted movement.
- **Repair:** A floor joist near the basement door is loose and should be supported with a ledger strip or a joist hanger for improved structural strength.

LIMITATIONS OF STRUCTURE INSPECTION

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:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- 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 Covering:	•Composition Shingle •Number of Layers Observed: 1•Single Ply Membrane
Roof Flashings:	•Metal •Rubber
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Walked on lower roof •Viewed upper with binoculars

ROOFING OBSERVATIONS

The remaining useful life of this roof covering is impossible to predict. With proper maintenance, the roof covering could last up to 5-7 years or more.

AREAS OF CONCERN

- **Repair:** The elbow at the bottom of the downspout at the left rear of the home is missing and should be replaced to direct water away from the foundation.
- **Further Investigation:** The roofing material at the rear of the home shows evidence of a possible manufacturers defect (blistering). Evidence suggests the blistering or deterioration is only in the laminate layer, which may be largely cosmetic. The manufacturer's representative should be consulted on this and a written opinion regarding estimated life should be requested in the event the roof coverings fail prematurely.

Discretionary Improvements

Covering the gutters with a protective mesh may help to avoid congestion from leaves and debris.

LIMITATIONS OF ROOFING INSPECTION

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:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may 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 may 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 may 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 • Masonite Type•Vinyl
Eaves, Soffits, And Fascias:	•Vinyl
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Brick
Surface Drainage:	•Front to back
Retaining Walls:	•Stone

EXTERIOR OBSERVATIONS

The exterior of the home is mostly low maintenance.

AREAS OF CONCERN

- **Repair:** The exterior door at the basement of the home does not latch properly and should be repaired or adjusted for improved security.
- **Repair:** The screen porch screen door is damaged and should be repaired to prevent vermin entry.
- **Repair, Safety Issue:** The openings in the back porch stair railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.
- **Repair, Safety Issue:** A handrail should be added to the rear porch steps for improved safety.
- **Repair:** The screens at the side porch and the basement door are damaged and should be repaired or replaced to prevent vermin entry.
- **Repair:** The dryer hood is damaged and should be repaired or replaced to prevent vermin entry.
- **Repair:** Localized pointing (replacement of the mortar between the bricks), including at the right side of the home, is advisable to prevent further deterioration.

LIMITATIONS OF EXTERIOR INSPECTION

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:

- 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, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- **The door at the sunroom was not tested (likely painted shut) due to presence of personal property.**

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: 100 Amp
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Main Disconnect:	•Breakers •Basement •Main Disconnect in Main Panel
Service Grounding:	•Copper •Ground Rod Connection
Main Service Panel:	•Panel Rating: 100 Amp
Distribution Wiring:	•Copper
Wiring Method:	•Fabric-Covered •Knob-and-Tube Copper • Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Kitchen
GFCI Resets:	•Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's should be tested monthly by pushing the "Test" button and then the "Reset" button (or resetting the breaker if the GFCI is in an electrical panel). If the breaker fails to trip or to reset, the breaker should be replaced by a qualified electrician.

AREAS OF CONCERN

- **Important Safety Notice:** *All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action.*
- **Repair:** Improper electrical connections, including several in the basement (i.e. the post lights) should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates. Obsolete wiring should be properly terminated or removed.
- **Repair:** Poor connections between newer wiring and the old knob-and-tube wiring were observed at the basement. All connections of this type should be performed within junction boxes fitted with cover plates. A qualified electrical contractor should be engaged to repair this and to review any additional knob and tube wiring that may require repair and/or replacement.
- **Repair:** Technically, ungrounded, three-prong electrical outlets in older homes are incorrect and should be repaired or replaced with two-prong outlets. However, this is not critical except in wet locations. GFCI devices can be added in these areas (grounds are not required for them to be effective) to provide protection from electrical shock. Sensitive electronic equipment as well as refrigerators and clothes washers should also be on grounded circuits. Ungrounded outlets three-prong outlets should be labeled "No Equipment Ground."
- **Repair:** The ceiling fans in multiple areas are not grounded and should be properly grounded by a qualified electrician for improved electrical safety.
- **Further Investigation:** Knob and tube wiring was noted throughout the basement. None was visible in the attic at the time of the inspection (insulation batts covered most of the wiring). If any exits in the attic, it should be investigated and repaired by a licensed electrician. Knob and tube wiring is a wiring method usually found only in older homes. It consists of knobs (intermediate supports), tubes (protect and support wire where required) and single insulated conductors. The NEC (National Electrical Code of the National Fire Protection Association) in Article 324-4 states in part that knob and tube shall not be used in attics, "where such spaces are insulated by loose, rolled, or foamed-in-place insulating material that envelopes the conductors." This condition can cause wiring to overheat creating a potential fire hazard. At a minimum, the insulation in contact

with knob and tube wiring should be eliminated. Replacement of the knob and tube wiring is recommended. However, eliminating the insulation contact is not recommended as this is likely to require decreasing the level of insulation below normally accepted building practices and will result in higher energy costs.

- **Repair:** An outlet at the side porch is inoperative. This outlet and circuit should be investigated and repaired as necessary.
- **Repair:** The 2nd floor hall closet light is wired with extension cord wire. This wiring should be replaced with proper wiring by a licensed electrical contractor.
- **Further Investigation:** Bare, incandescent bulbs in closets can be a fire hazard. Care must be taken to prevent close proximity to flammable materials.
- **Repair, Safety Issue:** The missing outlet cover plate(s), including one(s) at the left rear basement ceiling, should be replaced to avoid a shock hazard.
- **Repair:** All junction boxes, including ones in the basement, should be fitted with cover plates in order to protect the wire connections.

Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior and bathroom outlets. GFCI's offer protection from shock or electrocution.

Additional outlets in some areas of the home may be desirable.

LIMITATIONS OF ELECTRICAL INSPECTION

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:

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

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 •Number of Zones: •Manufacturer: •Lennox •Unit #1/Attic: •BTU Rating: 50,000
Vents, Flues, Chimneys:	•Unit #2/Basement: 75,000
Heat Distribution Methods:	•Metal-Multi Wall
Filter Size:	•Ductwork
	•20x25x1 @ attic, basement

HEATING OBSERVATIONS

The units are estimated to be 19 years old. The typical life cycle for a unit such as this is 25-30 years. Some units will last longer; others can fail prematurely.

AREAS OF CONCERN

- **Repair:** Excessive carbon monoxide was metered at the attic furnace exhaust. This may indicate lack of service or a more severe problem. A qualified HVAC technician should investigate this and repair/replace as necessary.
- **Repair:** The dirty air filter at the attic furnace should be replaced.
- **Repair:** The humidifier at the basement furnace was out of service at the time of the inspection. It should be cleaning and serviced or removed.

Discretionary Improvements

The installation of a "set back" thermostat may help to reduce operating costs.

LIMITATIONS OF HEATING INSPECTION

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:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior 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.
- Solar space heating equipment/systems are not inspected.

Please also 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:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: Lennox•Number of Zones: 2
	•Unit #1: •BTU Rating: 24,000
	•Unit #2: •BTU Rating: 24,000
Other Components:	•Condensate Pump

COOLING / HEAT PUMPS OBSERVATIONS

Upon testing in the appropriate mode, a normal temperature differential across the evaporator coil was observed. This suggests that the system is operating properly. The units are estimated to be 19 years old. The typical life cycle for a unit such as this is 15-18 years. Some units will last longer; others can fail prematurely.

AREAS OF CONCERN

No repairs are considered necessary at this time.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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.

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:	•R30 Rockwool, Fiberglass
Exterior Wall Insulation:	•Not Visible
Floor Cavity Insulation:	•None
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Soffit Vent •Power Ventilator
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

For comparison purposes only, current insulation standards are R13 (walls), R19 (floor), R30 (attic). New construction is designed to meet these criteria.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Repair:** The power ventilator in the attic is inoperative and should be repaired or replaced for improved energy efficiency and to extend the life of the roof coverings.
- **Repair:** The attic drop stairs should be insulated for improved energy efficiency. Uninsulated drop stairs can reduce the effective R value of an attic by up to 50%.

Discretionary Improvements

When re-roofing, it would be wise to add a ridge vent to improve attic ventilation and extend the life of roof coverings.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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:

- 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.

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 (Reported by Seller)
Service Pipe to House:	•Steel
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Steel •Copper
Waste System:	•Public Sewer System •Reported by Seller
Drain, Waste, & Vent Piping:	•Cast Iron •PVC
Sewer Cleanouts:	•Basement
Water Heater:	•Electric •Manufacturer: AO Smith •Approximate Capacity (in gallons): 50 •Location: Basement
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter •Appliances

PLUMBING OBSERVATIONS

The water heater is estimated to be 14 years old. The typical life cycle for a unit such as this is 7-11 years. Some units will last longer; others can fail prematurely.

AREAS OF CONCERN

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater is missing. This is an important safety feature because it directs superheated water downward in the event of a thermostat malfunction. It should terminate not less than 6 inches or more than 24 inches above the floor.
- **Repair:** The steel supply piping is leaking slightly in at least two places in the basement near the furnace and should be repaired by a qualified plumber.
- **Repair:** The toilet in the main level bath is loose (rocks front to back) at the floor. This should be repaired as desired.
- **Repair:** The unsealed opening in the waste piping at the left rear basement should be corrected to prevent sewer gas from entering the basement.

Discretionary Improvements

It is recommended that braided, stainless steel supply hoses be installed for the clothes washer to prevent interior damage in the case of a leak.

A water pressure regular is recommended to prevent damage to the supply lines and/or fixtures.

LIMITATIONS OF PLUMBING INSPECTION

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:

- 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:	•Plaster
Floor Surfaces:	•Wood •Tile •Carpet
Window Type(s) & Glazing:	•Double Hung •Single Pane •Double Glazed •Fixed Pane •Single Pane
Interior Doors:	•Wood-Solid Core
Countertops:	•Granite

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. The countertops and a representative number of installed cabinets were inspected and were functional. The floors of the home are relatively level and walls are relatively plumb.

AREAS OF CONCERN

- **Repair, Safety Issue:** Most of the windows are stuck shut. It is especially important that the windows in the bedrooms are operable for safety reasons.
- **Repair:** The window(s) are broken at the basement storage area with the outside entrance at the right rear of the home.
- **Repair:** The window(s) panes are cracked in several areas including the kitchen and right rear bedroom and should be repaired.
- **Repair, Safety Issue:** The openings in the basement stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.
- **Repair:** The door to the left rear bedroom should be trimmed or adjusted as necessary to work properly.
- **Repair:** The door at the right front bedroom does not latch properly and should be repaired or adjusted.

Environmental Issues

- **Further Investigation:** Insulation on the boiler and/or distribution piping may contain asbestos. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). Sections of this insulation are indeed friable and a specialist should be engaged. Further guidance is available from the E.P.A. Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Further Investigation:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water 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.
- **Further Investigation:** 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.
- **Further Investigation:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. It would be a wise improvement to install carbon monoxide detectors within the home. If your budget permits, a low level detector (which signals at 10 PPM), such as one available at www.aeromedix.com is recommended over the alarms typically available at mass merchandisers (which signal at 70 PPM). Detectors are recommended on each level of the home and each sleeping area. If the home is a split bedroom plan, one detector for each side is recommended.

Bedrooms with fireplaces should be equipped with their own detector. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.).

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Dirty windows, time of day and the weather may limit Detection of broken window seals (“fogged windows”).

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:**Laundry Facility:****Other Components Tested:**

- Electric Range •Dishwasher •Waste Disposer
- 240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
- Smoke detectors

APPLIANCES OBSERVATIONS

All appliances tested responded satisfactorily.

AREAS OF CONCERN

- **Repair:** The locking mechanism for the self-cleaning function on the oven does not work properly and should be repaired as desired.

LIMITATIONS OF APPLIANCES INSPECTION

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

- 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.
- Smoke detector testing is battery testing only. Not all smoke detectors are tested.

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Masonry Firebox(2) •Gas (1)
Vents, Flues, Chimneys: •Outside Combustion Air Provided

FIREPLACES / WOOD STOVES OBSERVATIONS

The firebox for the 2nd floor fireplace is rather small, indicating it may be suitable only for coal or very small logs.

RECOMMENDATIONS / OBSERVATIONS

- **Further Investigation:** The National Fire Prevention Association (NFPA) recommends that a Level II inspection be performed whenever a home is sold. This involves cleaning and inspection of the flue. A qualified chimney sweep should be engaged.
- **Monitor, Safety Issue:** Excessive carbon monoxide was metered at the gas logs. This is a safety hazard that should be investigated by a qualified fireplace technician and repaired as necessary.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The 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, 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.
- Complete warranty cards on all home appliances and return to the manufacturer. This information may be used in possible recall notices.

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." 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!