

Printed Friday, October 19, 2018

Inspected By:
Keith Coley

Referral Information:
Sample Report

Client Information: Record Number 092018

Sample, Report
12345 Anchor Street
Denver, CO 80008

Inspected 9/20/18 1:30 PM

TYPE OF BUILDING *Ranch, Frame, Stone Veneer*



Inspection Summary

J&K PROPERTY INSPECTIONS

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Record 092018 - Sample, Report 12345 Anchor Street, Denver, CO 80008

Safety Concern

KITCHEN

KITCHEN

A full inspection of household appliances is beyond the scope of this inspection. The intent of running the appliances is to evaluate the systems associated with the appliances such as Water, Electrical and Gas. This in no way implies a warranty or guaranty of the appliances. Home warranties can be purchased for this purpose. If the appliances appeared to be working at the time of the inspection it will be noted as such and no other responsibility will be left upon the inspector.

There is a gas leak in the supply lines leading to the range. Leak is located at the connection between the flex pipe and black pipe. This is a hazard and should be repaired immediately.

Contact a qualified plumber to make repairs.



Kitchen Drain and Trap

There should be a loop in the dishwasher drain line above the point where it drains into the disposal to prevent disposal debris from draining back into the dishwasher drain line.

Contact a qualified plumber to evaluate and make repairs.



Safety Concern

Kitchen Wall Receptacles

Missing electrical outlet cover plate noted in the kitchen lower cabinet. Covers should be installed to prevent electrical shock hazards and keep wiring / arcing contained. A qualified electrician should evaluate and make all needed repairs.



GROUNDS

Steps

Excessive step height leading from the front sidewalk to the porch. The step height should not exceed 7 3/4 inches. Uneven stepping area also noted at the connection between the sidewalks located at the street. These locations may create a trip hazard and should be repaired. A qualified contractor should evaluate and make any needed repairs.



Safety Concern

Rear Deck

Loose and lifting deck planks noted at various areas of the back deck. These areas create a trip hazard. Loose planks may also be an indication of damaged floor joists and hidden damage. Correct fasteners should be used to secure the planks back into position. Repairs may require some material replacement. This should be evaluated by a qualified contractor and all needed repairs made.

Wood rot noted at the South section of the deck due to lack of sealer. Proper repairs will require some material replacement. Deck material should also be power washed and re sealed to prevent further decay. This should be evaluated by a qualified contractor and all needed repairs made.

Deck framing is contacting the soil which will cause wood rot and may permit water or pest damage. This should be evaluated by a qualified contractor and all needed repairs made.



Safety Concern

Patio

Settling and movement noted in the back patio brick pavers. This movement has created uneven stepping areas that may create trip hazards. This settlement has most likely occurred due to poor drainage of roof and surface water at the Northwest corner of the house. These areas should be evaluated and properly repaired by a qualified contractor.

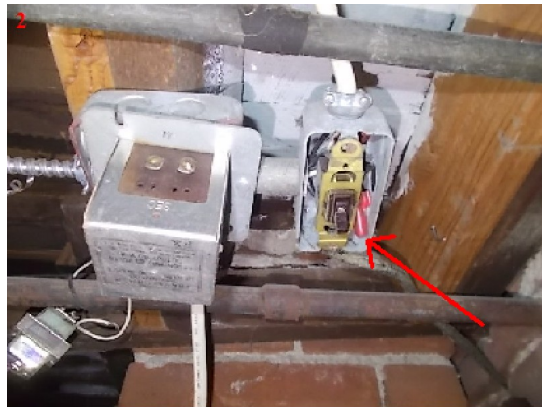


Safety Concern

ELECTRIC

General House Wiring

Missing or damaged electrical cover plates noted in the basement area. Cover plates should be installed to prevent electrical shock hazards. A qualified electrician should evaluate and make corrections.



Safety Concern

DETACHED GARAGE

Garage Electrical System

Excessive length of garage power supply wiring. This has allow the garage supply wiring to come in contact with the house supply wiring. Proper repairs and adjustments should be made to prevent hazards and damage to the these materials. A qualified electrician should evaluate and make corrections.

Missing or damaged light fixture cover noted on the South wall of the detached garage. Covers should be installed to prevent water intrusion and bulb damage. A qualified electrician should evaluate and make corrections.



Garage Vehicle Doors

Missing spring retainer cables noted on garage overhead vehicle door. Spring retainers should be installed for safety in the event the sprint become damaged or breaks. Contact a qualified contractor to evaluate and make all needed repairs.



Safety Concern

INTERIOR

Interior Outlets

Loose electrical outlets noted in the South wall of the center bedroom. Loose outlets may cause short circuits in wiring and should be secured.

A qualified electrician should evaluate and make all needed repairs.

Dead electrical outlet noted at the South wall of the living room. Outlet should be repaired or replaced to allow for correct use and prevent the use of extension cords.

A qualified electrician should evaluate and make all needed repairs.



Safety Concern

Windows

Broken glass noted in window pane at the East bedroom and center bedrooms closet. Glass should be replaced by a qualified professional to ensure proper operation and safety. Windows should be serviced by a qualified window contractor to ensure proper operation and security.

Windows located in the center bedroom and full bathroom do not open properly. Adjustments should be made to allow for correct and safe use of the window unit. This can create a hazard in the event of an emergency fire exit. This should be evaluated by a qualified contractor to determine needed repairs.

Missing screens noted in the kitchen. Screen should be replaced to prevent pest intrusion. This should be evaluated by a qualified contractor to determine needed repairs.

Some windows could not be tested due to window mounted cooling systems.



Safety Concern



Interior Floors

Vinyl flooring located in the center bedroom closet appears to fit the style and time period when asbestos was used in building materials. The removal of asbestos vinyl sheet flooring should only be done by a licensed abatement professional since this material is considered hazardous. Contact a qualified contractor to evaluate and make needed repairs.

Uneven floor area and missing threshold noted between the center bedroom closet and kitchen. This creates a trip hazard and should be adjusted. Contact a qualified contractor to evaluate and make needed repairs.



Safety Concern

W. HEATER 1

Water Heater Gas Piping

Gas leak at gas line joint to the water heater located on the basement level. Repairs should be made immediately. Contact a qualified contractor for needed correction.



HEATING SYSTEM 1

Flue Piping 1

Furnace and water heater flue pipe are vented into the chimney. All cracks at this connection should be sealed to prevent carbon monoxide hazards. Flue pipe system should be evaluated by a qualified heating contractor and all needed repairs made.



Major Defect

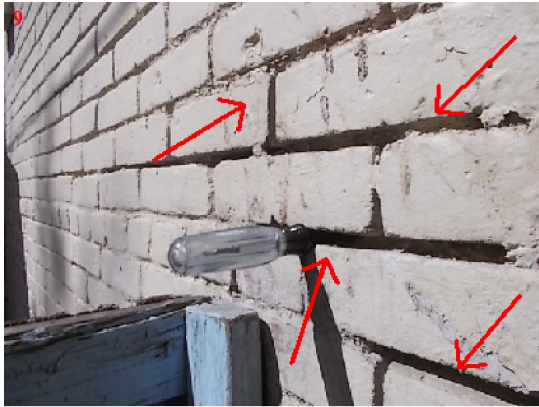
EXTERIOR

Masonry Walls

Cracking noted in the brick work at all sides of the house. Cracking may be due to previous poor drainage of roof and surface water, along with deteriorating mortar. Cracks should be properly patched or sealed to prevent water intrusion. Mortar and exterior paint should also be sealed to prevent further deterioration. Due to the large number of cracks and possibility of structural damage if repairs are not properly made in the near future this is considered a major concern. For further information I recommend contacting a structural engineer or contractor. Repairs should be made by a qualified contractor.



Major Defect



Major Defect



CRAWL SPACE

Structural Columns Crawl Space

Structural wall or brick work appear to be deteriorating. This deterioration in the mortar between the brick has allowed for movement and falling bricks. Missing bricks at these locations create excessive movement in the floor joist resulting in cracked floor grout, cracked counter top grout and cracked wall plaster. Additional support should be added at these locations to prevent further movement and damage. Mortar in the structural wall should be repointed and repaired to prevent further deterioration. This should be evaluated by structural contractor and all needed repairs made.



Major Defect

PLUMBING

Waste System

A sewer scope inspection was performed at the time of this home inspection. Access into the main sewer line was through the cleanout access located in the basement / crawl space area. I ran the camera 102' from this point all the way out and into the city main line located in the back alley. Large amount of root growth and minor offsets noted in the main sewer line at various joints along the pipe. Main sewer line should be professionally cleaned now and maintained in the future to prevent blockage. Because these sections of the pipe were not visible due to root growth I recommend a possible re-scope after this initial cleaning to ensure the connections are not damaged. Contact a qualified plumber for further evaluation to determine the scope of repairs.

A video of the sewer scope inspection has been uploaded to You Tube and can be viewed at the following link;
www.youtube.com/watch.....



Service / Repair

KITCHEN

Countertops

Cracked or missing grout / sealant where the counter top material meets the back splash. This can allow water to intrude and run down the wall causing potential hidden damage . A flexible sealant such as silicone or caulking should be used to prevent continuous cracking
Contact a qualified contractor for repairs.



Kitchen Cabinets

Loose cabinet drawer front noted at the left side of the range. Front should be properly fastened to prevent loss of material and further damage.
Contact a qualified contractor to evaluate and make needed repairs.



Service / Repair

Exhaust Fan Hood

Damage noted at the front door / cover of the microwave unit. This appears to be only cosmetic. However, repairs should be made to prevent further damage. Contact a qualified contractor for corrections.

One of the lights on the exhaust hood or microwave for the range cook top does not appear to be working at time of inspection. Light bulb should be replaced prior to contacting an appliance technician. Contact a qualified contractor for any needed repairs.



Service / Repair

Kitchen Floors

Cracked and missing grout along with tile noted at some areas of the kitchen. This can allow for water intrusion creating damage to the sub flooring and may cause the tile to detach from the backer board.

A qualified contractor should evaluate and make needed repairs.

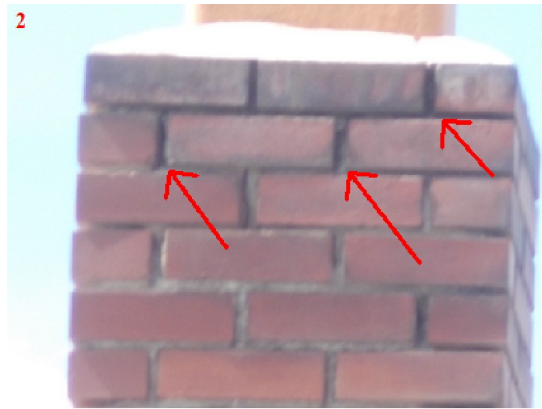
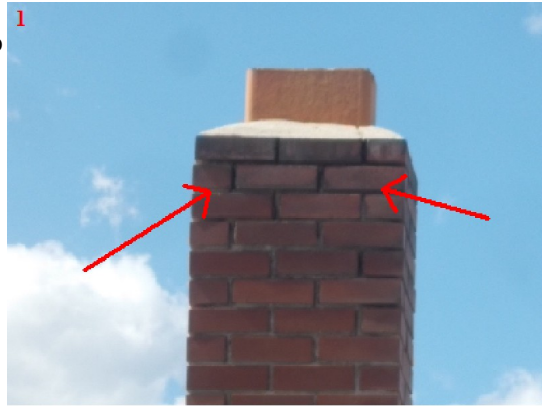


Service / Repair

CHIMNEY 1

Chimney 1 Type

Some missing mortar noted between the brick work on the chimney. This may allow for water intrusion creating damage to the brick work. These locations should be repointed or sealed to prevent further deterioration. A qualified professional should evaluate and make proper repairs.



Chimney 1 Top

Some cracks noted in chimney top. Repairs should be made to prevent water penetrations. Contact a qualified contractor to evaluate and make needed repairs.



Service / Repair

GUTTERS

Gutter Type

The gutters are full of debris and should be cleaned so that water can drain properly. This will prevent water from overflowing the gutters causing damage to the soffit and fascia. Contact a qualified contractor to evaluate and make needed repairs.



Service / Repair

Downspout Extensions / Splash Blocks

Downspout extensions are missing or inadequate at the Southwest corner of the house. This will allow water to drain next to the foundation and may cause water to damage the foundation walls. Downspout extensions should drain water to a downhill slope away from the house. Contact a qualified contractor for corrections.



EXTERIOR

Main Entry Door

Self closing device is missing on the front screen door. The hydraulic cylinder is used to pull the door in properly and prevent the door from slamming shut. This may cause damage to the screen door if repairs are not made. Repairs should be made by a qualified contractor.



Service / Repair

Trim Work

Chipping or peeling paint on exterior trim noted at windows. This should be scraped and repainted to prevent rot. All exterior wood products should be evaluated by a qualified contractor and all needed repairs made.



Service / Repair

Exterior Doors

Self closing device is missing on the back screen door leading to the deck. The hydraulic cylinder should be installed to pull the door on tight. This may cause damage to the door and door frame if repairs are not made. Repairs should be made by a qualified contractor.



GROUNDS

Driveway

Deterioration of driveway surface noted. Cracks should be sealed now and in the future to prevent water intrusion. Proper repairs may require slab removal and replacement. A qualified contractor should be contacted to evaluate and recommend needed repairs .



Service / Repair

Porches

Some minor cracks noted in front porch concrete slab. Cracks should be sealed now and maintained in the future to help prevent further movement. A qualified contractor should make any needed repairs.



Exterior Railing

Railing leading to the front entry is loose and may create a fall hazard. The top section of the rail is not connected properly to the brick work or the anchor has come loose. This location does not require railing. However now that railing has been installed it should provide adequate support. A qualified contractor should evaluate and make needed repairs.



Service / Repair

Exterior Grading

Poor grading or negative drainage in areas around the foundation. This may allow water to drain next to the foundation and may cause damage to the foundation walls or allow water to penetrate into interior spaces. These are some recommendations. Soil should be sloped away from the foundation to improve drainage. Downspout extensions should be installed at all gutter downspouts to discharge water at least 4 feet away from the foundation. Landscaping within 3 feet of the foundation should not require water, such as bark or gravel. Do not use solid plastic weed barriers next to the foundation wall: use fabric mesh weed barriers to allow moisture in the soil to evaporate. Sidewalk connections to the foundation should remain sealed at all times. Contact a qualified professional for advise on needed corrections.



Service / Repair

DETACHED GARAGE

Garage Fascia\Soffit

Chipping and peeling paint on garage fascia boards should be scraped and repainted by a qualified professional. Neglect can cause material to rot. Contact a qualified contractor for needed repairs.



Service / Repair

Garage Exterior Walls

Chipping and peeling paint on the exterior trim work at various locations around the detached garage. This will lead to wood rot if material is not properly sealed. A qualified contractor should evaluate and make any needed corrections.



Service / Repair

Garage Windows

Missing windows and improper repairs noted at the East and South sides of the detached garage. This locations may allow for water damage and also allows for intruder access. Windows should be serviced by a qualified contractor to ensure proper operation and safety.



Service / Repair

Garage Service Doors

Large amount of material damage, open holes, chipping and peeling paint on detached garage service door and frame. This should be scraped and repainted by a qualified professional. Neglect can cause material to rot. Missing weather stripping at this location can also allow for water intrusion to interior spaces.

Repairs should be made by a qualified contractor.



Service / Repair

Garage Interior Walls

Cracked mortar noted at the North, East and South sides of the detached garage. This may allow for water intrusion resulting in deterioration and further movement. Cracking and movement is most likely due to poor drainage of roof and surface water at the various locations around the garage and down spout extensions. All mortar joints should be repointed or sealed after drainage has been repaired.

Improper repairs and openings noted at the header located directly above the garage vehicle door. This will allow for water intrusion and damage if not properly sealed on the exterior of the garage. Contact a qualified contractor for repairs.



Service / Repair

ATTIC

Vent Pipes Visible in Attic

Vent pipe for the full bathroom exhaust fan terminates in the attic. This should be directed to an exterior vent to prevent moisture buildup in the attic leading to possible mold growth.. Contact a qualified contractor for evaluation and repairs.



Service / Repair

INTERIOR

Interior Walls

Cracked plaster and brick work noted at the front entry, East bedroom closet, kitchen South and West walls and center bedroom North wall and closet. Cracking appears to be connected to movement in the foundation due to poor drainage of roof and surface water. Proper repairs should be made to the cracks once exterior issues have been resolved. A qualified contractor should evaluate and make needed repairs.



Service / Repair



Interior Ceilings

Previous visible water leak noted directly above the kitchen center bedroom entry door. Plaster material was dry to the touch and damage appears to be minor. Proper repairs may require some material replacement. A qualified contractor should evaluate and make needed repairs.



Closets / Cabinets

Missing door slabs noted at the center bedroom closet opening. Repairs should be made to allow for correct use of the space. Contact a qualified contractor for needed correction.



Service / Repair

FULL BATHROOM

Bathroom Sink Basin

Excessive chipping in the sink basin enamel may lead to further corrosion and leaks in the full bathroom. Contact a qualified plumber for evaluation and repairs.



BASEMENT

Floor Basement

Signs of water intrusion noted in the basement at the Northwest corner of the house. The cause of this movement is usually the result of a COMBINATION of deficiencies. Uncontrolled surface grade water and roof drainage water deposited next to the foundation are the leading causes. Exterior drainage at this location should be repaired to prevent further damage. Contact a qualified contractor to make repairs as needed.



Service / Repair

CRAWL SPACE

Ceiling Structure Crawl Space

Broken and cracked floor joist noted in the crawl space. Additional support should be added at either side of this location to prevent settling and sagging in the center bedroom flooring. Contact a qualified contractor for repairs.



PLUMBING

Interior Visible Water Pipes

Corrosion noted at a valve located in the basement. This can be an indication of periodic leaking or potential leaks in the future. Valve replacement should be made to prevent these issues. Contact a qualified plumber to evaluate and make any needed repairs.



Service / Repair

W. HEATER 1

Water Heater 1 Mfg.

Current leaks noted at the water heater drain valve. Repairs should be made to prevent excessive moisture and damage to the basement concrete.

This should be evaluated by a qualified contractor and all needed repairs made.



Water Heater Cold Water Valve

There is excessive rust and corrosion on the water supply pipes above the water heater. This may lead to leaks if not repaired. Contact a qualified plumber to evaluate and make any needed repairs.



Recommendation / Additional Information

GENERAL INFORMATION

GENERAL INFORMATION

Approximate Square Footage: 1058

Approximate Year of Construction: 1884

Homes built prior to 1978 may contain certain materials such as lead based paint, asbestos, or other materials considered hazardous in a wide variety of components. I recommend environmental testing of the home to determine if concern is warranted. Identification and testing of these types of materials is outside the scope of this inspection.

Recommendation / Additional Information

Agreement

This inspection report is for use in conjunction with the Agreement Page containing the corresponding property address and Report Identification Number.

The intent of the inspection is to identify MAJOR DEFECTS and SAFETY CONCERNS. Along the way we will be finding additional repair and maintenance items and we will report on many of these, but this is not the primary intent of the inspection.

This inspection report is not intended to identify cosmetic defects such as paint flaws, surface scratches, carpet stains, etc... This type of defect is left to the discretion of the client to identify as a concern.

We perform our inspections according to The Standards of Practice and Code of Ethics of the American Society of Home Inspectors. To view these standards refer to the ASHI website at www.ASHI.org

CHIMNEY 1

Chimney 1 Cap

I recommend having a proper rain/screen chimney cap installed. Chimney caps prevent the intrusion of rain, rodents, and snow.



EXTERIOR

Exterior Water Spigots

Unprotected water spigots should be shut off and drained and hoses should be disconnected before the first freeze each year.

CRAWL SPACE

Floor Liner Crawl Space

There is not a liner installed over the soil in the upper crawl space. I recommend having a liner installed that is sealed to isolate the soil from the rest of the structure.

Recommendation / Additional Information

PLUMBING

Main Gas Valve Location

Main gas shut off valve is located on the North side of the house.



Main Water Shut Off Location

Main water shut off valve is located in the basement

I recommend turning the main water supply valve off when out of town or on vacation.



W. HEATER 1

Water Heater 1 Approx. Age

The water heater is 20 years old. This is beyond normal life expectancy. Replacement should be considered.

Recommendation / Additional Information

HEATING SYSTEM 1

Filter System 1

The furnace filter size is 12x24x1
Furnace filter can be changed through this access door.
Contact a qualified contractor if more information about the filter is needed.



Inspection Limitations

ROOF

How Inspected

Roof pitch is too steep to safely walk on. The roof system was inspected from the ladder.

CHIMNEY 1

Flue Lining 1

It is not possible to view the entire chimney liner during this type of inspection. I recommend having a qualified chimney sweep give a full evaluation of the chimney.

EXTERIOR

Exposed Foundation

The lower section of the exposed exterior foundation is covered with a decorative stucco veneer. This conceals the foundation from view.

DETACHED GARAGE

Garage Floor

Complete inspection of the garage slab and walls was limited due to homeowner belongings.

Inspection Limitations

ATTIC

Attic Entry Access

No floor boards present for walking or crawling in the attic. The attic space was viewed from the ladder or hatch only.

INTERIOR

Home Occupied at Time of Inspection

Due to personal belongings some systems of the home may not be fully visible or accessible for a complete inspection. Defects may exist that could not be discovered at the time of the inspection.

Ceiling Fan

Ceiling fans located in the living room did not respond to wall switch and the remote control could not be found at the time of the inspection.

A qualified contractor should evaluate and make needed corrections.



LAUNDRY

LAUNDRY

A full inspection of household appliances is beyond the scope of this inspection. However, a complementary check of the appliances has been done to check for general operation and condition. This in no way implies a warranty or guaranty of any kind. Home warranties can be purchased for this purpose. If the appliances appeared to be working at the time of the inspection it will be noted as such and no other responsibility will be left upon the inspector.

HEATING SYSTEM 1

Heat Exchanger 1 Visual

Heat exchanger cracks and/or flue blockage can result in carbon monoxide poisoning and death. Since cracks or blockage can develop at any time, annual inspection and testing of heating plant is recommended. Headaches or dizziness may be some symptoms of carbon monoxide leakage that should be investigated. The visual inspection of the heat exchanger is an attempt to identify cracks, holes or other defects. However, it is generally not possible to view 100% of the heat exchanger without disassembling the heat plant, which is beyond the scope of this inspection. Therefore, an acceptable rating of the heat plant means that the inspector did not notice any obvious defect and that the heat plant appears to be functioning properly, BUT DOES NOT GUARANTEE THAT DEFECTS DO NOT EXIST.

Inspection Report Details

Record 092018 - Sample, Report 12345 Anchor Street, Denver, CO 80008

GENERAL INFORMATION

Recommendation / Additional Information

GENERAL INFORMATION - See Comments Below, Home Faces, East

Approximate Square Footage: 1058

Approximate Year of Construction: 1884

Homes built prior to 1978 may contain certain materials such as lead based paint, asbestos, or other materials considered hazardous in a wide variety of components. I recommend environmental testing of the home to determine if concern is warranted. Identification and testing of these types of materials is outside the scope of this inspection.

Recommendation / Additional Information

Agreement - Report ID

This inspection report is for use in conjunction with the Agreement Page containing the corresponding property address and Report Identification Number.

The intent of the inspection is to identify MAJOR DEFECTS and SAFETY CONCERNS. Along the way we will be finding additional repair and maintenance items and we will report on many of these, but this is not the primary intent of the inspection.

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KITCHEN

Safety Concern

KITCHEN - Appliances are beyond the scope of this inspection

A full inspection of household appliances is beyond the scope of this inspection. The intent of running the appliances is to evaluate the systems associated with the appliances such as Water, Electrical and Gas. This in no way implies a warranty or guaranty of the appliances. Home warranties can be purchased for this purpose. If the appliances appeared to be working at the time of the inspection it will be noted as such and no other responsibility will be left upon the inspector.

There is a gas leak in the supply lines leading to the range. Leak is located at the connection between the flex pipe and black pipe. This is a hazard and should be repaired immediately.

Contact a qualified plumber to make repairs.

Service / Repair

Countertops - Tile

Cracked or missing grout / sealant where the counter top material meets the back splash. This can allow water to intrude and run down the wall causing potential hidden damage . A flexible sealant such as silicone or caulking should be used to prevent continuous cracking

Contact a qualified contractor for repairs.

Service / Repair

Kitchen Cabinets - In need of repairs

Loose cabinet drawer front noted at the left side of the range. Front should be properly fastened to prevent loss of material and further damage.

Contact a qualified contractor to evaluate and make needed repairs.

Appears Servicable

Kitchen Sink - Appears to be in working condition

Appears Servicable

Kitchen Sink Faucet - Single Lever, Spray Wand

KITCHEN

Safety Concern

Kitchen Drain and Trap - In need of repair

There should be a loop in the dishwasher drain line above the point where it drains into the disposal to prevent disposal debris from draining back into the dishwasher drain line.
Contact a qualified plumber to evaluate and make repairs.

Appears Servicable

Garbage Disposal - Appears to be in working condition at this time

Service / Repair

Exhaust Fan Hood - Built into Microwave oven, Recirculating Ductless

Damage noted at the front door / cover of the microwave unit. This appears to be only cosmetic. However, repairs should be made to prevent further damage.
Contact a qualified contractor for corrections.

One of the lights on the exhaust hood or microwave for the range cook top does not appear to be working at time of inspection. Light bulb should be replaced prior to contacting an appliance technician.
Contact a qualified contractor for any needed repairs.

Safety Concern

Kitchen Wall Receptacles - Grounded and GFCI Protected, Three Prong

Missing electrical outlet cover plate noted in the kitchen lower cabinet. Covers should be installed to prevent electrical shock hazards and keep wiring / arcing contained.
A qualified electrician should evaluate and make all needed repairs.

Service / Repair

Kitchen Floors - Tile

Cracked and missing grout along with tile noted at some areas of the kitchen. This can allow for water intrusion creating damage to the sub flooring and may cause the tile to detach from the backer board.
A qualified contractor should evaluate and make needed repairs.

ROOF

Appears Servicable

ROOF - See Comments Below

Inspection Limitations

How Inspected - Viewed From Ladder

Roof pitch is too steep to safely walk on. The roof system was inspected from the ladder.

Appears Servicable

Roof Style - Gable

Appears Servicable

Approx. Age - 5 thru 10

Appears Servicable

Number of Layers - 1

Appears Servicable

Flashing - Galvanized

Appears Servicable

Roof Penetrations - Plumbing Vents, Flue Vents, Attic Vents

CHIMNEY 1

Appears
Servicable

CHIMNEY 1 - See Comments Below

Appears
Servicable

Chimney 1 Inspected From - Viewed from Ladder

Service / Repair

Chimney 1 Type - Brick

Some missing mortar noted between the brick work on the chimney. This may allow for water intrusion creating damage to the brick work. These locations should be repointed or sealed to prevent further deterioration. A qualified professional should evaluate and make proper repairs.

Appears
Servicable

Chimney 1 Location - Central

Inspection
Limitations

Flue Lining 1 - Clay Tile

It is not possible to view the entire chimney liner during this type of inspection. I recommend having a qualified chimney sweep give a full evaluation of the chimney.

Service / Repair

Chimney 1 Top - Cement

Some cracks noted in chimney top. Repairs should be made to prevent water penetrations. Contact a qualified contractor to evaluate and make needed repairs.

Recommendation
/ Additional
Information

Chimney 1 Cap - None

I recommend having a proper rain/screen chimney cap installed. Chimney caps prevent the intrusion of rain, rodents, and snow.

EVAPORATIVE COOLER

Appears
Servicable

EVAPORATIVE COOLER - See Comments Below

Appears
Servicable

Cooler Location - Window Mounted

Appears
Servicable

Cooler Condition - Appears Operational

GUTTERS

Appears
Servicable

GUTTER SYSTEM - See Comments Below

Appears
Servicable

Inspected From - Ladder

Service / Repair

Gutter Type - Aluminum

The gutters are full of debris and should be cleaned so that water can drain properly. This will prevent water from overflowing the gutters causing damage to the soffit and fascia. Contact a qualified contractor to evaluate and make needed repairs.

GUTTERS

**Appears
Servicable**

Downspout Type - Aluminum

Service / Repair

Downspout Extensions / Splash Blocks - Galvanized, Plastic

Downspout extensions are missing or inadequate at the Southwest corner of the house. This will allow water to drain next to the foundation and may cause water to damage the foundation walls. Downspout extensions should drain water to a downhill slope away from the house.

Contact a qualified contractor for corrections.

EXTERIOR

**Appears
Servicable**

EXTERIOR - See Comments Below

**Appears
Servicable**

Weather Conditions - Dry

Service / Repair

Main Entry Door - Solid Core, Wood

Self closing device is missing on the front screen door. The hydraulic cylinder is used to pull the door in properly and prevent the door from slamming shut. This may cause damage to the screen door if repairs are not made.

Repairs should be made by a qualified contractor.

**Appears
Servicable**

Windows - Vinyl, Wood

**Appears
Servicable**

Exterior Electrical Components - Electrical Outlets, Light fixtures

**Appears
Servicable**

Soffit\Fascia - Wood Product

Service / Repair

Trim Work - Wood Product

Chipping or peeling paint on exterior trim noted at windows. This should be scraped and repainted to prevent rot. All exterior wood products should be evaluated by a qualified contractor and all needed repairs made.

Major Defect

Masonry Walls - Brick

Cracks noted in the brick work at all sides of the house. Cracking may be due to previous poor drainage of roof and surface water, along with deteriorating mortar. Cracks should be properly patched or sealed to prevent water intrusion. Mortar and exterior paint should also be sealed to prevent further deterioration. Due to the large number of cracks and possibility of structural damage if repairs are not properly made in the near future this is considered a major concern.

For further information I recommend contacting a structural engineer or contractor.

Repairs should be made by a qualified contractor.

**Appears
Servicable**

Exterior Vents - Appears Serviceable

**Inspection
Limitations**

Exposed Foundation - Brick , Veneered

The lower section of the exposed exterior foundation is covered with a decorative stucco veneer. This conceals the foundation from view.

Service / Repair

Exterior Doors - Steel

Self closing device is missing on the back screen door leading to the deck. The hydraulic cylinder should be installed to pull the door on tight. This may cause damage to the door and door frame if repairs are not made.

Repairs should be made by a qualified contractor.

EXTERIOR

Recommendation / Additional Information

Exterior Water Spigots - Unprotected

Unprotected water spigots should be shut off and drained and hoses should be disconnected before the first freeze each year.

GROUNDS

Appears Servicable

GROUNDS - See Comments Below

Service / Repair

Driveway - Concrete

Deterioration of driveway surface noted. Cracks should be sealed now and in the future to prevent water intrusion. Proper repairs may require slab removal and replacement. A qualified contractor should be contacted to evaluate and recommend needed repairs .

Appears Servicable

Walks - Stones

Safety Concern

Steps - Concrete

Excessive step height leading from the front sidewalk to the porch. The step height should not exceed 7 3/4 inches. Uneven stepping area also noted at the connection between the sidewalks located at the street. These locations may create a trip hazard and should be repaired. A qualified contractor should evaluate and make any needed repairs.

Service / Repair

Porches - Concrete

Some minor cracks noted in front porch concrete slab. Cracks should be sealed now and maintained in the future to help prevent further movement. A qualified contractor should make any needed repairs.

Service / Repair

Exterior Railing - Metal

Railing leading to the front entry is loose and may create a fall hazard. The top section of the rail is not connected properly to the brick work or the anchor has come loose. This location does not require railing. However now that railing has been installed it should provide adequate support. A qualified contractor should evaluate and make needed repairs.

Safety Concern

Rear Deck - Painted Wood

Loose and lifting deck planks noted at various areas of the back deck. These areas create a trip hazard. Loose planks may also be an indication of damaged floor joists and hidden damage. Correct fasteners should be used to secure the planks back into position. Repairs may require some material replacement. This should be evaluated by a qualified contractor and all needed repairs made.

Wood rot noted at the South section of the deck due to lack of sealer. Proper repairs will require some material replacement. Deck material should also be power washed and re sealed to prevent further decay. This should be evaluated by a qualified contractor and all needed repairs made.

Deck framing is contacting the soil which will cause wood rot and may permit water or pest damage. This should be evaluated by a qualified contractor and all needed repairs made.

Safety Concern

Patio - Brick

Settling and movement noted in the back patio brick pavers. This movement has created uneven stepping areas that may create trip hazards. This settlement has most likely occurred due to poor drainage of roof and surface water at the Northwest corner of the house. These areas should be evaluated and properly repaired by a qualified contractor.

GROUNDS

Service / Repair

Exterior Grading - Inadequate

Poor grading or negative drainage in areas around the foundation. This may allow water to drain next to the foundation and may cause damage to the foundation walls or allow water to penetrate into interior spaces. These are some recommendations. Soil should be sloped away from the foundation to improve drainage. Downspout extensions should be installed at all gutter downspouts to discharge water at least 4 feet away from the foundation. Landscaping within 3 feet of the foundation should not require water, such as bark or gravel. Do not use solid plastic weed barriers next to the foundation wall: use fabric mesh weed barriers to allow moisture in the soil to evaporate. Sidewalk connections to the foundation should remain sealed at all times. Contact a qualified professional for advise on needed corrections.

ELECTRIC

**Appears
Servicable**

ELECTRICAL SYSTEM - Electrical system was ON

**Appears
Servicable**

Main Service Drop - 120/240 Volt, Overhead, Attached to Mast

**Appears
Servicable**

Main Electrical Panel Location - Exterior, West

**Appears
Servicable**

Main Electrical Disconnect - Breaker

**Appears
Servicable**

Main Panel - 125

Safety Concern

General House Wiring - Copper

Missing or damaged electrical cover plates noted in the basement area. Cover plates should be installed to prevent electrical shock hazards.
A qualified electrician should evaluate and make corrections.

**Appears
Servicable**

Grounding - Driven Rod, Water Pipe

DETACHED GARAGE

**Appears
Servicable**

GARAGE - See Comments Below

**Appears
Servicable**

Garage Type - 1 Car Detached

**Appears
Servicable**

Garage Roof Covering - Modified Bitumen

**Appears
Servicable**

Garage Roof Framing Style - Flat

DETACHED GARAGE

**Appears
Servicable**

Garage Guttering - Aluminum

Service / Repair

Garage Fascia\Soffit - Wood

Chipping and peeling paint on garage fascia boards should be scraped and repainted by a qualified professional. Neglect can cause material to rot.

Contact a qualified contractor for needed repairs.

Service / Repair

Garage Exterior Walls - Cinder Block, Wood

Chipping and peeling paint on the exterior trim work at various locations around the detached garage. This will lead to wood rot if material is not properly sealed.

A qualified contractor should evaluate and make any needed corrections.

Service / Repair

Garage Windows - Other

Missing windows and improper repairs noted at the East and South sides of the detached garage. This locations may allow for water damage and also allows for intruder access.

Windows should be serviced by a qualified contractor to ensure proper operation and safety.

Service / Repair

Garage Service Doors - Garage to Yard

Large amount of material damage, open holes, chipping and peeling paint on detached garage service door and frame. This should be scraped and repainted by a qualified professional. Neglect can cause material to rot. Missing weather stripping at this location can also allow for water intrusion to interior spaces.

Repairs should be made by a qualified contractor.

Safety Concern

Garage Electrical System - Overhead, Outlets, Grounded, Fed From House

Excessive length of garage power supply wiring. This has allow the garage supply wiring to come in contact with the house supply wiring. Proper repairs and adjustments should be made to prevent hazards and damage to the these materials.

A qualified electrician should evaluate and make corrections.

Missing or damaged light fixture cover noted on the South wall of the detached garage. Covers should be installed to prevent water intrusion and bulb damage. A qualified electrician should evaluate and make corrections.

Service / Repair

Garage Interior Walls - Cinder Block

Cracked mortar noted at the North, East and South sides of the detached garage. This may allow for water intrusion resulting in deterioration and further movement. Cracking and movement is most likely due to poor drainage of roof and surface water at the various locations around the garage and down spout extensions. All mortar joints should be repointed or sealed after drainage has been repaired.

Improper repairs and openings noted at the header located directly above the garage vehicle door. This will allow for water intrusion and damage if not properly sealed on the exterior of the garage.

Contact a qualified contractor for repairs.

**Appears
Servicable**

Garage Interior Ceiling - Unfinished

**Inspection
Limitations**

Garage Floor - Concrete

Complete inspection of the garage slab and walls was limited due to homeowner belongings.

**Appears
Servicable**

Garage Door Opener - Manual

Safety Concern

Garage Vehicle Doors - Overhead, Metal\Aluminum

Missing spring retainer cables noted on garage overhead vehicle door. Spring retainers should be installed for safety in the event the sprint become damaged or breaks.

Contact a qualified contractor to evaluate and make all needed repairs.

ATTIC

**Appears
Servicable**

ATTIC - See Comments Below

**Inspection
Limitations**

Attic Entry Access - Access Restricted, Bedroom, Closet

No floor boards present for walking or crawling in the attic. The attic space was viewed from the ladder or hatch only.

**Appears
Servicable**

Attic Structural Framing Type - Trusses

**Appears
Servicable**

Attic Sheathing - OSB

**Appears
Servicable**

Attic Floor Insulation - Fiberglass, Blown

**Appears
Servicable**

Attic Insulation Thickness - 9 to 12 inches

**Appears
Servicable**

Attic Ventilation - Roof Vents

**Appears
Servicable**

Attic Wiring - Exposed

Service / Repair

Vent Pipes Visible in Attic - Terminates in Attic

Vent pipe for the full bathroom exhaust fan terminates in the attic. This should be directed to an exterior vent to prevent moisture buildup in the attic leading to possible mold growth..
Contact a qualified contractor for evaluation and repairs.

**Appears
Servicable**

Chimney Stack Visible in Attic - Brick

INTERIOR

**Appears
Servicable**

INTERIOR ROOMS - See Comments Below

**Inspection
Limitations**

Home Occupied at Time of Inspection - Yes

Due to personal belongings some systems of the home may not be fully visible or accessible for a complete inspection. Defects may exist that could not be discovered at the time of the inspection.

**Appears
Servicable**

Smoke and Carbon Monoxide Detectors - Present

Smoke and carbon monoxide detectors should be tested monthly and batteries changed annually.

**Appears
Servicable**

Interior Switches - Tested

INTERIOR

**Appears
Servicable**

Interior Fixtures - Tested

Safety Concern

Interior Outlets - Limited access due to personal belongings., Three Prong Grounded

Loose electrical outlets noted in the South wall of the center bedroom. Loose outlets may cause short circuits in wiring and should be secured.

A qualified electrician should evaluate and make all needed repairs.

Dead electrical outlet noted at the South wall of the living room. Outlet should be repaired or replaced to allow for correct use and prevent the use of extension cords.

A qualified electrician should evaluate and make all needed repairs.

Safety Concern

Windows - Some windows not tested due to personal items., Tested

Broken glass noted in window pane at the East bedroom and center bedrooms closet. Glass should be replaced by a qualified professional to ensure proper operation and safety.

Windows should be serviced by a qualified window contractor to ensure proper operation and security.

Windows located in the center bedroom and full bathroom do not open properly. Adjustments should be made to allow for correct and safe use of the window unit. This can creates a hazard in the event of a emergency fire exit.

This should be evaluated by a qualified contractor to determine needed repairs.

Missing screens noted in the kitchen. . Screen should be replaced to prevent pest intrusion.

This should be evaluated by a qualified contractor to determine needed repairs.

Some windows could not be tested due to window mounted cooling systems.

Service / Repair

Interior Walls - Plaster

Cracked plaster and brick work noted at the front entry, East bedroom closet, kitchen South and West walls and center bedroom North wall and closet. Cracking appears to be connected to movement in the foundation due to poor drainage of roof and surface water. Proper repairs should be made to the cracks once exterior issues have been resolved.

A qualified contractor should evaluate and make needed repairs.

Service / Repair

Interior Ceilings - Plaster

Previous visible water leak noted directly above the kitchen center bedroom entry door. Plaster material was dry to the touch and damage appears to be minor. Proper repairs may require some material replacement. A qualified contractor should evaluate and make needed repairs.

Safety Concern

Interior Floors - Wood, Tile, Vinyl

Vinyl flooring located in the center bedroom closet appears to fit the style and time period when asbestos was used in building materials. The removal of asbestos vinyl sheet flooring should only be done by a licensed abatement professional since this material is considered hazardous. Contact a qualified contractor to evaluate and make needed repairs.

Uneven floor area and missing threshold noted between the center bedroom closet and kitchen. This creates a trip hazard and should be adjusted.

Contact a qualified contractor to evaluate and make needed repairs.

**Appears
Servicable**

Interior Doors - Appears to be in working order

Service / Repair

Closets / Cabinets - Doors in Place, Doors Missing

Missing door slabs noted at the center bedroom closet opening. Repairs should be made to allow for correct use of the space.

Contact a qualified contractor for needed correction.

**Inspection
Limitations**

Ceiling Fan - Tested

Ceiling fans located in the living room did not respond to wall switch and the remote control could not be found at the time of the inspection.

A qualified contractor should evaluate and make needed corrections.

INTERIOR

Appears Servicable Interior Rooms - Living Room, Dining Room

Appears Servicable Number of Bedrooms - 2

LAUNDRY

Inspection Limitations LAUNDRY - Appliances are beyond the scope of this inspection

A full inspection of household appliances is beyond the scope of this inspection. However, a complementary check of the appliances has been done to check for general operation and condition. This in no way implies a warranty or guaranty of any kind. Home warranties can be purchased for this purpose. If the appliances appeared to be working at the time of the inspection it will be noted as such and no other responsibility will be left upon the inspector.

Appears Servicable Location - Main floor

Appears Servicable Clothes Dryer Energy Source - 240 Electric

Appears Servicable Laundry Water Faucets - Ball Valves

Appears Servicable Washer Drains - Not visible (in wall)

Appears Servicable Dryer Vented - Wall

Appears Servicable Laundry Flooring - Tile

FULL BATHROOM

Appears Servicable BATHROOM - See Comments Below

Appears Servicable Number of Full Bathrooms - 1

Appears Servicable Bathroom Electric Switches and Fixtures - Wall

Appears Servicable Bathroom Receptacles - Three Prong

FULL BATHROOM

Appears
Servicable

Bathroom Walls and Ceilings - Plaster

Appears
Servicable

Bathroom Heating Cooling - Central Sys

Appears
Servicable

Bathroom Sink Faucets and Water Supply - Dual Lever

Service / Repair

Bathroom Sink Basin - Steel Enamel

Excessive chipping in the sink basin enamel may lead to further corrosion and leaks in the full bathroom. Contact a qualified plumber for evaluation and repairs.

Appears
Servicable

Bathroom Sink Drain and Trap - Chrome

Appears
Servicable

Toilet Bowl and Tank - 2 Piece, Anchored

Appears
Servicable

Bathtub/Shower Faucets - Dual Lever

Appears
Servicable

Bathtub/Shower Stopper/Drain - Rubber Stopper

Appears
Servicable

Bathroom Ventilation - Fan

Appears
Servicable

Bathroom Floor - Tile

BASEMENT

Appears
Servicable

BASEMENT - See Comments Below

Appears
Servicable

Basement Type - Combination Crawlspace

Appears
Servicable

Basement Finish - Unfinished

Appears
Servicable

Foundation Walls Basement - Brick

BASEMENT

Service / Repair

Floor Basement - Concrete

Signs of water intrusion noted in the basement at the Northwest corner of the house. The cause of this movement is usually the result of a COMBINATION of deficiencies. Uncontrolled surface grade water and roof drainage water deposited next to the foundation are the leading causes. Exterior drainage at this location should be repaired to prevent further damage. Contact a qualified contractor to make repairs as needed.

Appears Servicable

Structural Columns Basement - Bearing Wall

Appears Servicable

Ceiling Sub Floor Basement - OSB, Planking

Appears Servicable

Ceiling Structure Basement - Dimensional Lumber

Appears Servicable

Drainage Basement - None

CRAWL SPACE

Appears Servicable

CRAWL SPACE - See Comments Below

Appears Servicable

Access Crawl Space - Interior Hatch , Via Basement

Major Defect

Structural Columns Crawl Space - Bearing Wall, Brick

Structural wall or brick work appear to be deteriorating. This deterioration in the mortar between the brick has allowed for movement and falling bricks. Missing bricks at these locations create excessive movement in the floor joist resulting in cracked floor grout, cracked counter top grout and cracked wall plaster. Additional support should be added at these locations to prevent further movement and damage. Mortar in the structural wall should be repointed and repaired to prevent further deterioration.

This should be evaluated by structural contractor and all needed repairs made.

Appears Servicable

Ceiling Sub Floor Crawl Space - Planking

Service / Repair

Ceiling Structure Crawl Space - Dimensional Lumber

Broken and cracked floor joist noted in the crawl space. Additional support should be added at either side of this location to prevent settling and sagging in the center bedroom flooring.

Contact a qualified contractor for repairs.

Appears Servicable

Insulation Crawl Space - None

Appears Servicable

Ventilation Crawl Space - None

Recommendation / Additional Information

Floor Liner Crawl Space - Not Present

There is not a liner installed over the soil in the upper crawl space. I recommend having a liner installed that is sealed to isolate the soil from the rest of the structure.

CRAWL SPACE

Appears Servicable **Floor Type Crawl Space - Dirt**

Appears Servicable **Drainage Crawl Space - None**

Appears Servicable **Foundation Walls Crawl Space - Brick**

PLUMBING

Appears Servicable **PLUMBING - Main Water Supply On. See Comments Below**

Appears Servicable **Gas Supply System - Natural Gas**

Recommendation / Additional Information **Main Gas Valve Location - North**

Main gas shut off valve is located on the North side of the house.

Appears Servicable **Water Source - Municipal**

Recommendation / Additional Information **Main Water Shut Off Location - Basement**

Main water shut off valve is located in the basement

I recommend turning the main water supply valve off when out of town or on vacation.

Appears Servicable **Water Main Supply Type - Copper**

Appears Servicable **Main Water Supply Controls - Main Water Shut off Valve**

Service / Repair **Interior Visible Water Pipes - Copper**

Corrosion noted at a valve located in the basement. This can be an indication of periodic leaking or potential leaks in the future. Valve replacement should be made to prevent these issues.

Contact a qualified plumber to evaluate and make any needed repairs.

Major Defect **Waste System - Municipal, Sewer Scope Performed**

A sewer scope inspection was performed at the time of this home inspection. Access into the main sewer line was through the cleanout access located in the basement / crawl space area. I ran the camera 102' from this point all the way out and into the city main line located in the back alley. Large amount of root growth and minor offsets noted in the main sewer line at various joints along the pipe. Main sewer line should be professionally cleaned now and maintained in the future to prevent blockage. Because these sections of the pipe were not visible due to root growth I recommend a possible re-scope after this initial cleaning to ensure the connections are not damaged. Contact a qualified plumber for further evaluation to determine the scope of repairs.

A video of the sewer scope inspection has been uploaded to You Tube and can be viewed at the following link;
www.youtube.com/watch.....

PLUMBING

Appears
Servicable

Interior Waste/Vent Pipes - ABS

W. HEATER 1

Appears
Servicable

WATER HEATER - See Comments Below

Service / Repair

Water Heater 1 Mfg. - Kenmore

Current leaks noted at the water heater drain valve. Repairs should be made to prevent excessive moisture and damage to the basement concrete.

This should be evaluated by a qualified contractor and all needed repairs made.

Appears
Servicable

Water Heater 1 Rated BTU Per Hour - 30,000 +

Recommendation
/ Additional
Information

Water Heater 1 Approx. Age - 15 Plus Years

The water heater is 20 years old. This is beyond normal life expectancy. Replacement should be considered.

Appears
Servicable

Water Heater 1 Size - 40

Appears
Servicable

Water Heater 1 Condition - Appears Operational at Time of Inspection

Appears
Servicable

Water Heater Fuel - Gas

Safety Concern

Water Heater Gas Piping - In-line shut off valve present

Gas leak at gas line joint to the water heater located on the basement level. Repairs should be made immediately. Contact a qualified contractor for needed correction.

Service / Repair

Water Heater Cold Water Valve - Present

There is excessive rust and corrosion on the water supply pipes above the water heater. This may lead to leaks if not repaired.

Contact a qualified plumber to evaluate and make any needed repairs.

Appears
Servicable

Temp. Pressure Relief Valve and Pipe - Present

Appears
Servicable

Water Heater Exterior Jacket - OK

Appears
Servicable

Combustion Air Source - Metal Duct High and Low

Appears
Servicable

Water Heater 1 Flue Pipe - Single Walled

HEATING SYSTEM 1

Appears Servicable HEATING SYSTEM 1 - Gas Forced Air

Appears Servicable Forced Air System 1 Mfg. - Ducane

Appears Servicable Forced Air System 1 BTU Per Hour - 50,000+

Appears Servicable Forced Air System 1 Approx. Age - 5 to 10 Years

Appears Servicable Forced Air System 1 Energy Source - Gas

Appears Servicable Heating System 1 Electrical Disconnect - Toggle Switch

Appears Servicable Gas Piping - Black Pipe, Flexible Line

Appears Servicable Air Handler/Blower - Direct Drive

Appears Servicable Flame Pattern - Pass

Inspection Limitations Heat Exchanger 1 Visual - Limited

Heat exchanger cracks and/or flue blockage can result in carbon monoxide poisoning and death. Since cracks or blockage can develop at any time, annual inspection and testing of heating plant is recommended. Headaches or dizziness may be some symptoms of carbon monoxide leakage that should be investigated. The visual inspection of the heat exchanger is an attempt to identify cracks, holes or other defects. However, it is generally not possible to view 100% of the heat exchanger without disassembling the heat plant, which is beyond the scope of this inspection. Therefore, an acceptable rating of the heat plant means that the inspector did not notice any obvious defect and that the heat plant appears to be functioning properly, BUT DOES NOT GUARANTEE THAT DEFECTS DO NOT EXIST.

Appears Servicable Distribution System 1 Type - Up Flow

Appears Servicable Distribution System 1 Material - Metal Duct

Appears Servicable Thermostat 1 - Manual

Safety Concern Flue Piping 1 - Single Walled

Furnace and water heater flue pipe are vented into the chimney. All cracks at this connection should be sealed to prevent carbon monoxide hazards. Flue pipe system should be evaluated by a qualified heating contractor and all needed repairs made.

HEATING SYSTEM 1

Recommendation / Additional Information

Filter System 1 - Disposable

The furnace filter size is 12x24x1
Furnace filter can be changed through this access door.
Contact a qualified contractor if more information about the filter is needed.

Appears Servicable

Combustion Air Source 1 - Metal Duct High and Low

Considerations

At some point, you may discover something wrong with the house.

Intermittent or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on a limited, visual inspection and the past performance of the house. If there are no clues of a problem, past or present, we are unable to foresee a future problem.

Minor Problems

Home inspection reports may be considered by some to be inconsistent because the reports identify some minor problems but not others. The minor problems identified are discovered while looking for larger, more significant issues. We note them simply as a courtesy to our clients. The intent of our inspection and report is not to find every \$200 problem; it is to find the larger, more expensive problems that impact the decision to purchase a home.

Contractors Opinions

A common source of dissatisfaction with home inspectors comes from differing opinions from contractors. Contractors' opinions often differ from ours. It is not a surprise when multiple roofers indicate a roof needs replacement when our report indicates that with some minor repairs, the roof may last a few more years.

“Last Man In” Theory

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the "Last Man In" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Understandably, he may not want to do a minor repair that could be associated with high liability when he could re-roof the entire house for more money, less liability and reduce the likelihood of a callback. In addition, it is natural for homeowners to believe the last bit of "expert" advice they receive, even if it is contrary to previous advice. As home inspectors, we find ourselves in the position of "First Man In" and therefore give the first advice rather than the last "expert" advice. Also keep in mind, home inspectors have general knowledge of all aspects of a home and it's systems whereas a contractor is an expert in one or more specialized areas and therefore may have a differing opinion on the same issue.

Why We Didn't See It

You or a contractor may be surprised that a particular issue was not discovered during the home inspection process. There are several reasons we may not see a particular issue:

- 1. Conditions During Inspection:** It may be difficult for homeowners to remember the exact circumstances in and around the house at the time of the inspection. Homeowners may not remember that it was snowing, that there was storage everywhere in the basement or that the furnace could not be turned on because the air conditioning was operating, etc. It is impossible for contractors to know what the circumstances were when the inspection was performed and therefore do not understand the challenges present during the actual inspection
- 2. The Wisdom Of Hindsight:** When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is water on the floor. Predicting the problem is a different story.
- 3. A Long Look:** A home inspection is a general, visual inspection meant to identify areas of major repair and major safety concerns. Due to limited time, we cannot fully inspect every aspect of the property. If we spent 30 minutes under the kitchen sink or 45 minutes disassembling the furnace, we would likely find additional problems. Unfortunately, the inspection would take several days and would cost considerably more.
- 4. We're Generalists:** Inspectors are generalists; we are not specialists. A heating contractor will likely have more heating expertise than we do.
- 5. An Invasive Look:** Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, furniture or boxes are moved and so on. A home inspection is a general, visual examination. We don't perform any invasive or destructive tests.

An Inspection Is Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should never be considered an insurance policy.

We hope this is helpful and thank you for your business!

CATEGORY DEFINITIONS

(1.) Safety Concern - An item that affects the safety of the occupants of the home, and is in need of repair.

(2.) Major Defect - An item that is currently broken or damaged and may have a substantial monetary value to repair, may cause further damage to the home or needs additional evaluation by a qualified specialist to determine the extent of concern and scope of repairs.

(3.) Needs Service or Repair - An item in need of repair or maintenance. The expected cost of which should be at a level less than that of a major defect. These are often minor repairs that can develop into more significant defects when not properly corrected in the near future.

(4.) Recommendations / Additional Information- This category is where we list items that may include routine maintenance or items that could benefit from upgrading to modern standards. This is also where we convey additional information such as shut off valves and further information about the house. .

(5.) Limitations- These are items that have limited, restricted access, or prevented our view, or ability to complete a normal inspection. As per our standards of practice set forth by The American Society of Home Inspectors (ASHI). These standards are available at www.ashi.org

Home inspectors are generalist and are not experts in any specific field, and further evaluations are often needed. Qualified experts should be chosen carefully, and should be allowed to thoroughly inspect the entire suspect system and not be limited to specific areas sighted in the home inspection.

Throughout this report, the age of the appliances, roofs, etc. if stated, are approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence where accessible.

When any item in the report is reported to be "Satisfactory", the meaning is that it should give generally satisfactory service within the limits of its age and any defects or current problems noted during the inspection. Please read the information printed on each page and call us for an explanation of any aspect of the report that you do not fully understand. Please feel free to call our office at any time, before or after the purchase, with any questions related to the home or its maintenance.

The "Whole House Inspection" is conducted according to the standards of practice set by The American Society of Home Inspectors (ASHI) for the purpose of identifying major deficiencies that might affect your decision whether to purchase. Unfortunately, we cannot take away all the risks of home ownership. Although Service/Repair items may be mentioned, this report does not attempt to list them all. It is important for you to understand exactly what your professional inspector is able to do for you, and what the limitations are in his inspection. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture and personal property or dismantle any appliances aside from removing covers on heaters, electrical panels etc. An inspection is intended to assist in evaluating the overall condition of a building and its components based on observations of the apparent condition the date of the inspection. The results of this home inspection are

not intended to make any representation regarding latent or concealed defects that may exist.

Your home inspector is not a licensed structural engineer or other contractor whose license authorizes the rendering of a technical analysis of the structural integrity of a building or its other component parts. You may be advised to seek a licensed engineer or contractor's opinion as to any defects or concerns mentioned in this report. This report is not a guarantee or warranty, expressed or implied. There are warranty programs that may be obtained to insure you against failure of some of the major systems of the house. These warranties do not, however, cover all the inspected items included in the report, and you should read the documents provided with these warranty programs carefully.

Homebuyers, after occupying the home, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage, which could have been prevented if the inspector's advice, and recommendations had been followed. It is important for the client to attend the inspection. The report is a fine tool, but does not replace the opportunity to ask questions directly and every effort should be made to attend the inspection. After occupancy, all homes will have some defects that may not be identified in the inspection report. If a problem occurs of which you feel our inspectors' report did not give you sufficient warning, call our office. A phone consultation may be helpful to you in deciding what corrective measures to take, and the inspector may be able to advise you in assessing proposals offered by contractors for correcting the problem. Please consult your inspector before you engage a contractor to examine or correct possible defects. Unless prior consultation occurs, we cannot assist you further.