

INSPECTION REPORT



**6789 Newtown Road
Holland PA 18900
PREPARED BY
INSPECTIONS UNLIMITED INC.**



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**THIS DOCUMENT IS FOR THE CONFIDENTIAL AND EXCLUSIVE USE OF
Miles Morgan for the property located at 6789 Newtown Road Holland PA 18900**

September 3, 2010

Miles Morgan
1234 Mitchner Place
Holland PA 18900

Re: 6789 Newtown Road
Holland PA 18900

Dear Rollo Dilworth,

On September 2, 2010, I inspected the above referenced property, as per your request. The home is a 2± year old building. The temperature was approximately 86± degrees and the weather was clear. The following is a summary of the conditions found from a visual inspection at that time.

Items indicated with an Estimated Cost require repairs or replacements. The dollar values are given as a guide for your information in planning only. For an accurate cost a contractor experienced and qualified in the particular trade must be consulted. Items indicated as recommendations should also be performed in the opinion of this inspector as upgrades and or improvements.

Items including but not limited to the underground sewage lines, piping and electrical lines inside the walls, areas and items hidden by furniture, buried or environmental issues INCLUDING THE PRESENCE OF RADON AND LEAD BASE PAINT are not included in this inspection. This inspection is based on a VISUAL inspection of ACCESSIBLE areas of the property that can be accessed without damage to adjacent areas, such as painted shut access panels etc. MAJOR fixed systems will be operated, conditions permitting, AT THE TIME OF THE INSPECTION. NO INSPECTIONS TO ANY GOVERNMENT CODES AND OR REGULATIONS IS INCLUDED IN THIS INSPECTION.

All statements regarding the condition of the systems, components and appliances, etc. are as of the date of this inspection and are limited to what was visible and accessible at that time. Any changes after this date are not the responsibility of this inspector or company. No inspection or opinion as to the condition, safety features or operation of any exterior items such as gas grills either portable or connected, playground type equipment, pools etc. is included in the inspection. These items are not to be considered a part of this inspection. If you have any concerns about such items they should be addressed with the current owner prior to the completion of the inspection time frame.



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It is recommended that the buyer re inspect the property prior to settlement to check for any changes in conditions, if any changes are noted and are of concern call my office immediately and I will discuss the issues with you at that time and if necessary return to the property.

This inspection report and any verbal information given during the inspection and any time subsequent to the inspection are CONFIDENTIAL and are for the sole use of the client (as indicated on this report). This report is not transferable or assignable to any third party. If any other parties obtain access to this report, whether the report obtained with or without permission neither the inspector nor the company will bear any responsibility under any circumstances for the contents of the report or any verbal information.

In the event that any problems should arise requiring repairs or replacement of any components included in this inspection or believed to be covered by this report, this inspector shall be notified and have the opportunity to make a physical inspection prior to any such repairs or replacement.

Section 7508 "Home Inspection Reports" Sub Section 3:

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.



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Should there be any questions regarding this report please do not hesitate to contact my office. It was a pleasure to have been of service to you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'N. Klein'.

Neil Klein,
Inspections Unlimited Inc.
American Society of Home Inspectors ®
Certified Member #202360
Philadelphia License #24525

ps. As per your request a copy of this report is being given to your Realtor and or lawyer.



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In accordance with the law covering home inspections in Pennsylvania (Act 114 of 2000) Inspections Unlimited Inc. is in full compliance with the law. A fully executed compliance statement has been attached to our contract.

This law in part defines the following:

Home Inspection as a non-invasive, visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling designed to identify Material Defects. 75 P.S. §7502.

Material Defects as a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near at or beyond the end of its normal useful life is not by itself considered to be a Material Defects. 75 P.S. §7502.

Estimated costs of repairs and/or replacement included in this report are presented in a range and are taken from the Home Tech Remodeling and Renovation Cost Estimator, Home Tech Handyman Cost Estimator and/or Marshal & Swift using the most recent available version. It is assumed that all work will be performed by licensed contractors in the related fields. **ALL PRICES SHOULD BE CONFIRMED BY CONTRACTORS QUALIFIED AND LICENSED IN THE PARTICULAR TRADE.**

No home whether new or previously owned is now or will ever be free of defects or items requiring attention and/or repairs. The purpose of an inspection is to provide you the buyer with information to make an informed decision on the purchase of this property. Considering the complexity of any property it is impossible in the limited time of a typical home inspection to identify every possible defect and/or possible problem. Many of the problems with buildings are hidden within floors or walls in addition to being blocked by items of the current occupant. Every reasonable attempt will be made to identify these items within the scope of a home inspection, but no guarantees can be given. At the time of your re settlement walk through you responsible to observe any changes and/or areas not visible or accessible at the time of the original inspection. Any such changes or problems should be addressed before final settlement of the property.



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TO BE CORRECTED BY BUILDER

TO BE CORRECTED BY THE BUILDER Have additional inspection consisting of thermal imaging/ thermography performed to determine the presents and or extent of damage caused by improper or missing flashings/detailing. Invasive inspections will be additional and are destructive in nature and will require permission.

TO BE CORRECTED BY BUILDER Install 1/2" through bolts, a minimum of two (2) per joint staggered, for all the structural members of the deck or install manufactured connectors designed for the purpose. This includes but is not limited to the posts, beams, steps and headers. For points of attachment to the building when not possible properly sized lag bolts are often used. These must be pre drilled and of a length adequate to penetrate the header and through to the interior structure. Failure to properly attach the various members may lead to failure of the structure.

TO BE CORRECTED BY BUILDER Recent changes have dictated that all basements for new homes build after 1/1/2007 must have acceptable emergency means of egress to the outside. When renovations are performed in an existing home proper emergency egress is now required for all basements. At a minimum a second means of egress must be provided having a minimum clear opening of equal to or greater then 5.7 square feet for basements below grade and 5.0 square feet when at grade. The minimum opening height must be greater than 24" and the minimum opening width must be greater than 20". In addition the door or window must be operable without any tools. All emergency egress openings must exit directly to the outside. This is a basic overview and not a complete set of specifications.

Depending on the local adaptation of this requirement basement without these requirements must have them installed. The cost for installation is in the range of \$4500.00-5500.00 not including any interior or exterior finish work.

TO BE CORRECTED BY BUILDER Proof of all permits, inspections and satisfactory completion of all work is very important and should be obtained prior to settlement and or the expiration of the inspection period. Failure to have proper permits can result is major expenses to you in the future. Work performed without permits maybe incorrect and require corrections, replacement or even removal of completed items that do not meet local standards.



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TO BE CORRECTED BY BUILDER Install proper size circuit breakers for all improperly sized devices. In changing the devices to the proper size, in relation to the connected wire in some cases the circuits may fail. This is an indication that the wire is not suited for the connected load. In this case, the possibility of new or additional circuits is likely at an additional cost. This condition cannot be determined by a building inspection.

TO BE CORRECTED BY THE BUILDER Confirm the proper installation of the roof substrate. If repairs are necessary they should be made on an as needed basis.

TO BE CORRECTED BY THE BUILDER Determine the reason for the recent roof repair in the front of the roof and whether or not there was a leak.

TO BE CORRECTED BY THE BUILDER Confirm the reason for the lack of a parapet wall above the roof between the adjacent buildings. This should be noted in the approved plans.

TO BE CORRECTED BY THE BUILDER Repair the damaged stucco next to the garage door and determine the cause of the damage so a future reoccurrence can be avoided.

TO BE CORRECTED BY THE BUILDER Confirm the reason for the aluminum foil tape on the tankless water heater vent and that the tape used is rated for the purpose.

TO BE REPAIRED BY THE BUILDER Install the missing screens on the windows as necessary throughout the house.

TO BE CORRECTED BY THE BUILDER Install a proper cover for the sidewalk access point to reduce the tripping hazard.

TO BE REPAIRED BY THE BUILDER Remove the concrete/cement the has splashed onto the brick wall and steps in the front of the house.

TO BE CORRECTED BY BUILDER Install proper railings for all exterior steps, having (3) three or more risers. All railings should be securely installed and placed 30"-38" above the tread, with the grippable portion being 1 1/4" to 2". Where conditions exist that the steps



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are wider than 5' a railing is required on each side or if the open side has a drop off of greater than 24" a second rail maybe required. In addition normal maintenance to any existing railings should be exercised to maintain a safe walk area.

TO BE CORRECTED BY THE BUILDER Clean the paint, stucco or concrete off the masonry rail/wall in the front of the house.

TO BE CORRECTED BY THE BUILDER Install a patio in the rear of the house as necessary.

TO BE CORRECTED BY THE BUILDER: Replace the rusting railing on the balcony as necessary.

TO BE CORRECTED BY THE BUILDER Install a finished driveway and all related components of the system.

TO BE CORRECTED BY BUILDER Remove the sump pump discharge from the sanitary drain system and properly seal all openings. The proper discharge of the sump pump should be placed at a minimum of 3' and down grade from the building.

TO BE CORRECTED BY THE BUILDER : Repair the leaking shower head in the hall bathroom.

TO BE CORRECTED BY THE BUILDER Repair the loose faucet in the hall bathroom as necessary.

TO BE CORRECTED BY THE BUILDER Properly secure the sink in the powder room off the kitchen as necessary. If replacement is necessary there will be an additional cost.

TO BE CORRECTED BY THE BUILDER Repair the leak that was observed in the front of the basement at the cast iron drain line fitting.

TO BE CORRECTED BY BUILDER Install fire rated doors and if found necessary the enclosure to the heater in the garage.

TO BE CORRECTED BY THE BUILDER The control panel is next to the heater, at the time of the inspection the cover was off and laying near the panel. This should be replaced



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as necessary.

TO BE CORRECTED BY THE BUILDER Clean the heater and all air ducts of all builder debris. This work should be professionally performed and necessary paper work confirming professionally performed work presented.

TO BE CORRECTED BY BUILDER : Replace the cracked PVC intake pipe for the tankless water heater and removed the roofing cement from the exhaust pipe as necessary.

TO BE CORRECTED BY THE BUILDER : Repair the condensation leak that was observed inside the tankless water heater.

TO BE CORRECTED BY BUILDER This dishwasher was not connected and therefore was not inspected. Once properly connected to all systems the unit should be checked and it's condition verified. If repairs are necessary an added cost will be incurred.

TO BE CORRECTED BY BUILDER Repair or replace the kitchen garbage disposal.

TO BE CORRECTED BY BUILDER Adjust all kitchen cabinets doors, drawers etc. for proper operation, levels etc. The dishwasher is hitting the adjacent door and must be adjusted.

TO BE CORRECTED BY THE BUILDER Touch up and or repaint all painting defects as agreed upon either before or after settlement. In addition all missing trim must be installed and finished.

TO BE CORRECTED BY THE BUILDER Clean and remove all stain on the floor and in the tile grout as necessary. It maybe necessary to refinish floors in some areas..

TO BE CORRECTED BY THE BUILDER Provide access to the underside of the whirlpool to confirm proper installation and the presents of a properly installed GFCI.

TO BE CORRECTED BY BUILDER Install all missing trim pieces etc for the whirlpool.

TO BE CORRECTED BY THE BUILDER Install covers on all open junction boxes as necessary above the circuit breaker panel.



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TO BE CORRECTED BY THE BUILDER: Provide GFCI protection to the whirlpool as necessary by a licensed electrician.

TO BE CORRECTED BY THE BUILDER: Find the source of the condensation leak that was observed from the air handler dripping onto the PVC drain.

TO BE CORRECTED BY THE BUILDER: Replace the missing insulation on the large suction line at the coil as necessary. This should be repaired by a qualified HVAC contractor.

TO BE CORRECTED BY THE BUILDER: Relocated the neighbors air conditioner compressor onto its own roof as necessary.

TO BE CORRECTED BY THE BUILDER : Adequately seal around the suction and liquid lines entering the house through the roof.

The items listed in the report and noted in **red** are considered to be major defects as per the Pennsylvania Home Inspection Law as Chapter 75 of Title 68

A material defect is defined as "A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of a normal useful life of such a structural element, system or subsystem is not by itself a material defect."

IT IS IMPORTANT THAT THE COMPLETE REPORT BE READ TO UNDERSTAND THE ABOVE ITEMS. THIS ESTIMATED COST SUMMERY IS NOT A COMPLETE LISTING OF ALL ITEMS AND OR INFORMATION PERTAINING TO DEFECTS FOR THIS PROPERTY.

THE ESTIMATED COST GIVEN IN THIS REPORT ARE NOT INTENDED TO BE USED AS QUALIFIED CONTRACT QUOTES. ALL PRICES SHOULD BE CONFIRMED BY CONTRACTORS QUALIFIED AND LICENSED IN THE PARTICULAR TRADE.



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IT IS IMPORTANT THAT ALL QUOTES FOR REPAIRS OR REPLACEMENT BE OBTAINED, IN WRITING, PRIOR TO THE EXPIRATION OF THE INSPECTION CLAUSE AS STATED IN YOUR AGREEMENT. FAILURE TO OBTAIN QUOTES MAY HAVE A NEGATIVE IMPACT IF THERE ARE HIDDEN OR ADDITIONAL ITEMS REQUIRING REPAIRS OR REPLACEMENT. OUR INSPECTION IS VISUAL AND LIMITED IN NATURE TO THOSE AREAS ACCESSIBLE AT THE TIME OF THE INSPECTION.

ANY DEFECT IN AN ITEM THAT MAY HAVE AN IMPACT ON OTHER ITEMS OR SYSTEMS WITH IN THE PROPERTY, SUCH AS DEFECTS IN ELECTRICAL, PLUMBING, HVAC ETC. MUST BE FULLY EVALUATED ONCE THE NOTED DEFECT IS CORRECTED. FAILURE TO MAKE THESE EVALUATIONS CAN AND MAY LEAD TO UNDISCOVERED DEFECTS NOT FOUND DURING THE ORIGINAL INSPECTION. IF SUCH CONDITIONS DO EXIST THESE TOO MUST BE CORRECTED. NEITHER THIS COMPANY OR INSPECTOR HAS NO CONTROL OVER THESE ITEMS AND IS THEREFORE NOT RESPONSIBLE FOR UNDISCOVERED DEFECTS.

ITEMS INDICATED AS RECOMMENDED REPAIRS ARE REPAIRS AND/OR IMPROVEMENTS THAT THIS INSPECTOR STRONGLY BELIEVES SHOULD BE MADE TO THE PROPERTY TO MAKE IT SAFER AND MORE HABITABLE, ALTHOUGH NOT CONSIDERED MATERIAL DEFECTS AS DEFINED.

NO RE INSPECTION OF ANY COMPONENTS, SYSTEMS OR DEFECTS FOUND OR ASSUMED ARE INCLUDED AS A PART OF THIS INSPECTION OR REPORT. IN THE EVENT A RE INSPECTION IS REQUESTED OF ANY ITEM INCLUDED OR DUE TO CONDITIONS AT THE TIME OF THE INSPECTION NOT INCLUDED A MINIMUM CHARGE OF 60% OF THE ORIGINAL INSPECTION WILL BE DUE AT THE TIME OF THE RE INSPECTION.

It is your responsibility on the day of settlement to do a pre settlement walk-through of the property. At that time all systems should be checked determine if they are in working condition as they were at the time of the inspection or if repairs requested were properly performed. This should include but not be limited to the following.



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1. Check heating and air conditioner, if present for proper operation. If the outside temperature is has been below 55 degrees in the last 24 hours the air conditioner can not and should not be operated as this can damage the unit.
2. Operate ALL plumbing fixtures in the home and determine that the hot water heater is in operating condition.
3. Turn on and off all light fixtures and if possible check a random number of receptacles.
4. Visually inspect all walls and ceilings for signs of changes that may have occurred, including new water stains.
5. Visually inspect all windows for broken glass or failed insulated glass panels.
6. Operate all kitchen appliances including cooking, plumbing and cabinets.
7. Any signs of recent water infiltration in the basement or other areas of the property should be noted and brought to the agent and sellers attention.

**IF THERE ARE ANY DEFECTS OR DISCREPANCIES FOUND THEY MUST BE
ADDRESSED PRIOR TO SETTLEMENT.**

It is recommended that before you purchase any home you have it inspected by a wood destroying insect (WDI) control firm. We do not inspect for the presence or absence of wood destroying insects.



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FLAT ROOF

The single ply membrane roof which is a flat design was mounted and inspected in all visible and accessible locations.

The installed roof is a single ply-membrane roofing material with a granular coating, often referred to as a "rubber roof". This is a newer type of material for residential and commercial roofing and is considered by many as superior to a traditional "hot roof". As with all roofs the seams and flashings should be repaired and maintained every 4-5 years to extend the life of the roof and reduce water infiltration. As with all roofing materials all components should be compatible. This roof will require maintenance with in the next 3-4 years.

When the roof was walked there is a "soft" feel to the roofing. This maybe due to the method of installation, the thickness of the sheathing and or the spacing of the structural member. None of these items can be confirmed by a visual inspection. Further evaluation is recommended.

TO BE CORRECTED BY THE BUILDER Confirm the proper installation of the roof substrate. If repairs are necessary they should be made on an as needed basis.



It was observed in the front of the roof and one of the neighbors roof that the capping had been patched, while all the other roof on the row were not. This is typically an indication of a past leak that may have been repaired. It is recommended that the builder be questioned as to reason for the patched area.

TO BE CORRECTED BY THE BUILDER Determine the reason for the recent roof repair in the front of the roof and whether or not there was a leak.



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There is no parapet wall present above the roof line between the adjacent buildings. Today and for many years it has been required that a firewall be erected between adjacent properties from the foundation to above the roof line, unless stated in the approved plans that this is acceptable. The purpose of is to reduce the chances of a fire spreading to adjacent properties. *In addition, when the wall protrudes above the roof line it reduces the chance of a leak from adjacent properties migrating from one area to another. Erecting a firewall between existing buildings is not practical and can be prohibitive in cost.*

TO BE CORRECTED BY THE BUILDER Confirm the reason for the lack of a parapet wall above the roof between the adjacent buildings. This should be noted in the approved plans.



The installed gutters and downspouts are, aluminum and in satisfactory condition for there age.

In the city of Philadelphia, discharging on the ground is not common and is discouraged, the normal and preferred method it to discharge to the underground system, which is directed to the rivers. In some cases, where the underground pipes have failed owners have taken to discharging on the ground. This will lead to water infiltration to interior spaces in some instances.



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EXTERIOR

The property, a four story **modular** townhouse, is constructed or covered with brick and stucco over frame, due to the methods of construction the actual thickness and methods of installation of the stucco over frame can not be determined by a visual inspection. The preferred method is a three part installation of "mud" over galvanized wire lath and a finish coat of colored stucco. For a traditional stucco installation the finished thickness should be between 3/4-7/8". Because our inspection is visual only the actual method and thickness can not be readily determined. As with all stucco, over frame installations, cracking is common and to be expected over time.

Modular homes are factory build and trucked to the site and assembled. The final detailing is done on site, this may include exterior cladding, installation of some mechanical systems etc. In most installations this type of construction produces a quality product which is not adversely effected by weather during construction.

Conventional or traditional stucco is referred to as three-coat stucco because it has a 3/8-inch scratch coat, a second 3/8-inch brown coat, and a thin "color coat" on top, for a total system thickness of about an 7/8 to one inch, but today it will typically be less. All three coats are mixed from Portland cement, sand, water, and some lime for workability; the top coat has color powder and may include some polymer additives, this will vary by the manufacturer.

The system starts with a drainage plane based on some type of building paper over the wood the framing of the structure. Building standards typically call for ***two layers of Grade D kraft paper, which is made with virgin wood fibers or one layer of Grade D and one of Tyvek stucco house wrap***. The paper is there to ***drain water***, so it has to be carefully tied into flashings around all windows and doors. Metal flashing systems are also installed to divert roof water away from the stucco system, and to protect any penetrations and or points of termination. The paper and flashings have to overlap each other in a way that creates a shingle effect so as to drain the water away from the interior surfaces.

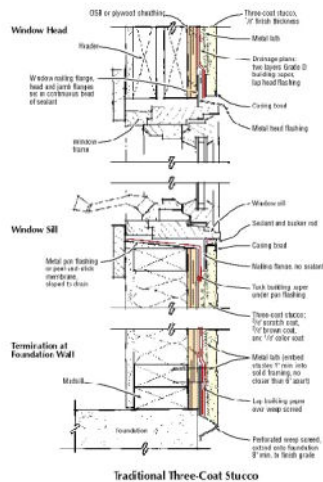
Over the papers and flashings, a stucco galvanized netting or metal lath is fastened to the wall. Next comes the base coat, troweled into the lath mesh and tooled with grooves while wet, to provide keys for the second coat to lock into. The 3/8-inch-thick second coat is



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applied and tooled flat, and then both must cure for **7 days** before the color coat gets troweled on. Like all cement, stucco will shrink and crack; many traditional contractors will wait 14 days to make sure the first coats have completely "cracked out," so new cracks won't telegraph through the top coat. Three-coat stucco is designed to be porous. Rain soaks into it, then drains out when the storm ends. The papers and flashings are vital to protect the building, without them, water will soak the wood and create conditions for rot and mold.



Buildings, whether frame or masonry, new or old, with *veneers consisting of stucco, brick, stone, man made stone or brick etc. are subject to water infiltration and the resulting damages including but not limited to mold and general damage from water infiltration, this applies to older as well as newer constructed buildings*. The main cause of this problem is improper flashings and details. This is in addition to poor workmanship at the time of construction or in some cases renovations. Because our inspection is visual and performed after the construction or renovations have been completed, we can not observe these potential problems. Even when there are no signs of water infiltration to the inside or the wall cavities a problem maybe present. ***This determination is beyond the scope of a visual inspection, if you are concerned about such potential problems an invasive inspection by an individual trained and qualified in moisture detection is recommended during the inspection period. This may include thermal imaging or thermography by a certified individual.***

When stucco is improperly terminated or installed against the windows, a door etc. of a building water infiltration is inevitable. In addition proper provisions for the inevitable infiltration must be provided. The acceptable standards require that the stucco not



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terminate against dissimilar materials, wood, metal, vinyl etc. Casing beads are required at all such points along with proper caulking and the presents of a gap filled with a backer rod and finished with a caulk. The beads allow the installation of caulk between the bead and the window frames this is normally 3/16"-1/4". Without the beads, there is no proper way to caulk the joint between the stucco and the window, door frame as they are in the same plane. Inevitably, water will leak in at this joint. This leakage will eventually result in damage to the interior surfaces, framing and finish materials. The formation of mold is also very likely from this problem.

It is also necessary today to provide weep screens, expansion joint and provisions for removing the moisture that will accumulate behind the stucco.

Although not all or even any of these items maybe present it does not automatically mean there is a problem, but just that it is more likely when the stucco has not been properly installed as required.

It was observed in the rear of the building around the exhaust vents and windows that there is staining present beneath. Staining is typically an indication of moisture collecting behind the stucco. It was also noted above the corner of the garage that the stucco has been patched because of a crack in the stucco. This typically happens because of the lack of a stop bead and or expansion joint. These items were missing in various areas and while cracks were present at this time in all locations, they can start at any time. The lack of proper detailing at these areas will lead to water infiltration and the resulting problems consisting of mold, structural damage to the framing, degrading of the insulation etc.

TO BE CORRECTED BY THE BUILDER Have additional inspection consisting of thermal imaging/ thermography performed to determine the presents and or extent of damage caused by improper or missing flashings/detailing. Invasive inspections will be additional and are destructive in nature and will require permission.





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In the rear of the house, to the next to the garage door, it was noted that the stucco was peeling apart and can allow water to enter and cause additional damage. Repair are necessary at this time to the stucco and to the cause of the damage.

TO BE CORRECTED BY THE BUILDER Repair the damaged stucco next to the garage door and determine the cause of the damage so a future reoccurrence can be avoided.

Proper flashing detailing and installation is a critical component of a waterproofing system. This applies to roofs, basements, crawlspaces, exterior cladding, windows, doors etc. Flashings are applied at intersections of horizontal and vertical planes, points of penetration to provide waterproofing protection at these vulnerable junctures. These areas are the most vulnerable points of the entire system. Many reports of failures or leaks can be traced to improper flashing design, detailing or application. Successful flashing system design and installation is required at all points of terminations. It is essential that the flashing system be designed in compliance with the material manufacturers requirements for materials and application methods being used.

As inspectors many of these areas are not readily visible at the time of the inspection, since they may be covered by the finished material. But signs of poor workmanship, improper application or excessive wear may be visible and are so noted in our report. All flashings require maintenance over the life of the roof and structure system. Minor cracks are to be expected in any masonry material whether it be brick, stone, stucco or any other material. These will occur in most instances from normal movement and expansion and contraction. Such minor cracks 1/16 to 1/8" should be monitored and where necessary repaired using mortar or in some instances a quality expandable material such as silicone caulk. But in most cases these normal cracks do not present any major concern and are to be expected and do not require repairs.

The general condition of the visible areas is satisfactory for its age, except as noted. All buildings will require ongoing maintenance to extend the life of the exterior coverings. Failure to provide proper maintenance will result is costly repairs or replacements.

There is a stainless steel chimney installed for the tankless water heater. It appears to be in satisfactory condition at this time on the outside, when viewed from the roof. But all chimneys require ongoing maintenance and in time repairs. This is due in part to the nature



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of a chimney, the constant heating and cooling cycles. This will lead to deterioration and the need for repairs with eventual replacement.

Inside at the unit the chimney has "aluminum" foil tape at one joint. There are some tapes that are designed for high heat, but it is not know if this is such a product.

TO BE CORRECTED BY THE BUILDER Confirm the reason for the aluminum foil tape on the tankless water heater vent and that the tape used is rated for the purpose.



The installed chimney is PVC for the direct vent and/or high efficiency heater. As installed it appears to meet these standard requirements as set by most manufactures for discharge on the roof. If manufactures specification are available and have different specifications the manufactures specifications take presidency over these general specifications. ***It is important that all vents, both discharge and intake be kept clear of snow at all times. In the event of drifting otherwise properly installed vents/intakes maybe come covered with snow.***





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The doors are metal and are in satisfactory condition for their age. All exterior doors should be maintained on a regular basis and all weather stripping checked periodically to assure proper function and the reduction of air infiltration. It is also recommended that security locks and/or bolts be installed with all keys being alike for ease of entrance. All exterior doors should be designed to lock automatically when exiting.

The sliding doors are wood units with insulated glass. It is recommended that all sliding door tracks be kept clear of debris and lubricated periodically with a spray type silicone, such as WD 40 OR CRC either will aid in providing a smooth operating door. ***It is recommended that a lubricant be sprayed on the tracks to aid in smooth movement of the doors. This should only be applied after all painting has been completed.***

The installed windows are, wood prime windows, All of the accessible panels appear to be insulated glass. Insulated glass will reduce energy cost, but is subject to eventual failure due to the leakage of the argon gas when the seal fails. When this occurs replacement of the glass panel will be required. With operation of the windows consist of, double hung units, awning type windows.

Not all windows have screens installed, the builder should install all screens prior to settlement.

TO BE REPAIRED BY THE BUILDER Install the missing screens on the windows as necessary throughout the house.

It is important that all windows have properly working locks. Locks serve multiple purposes including security and keeping children from opening windows to reducing air infiltration. Windows should be checked periodically to determine if the locks are working and are locked when the windows are closed. ***In instances where safety latches are installed or can be installed they should always be used. These latches prevent the window from being opened more than 3-4 inches.***

Random sampling of accessible windows were inspected. In cases where furniture, personal items, seasonal decorations etc, prevent access an inspection may not have been performed. In such cases it is recommended that you inspect these windows prior to the expiration of the inspections period or if not at the pre settlement walk through.



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The general condition of the windows is satisfactory at this time. As with any exterior system maintenance will be necessary to maintain the windows. A random sampling of the windows was performed in accessible areas. In some cases not all windows were or could be accessed. It is important that all window locks be in operating condition and when necessary repaired or replaced.

The general condition of the painting is in fair condition. All exterior surfaces require ongoing maintenance and painting. New homes will typically require painting by the second year. It is recommended that any painted trim be professionally painted in this time frame.

The concrete sidewalks and/or walkways are in satisfactory condition for there age. It is important that all walkways and steps be kept free from tripping hazards both now and in the future. This applies to broken or lifted concrete and any other area that may cause a person to trip. In cases where the steps are of a solid material, such as concrete or brick and are adjacent to the property the joint between the steps and the building is subject to movement. This joint should be monitored and when necessary repaired and or filled with a flexible sealer such as a silicone caulk. This will help reduce water infiltration to the building and deterioration of the steps.

Install a proper cover for the sidewalk access point.

TO BE CORRECTED BY THE BUILDER Install a proper cover for the sidewalk access point to reduce the tripping hazard.



It has become apparent that some insurance carriers are requiring all uneven or cracked sidewalks, walkways and steps to be replaced as a requirement for insurance. If your carrier imposes these requirements an extra cost will be incurred above that indicated for "ramping". This may be several hundred dollars depending on the amount of work required.



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The exterior steps are brick set in cement and are in satisfactory condition at this time, but as with all exterior steps ongoing maintenance and repair as necessary to maintain a safe area.

It was observed in the front of the house on the brick steps that there is concrete splashed on them. This should be removed and cleaned as necessary.

TO BE REPAIRED BY THE BUILDER Remove the concrete/cement the has splashed onto the brick wall and steps in the front of the house.



Railings are necessary for safety when there are (3) three or more risers. This condition exist for the, front steps,

TO BE CORRECTED BY BUILDER Install proper railings for all exterior steps, having (3) three or more risers. All railings should be securely installed and placed 30"-38" above the tread, with the grippable portion being 1 1/4" to 2". Where conditions exist that the steps are wider then 5' a railing is required on each side or if the open side has a drop off of greater then 24" a second rail maybe required. In addition normal maintenance to any existing railings should be exercised to maintain a safe walk area.





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In the front of the house on the masonry wall/railing there is paint or concrete or stucco on the wall. This must be cleaned and removed.

TO BE CORRECTED BY THE BUILDER Clean the paint, stucco or concrete off the masonry rail/wall in the front of the house.

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In the rear of the house it appears as though there will be a patio installed. At this time there was only dirt present as this area was incomplete

TO BE CORRECTED BY THE BUILDER Install a patio in the rear of the house as necessary.

GRADING

The exterior grading was checked for proper water run off and low spots in accessible areas. It appears to be satisfactory under normal rain and/or snow conditions. But it must be understood that under abnormal conditions any property may experience some water infiltration. In addition if at sometime the perimeter landscaping is modified by removal of heavy growth this will in some cases allow infiltration to interior spaces that were dry in the past.

No opinion as to the undetermined conditions or past problems with grading are made by this inspector. Our inspection is a visual inspection of this property and does not include adjacent properties that might, under extreme conditions impact on this property. Such evaluations would require obtaining plans from the local authorities and the services of an engineering firm specializing in site work. If for any reason you have such concerns it is recommended that during the inspection process you obtain additional information and services as maybe necessary at an additional cost.

While every attempt is made to examine the structure of a deck, the actual method of construction can not be fully examined and or determined by a visual inspection, once construction is completed. In particular the length and means of installation of the joist. A standard practice for all cantilevered decks is that a minimum of 2/3rd of the cantilevered length should be with in the building. As an example if a deck extends 8' out a minimum of 16' must be with in the structure and properly designed and installed. No opinion can be



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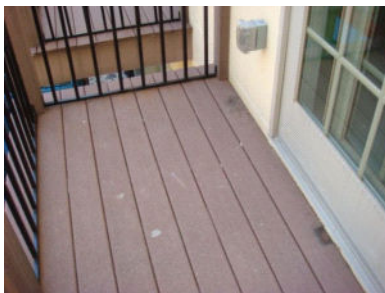
made to there length or actual size or the means of installation.

Because this is a visual inspection and in most cases these items are not visible or if so are on a very limited basis, no opinion except as expressed in this report can be or is made as to the structural integrity or adequacy of the deck.



There is a pressure treated wood deck structure present that is covered with a synthetic decking. All decks regardless of material will require ongoing maintenance and repairs due to exposure to the elements and general wear. It is recommended that all decks be treated with a quality sealer every 2-3 years depending of the exposure and amount of usage.

The lower decking is a composite material installed over a pressure treated structure. The install railings are a metal tubing design and in some areas wrought iron.



From our visual inspection it does not appear the proper flashings are installed between the deck and the building as now required. Proper flashing is one of the most important precautions in deck and or steps construction. Keeping water out from behind your deck frame and siding is very important. If water were to penetrate, it would not only cause rot damage but it may rust the attachment hardware and cause structural failure. There have been many stories over the past years of decks falling off a house under a party of people. Water penetration is one major reason for some of these events.

In the past, when pressure treated lumber was treated with CCA preservative you could use aluminum or lower grade galvanization (zinc-coated) flashing. But today, because the new



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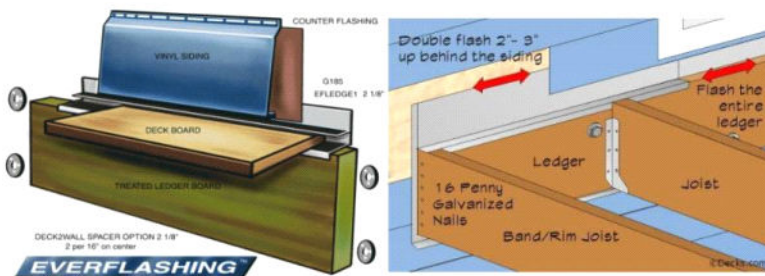
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chemical ACQ contains a much higher concentration of copper, this causes corrosion between dissimilar metals. When flashing a deck constructed with ACQ preservative, it's recommended that you use heavily galvanized steel or copper sheet metal. In areas with extensive snow and ice, you may want to line the house wall behind your deck attachment with a layer of bituminous membrane before you begin your metal flashing.

Flashing exists to divert water from behind the ledger. You can accomplish this in a couple of ways. Most builders have their own methods of proper flashing. One method is as follows when flashing to a surface with siding.

First, use a 14" wide roll of flashing tucked 2" underneath the top cut and let that roll hang down and over your bottom cut. It is preferred and recommended to have a kick out for the water to drip from as shown below. A second flashing strip should tuck underneath the top cut siding and bend out over the ledger and down one inch in front of it. This will prevent water from getting behind the ledger, and penetrating the house frame. At a junction of two layers of flashing such as inside and outside corners, just overlap them by 12 inches and seal the lap with silicone. If you plan to use copper sheet flashing, be sure to use copper nails to secure it in place.

An alternative method is one such as manufactured by Everlasting. The attached detail provides some information. Additional information can be obtained at their website, www.everflashing.org.



It was noted that the deck structure below was only nailed together. Nails have a tendency to pull apart over time and are not approved for decks. It is required that the posts, beams and headers be bolted together with a minimum of 1/2" through bolts or manufactured connectors designed for the purpose.

TO BE CORRECTED BY BUILDER Install 1/2" through bolts, a minimum of two



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(2) per joint staggered, for all the structural members of the deck or install manufactured connectors designed for the purpose. This includes but is not limited to the posts, beams, steps and headers. For points of attachment to the building when not possible properly sized lag bolts are often used. These must be pre drilled and of a length adequate to penetrate the header and through to the interior structure. Failure to properly attach the various members may lead to failure of the structure.



There is a balcony present on the fourth floor. It was observed that the railing for this balcony was rusting. This must be replaced with a new railing.

TO BE CORRECTED BY THE BUILDER: Replace the rusting railing on the balcony as necessary.





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The fourth floor balcony has a synthetic decking material that is assumed to be designed for the use. The deck should typically be pitched to the outside to allow for water drainage. This deck appears to be level or possibly tilting towards the building. This may in the future present an issue, also be aware that the water will not drain and in cold weather ice may form.

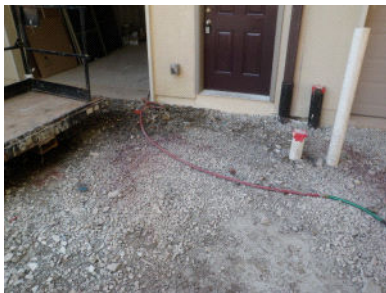


GARAGE/PARKING

There is a one car tuck under garage present.

The driveway requires installation along with any related items etc.

TO BE CORRECTED BY THE BUILDER Install a finished driveway and all related components of the system.



The installed door is an aluminum overhead door in satisfactory condition. All garage doors, whether manual or automatic present a potential danger to children. This is especially true with automatic doors. The danger of injury from contact with moving parts, pinching of fingers etc. is present and should be addressed for all garage doors. When an automatic door is in place additional dangers are present. Children should never be allowed to play with or around an operating garage door. ***It is recommended that the safety features of all doors be checked on a monthly basis and when necessary repaired.***



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The garage door is operated manually and is satisfactory operating condition for it's age. All garage doors require periodic maintenance such as lubrication of the tracks and hinges.

The garage door bucks, frames are capped with aluminum and cannot be visible inspected. This is sometimes done to cover deterioration of the bucks at the ground level and/or past damage. Deterioration of the bucks is common in this type of construction, due in part to moisture and/or termites. Repairs normally consist of installation of pressure treated wood in place of the existing non-treated wood. No opinion as to the condition of the wood beneath the capping is made nor can be assumed. It is important as with all capped wood that the joints be properly caulked and maintained to prevent water infiltration which will result in deterioration of the wood.

The garage floor slopes towards the garage door for drainage of water, but as with most garages some water may still accumulate.

There is a steel door between the garage and the house, this is necessary to provide a fire rated enclosure between the two areas.

STRUCTURE

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and/or concrete floors. In most cases they do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

The visible and accessible portions of the foundation and the main structural members were examined where and or when possible. The underground system, which consists of footings, and or piers with specific load bearing qualities, designed for this particular house and the soil cannot be examined. There is a full basement present, the general visible and accessible areas show no visible signs of major defects.



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The concrete walls were accessible and visible inspected for less than 5%± of the area. As is common with concrete foundations some minor cracking may occur. Cracks of less than 3/16" are not normally considered major defects.

The accessible areas were in satisfactory condition considering the age of the building. Minor stress and/or settlement cracks in concrete walls are not an indication of a structural failure and can be expected. Cracking typically occurs at stress points such as 90 degree corners in walls and floors, this also applies to all doors, windows etc. Cracks less than 3/16" are normally not considered to be structural in nature.

The trusses were visible for less than 5% of the accessible area. This type of flooring system, which if installed properly, will provide a strong and quiet flooring system. It is very important that the wood members on the top and bottom not be cut or altered and that the center portions are cut only where permitted. Holes may be added if necessary in the appropriate locations. The size and location of any holes in the web must be to the manufactures specification. In addition under no circumstances should any field modifications the joist be made. ***Under no circumstances should a truss or any engineered component be altered on the job, as this will alter its structural integrity and can lead to failure.***

The sub flooring is OSB (oriented strand board) and was visible inspected for less than 5%± of the area. This is a man made product consisting of different size and shaped pieces of wood glued together under pressure.

The sump pump was inspected and is working at this time. All sump pumps should be checked periodically for proper function and to determine that they are still operational. It is recommended that this be done at settlement and at a minimum of every three months afterwards and will require eventual replacement. When a sump pump is present it must be assumed that at sometime in the past there has been water infiltration to this property. The presents of a pump is no guarantee that water infiltration will not reoccur or that the problem has been properly corrected, just a sign of past problems and an effort to make repairs. If you are concerned about failure of the pump it is recommended that a battery back up unit be installed, this will provide additional protection in the event of failure of the electric pump or lose of electrical power.

There appears to be a system of underground pipes present. This is assumed because of the visible pipe(s) in the plastic sump pit. However, the adequacy and/or condition of these



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pipes are not known because they are beneath the concrete.



The sump pump discharges into the sanitary system. This is not permitted in most areas because this method of discharge poses an additional cost and burden on the sanitary system, all discharges should be to the outside placed a minimum of 3' and down grade from the building.

TO BE CORRECTED BY BUILDER Remove the sump pump discharge from the sanitary drain system and properly seal all openings. The proper discharge of the sump pump should be placed at a minimum of 3' and down grade from the building.



There are stains from what appears to be past water infiltration in the basement. At this time there was no active infiltration, but this is not a guarantee that under some condition they might not reoccur in the future. A determination of this type is beyond the scope of a visual inspection.

Whenever there is water infiltration and/or plumbing leakage from any source the possibility of mold and/or mildew growing and becoming a problem is present. As a home inspector, we do not do any destructive or invasive investigations to visibly determine if mold and/or mildew is present. Nor do we test for the present of mold and/or mildew or perform lab tests to determine the type present. If requested these tests can be arranged by outside companies at an additional cost.



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In addition to possible mold, hidden damage to the ceiling and/or walls, insulation may have occurred. Damage behind walls and/or ceilings are beyond the scope of a home inspection, WHICH IS IN ITS NATURE A VISIBLE INSPECTION OF ACCESSIBLE AREAS AND ITEMS. Neither this inspector or the company are responsible for any hidden damage caused by past water infiltration and/or leaks. To determine the extent of such damage would require the opening of walls and/or ceilings for a visual inspection and possible testing. If you have, a concern about any such damage arrangements should be made for further invasive inspections and related testing, at a cost to be determined.

In addition it should be understood that individuals may have varied sensitivities to mold, contaminates etc. If anyone who may occupy this property has high sensitivities to any forms of mold, contaminates etc it is our recommendation that you have testing performed by a individual or firm qualified and if possible certified in determining indoor air quality. This as with any such testing should be completed as part of the inspection process and during the time frame allowed by the sales agreement.

TO BE CORRECTED BY BUILDER Recent changes have dictated that all basements for new homes build after 1/1/2007 must have acceptable emergency means of egress to the outside. When renovations are performed in an existing home proper emergency egress is now required for all basements. At a minimum a second means of egress must be provided having a minimum clear opening of equal to or greater then 5.7 square feet for basements below grade and 5.0 square feet when at grade. The minimum opening height must be greater than 24" and the minimum opening width must be greater than 20". In addition the door or window must be operable without any tools. All emergency egress openings must exit directly to the outside. This is a basic overview and not a complete set of specifications.

Depending on the local adaptation of this requirement basement without these requirements must have them installed. The cost for installation is in the range of \$4500.00-5500.00 not including any interior or exterior finish work.



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PLUMBING

The building has a 3/4" copper public water service and terminates in the basement. In the event of a leak, turn the water off at this location or the individual appliance until repaired. All valves should be accessible at all times in the event of an emergency.



UNDERGROUND PIPES, SPRINKLER PIEST AND PIPES WITHIN WALLS, FLOORS AND CEILINGS ARE NOT A PART OF THIS VISUAL INSPECTION. THIS INCLUDES AREA DRAINS ON THE OUTSIDE, FLOOR DRAINS IN GARAGES STAIRWELLS AND BASEMENTS IF PRESENT. SEEPAGE OR SLOW LEAKS FROM HIDDEN PIPES ARE EXCLUDED FROM THIS VISUAL INSPECTION.

WATER QUALITY OR HAZARDOUS MATERIALS (LEAD) ETC. TESTING IS AVAILABLE FROM LOCAL TESTING LABS OR INSPECTIONS UNLIMITED INC. UPON REQUEST AND UNLESS SPECIFIED IN THE AGREEMENT IS NOT INCLUDED IN THIS INSPECTION REPORT.

The pressure was adequate for the incoming service. It is important to periodically clean all aerators, especially after any plumbing work or repairs have been performed.

The installed sprinkler system was not inspected as part of this inspection. It is recommended that the system be inspection by a qualified contractor and that a schedule of yearly inspections be established. It should be confirmed prior to the expiration of the inspection period that the system meets current requirements and has been inspected recently to confirm these conditions.

Maintain a clear space of at least 18 inches between the top of the storage and sprinkler heads in spaces protected by automatic sprinklers to ensure their proper operation. If a property has a properly installed and maintained automatic fire sprinkler system, the



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chances of dying in a fire and the average property loss per fire are both cut by one-half to two-thirds, compared to properties that don't have sprinklers. NFPA has no record of a fire killing more than two people in a building with sprinklers where the system was properly operating, except in an explosion or flash fire or where industrial fire brigade members or employees were killed during fire suppression operations.

At no time should any sprinkler head be painted or changed in any manner. If this occurs replacement of the head or heads is required by a licensed contractor.

The gas main is located, outside. This should be left accessible at all times for emergency access. In the event of a gas leak it is recommended that the gas company be notified immediately and if necessary the building be evacuated.

The limited visible distribution piping is copper and shows no signs of excessive deterioration inconsistent with the age of the building.

The plumbing access panel was not accessed because the panel was painted shut or covered in such a manner to prevent opening with out damage to the adjacent areas. If possible, it is recommended that this area be inspected. If you are concerned about the condition of the pipes, fittings etc behind the panel arrangements should be made with the owner to have the panel opened for inspection prior to the expiration of your inspection agreement.

The faucets and diverters are in satisfactory condition for there age. As with all such items repairs and replacement are common and should be expected.

The shower head in the hall bathroom is leaking and in need of repairs.

TO BE CORRECTED BY THE BUILDER : Repair the leaking shower head in the hall bathroom.

The faucet for the hall bathroom on the third floor was loose and in need of repairs at this time.

TO BE CORRECTED BY THE BUILDER Repair the loose faucet in the hall bathroom as necessary.

The accessible toilets were checked and there were no signs of loose toilet bowls were noted. If at anytime a toilet should become loose or move when used, this is an indication that repairs are needed and a plumber should be called. Failure to correct this condition will



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in time lead to water damage to the surrounding floors and or the ceilings below.

The sink in the powder room off the kitchen is loose and not properly secured to the wall, this should be repaired accordingly.

TO BE CORRECTED BY THE BUILDER Properly secure the sink in the powder room off the kitchen as necessary. If replacement is necessary there will be and additional cost.

The waste from the building exits to what has been presented as a public disposal system. The conditions of the pipes below the ground, with in walls and/or hidden cannot be determined by a visual inspection and no opinion on their condition is known or is an opinion being presented. The condition of the visible and accessible lines is as noted in this report.

The visible sanitary system drains through horizontal and vertical waste stacks. Drains with in walls, ceilings or otherwise hidden cannot be inspected as a part of a visual inspection. By running the water, we attempt to find active leaks in addition to visually inspecting all accessible areas. However, this is by no means to be considered an inspection of all areas hidden or blocked from view.

The visible drains consist of, cast iron with lead seals at the joints and copper drain pipes. On a vacant property it is possible and very common that some minor problems with clogged drains will occur when regular use resumes. This is normally occurs because the interior of the drains have become clogged from lack of continuous use. It is recommended that all drains be cleaned with a commercial product. If this does not clear all drains so as to run normally it may be necessary to have a professional plumber correct these problems. Due to the nature of our visual inspection and the limited time on site this type of problem may not be discovered during our inspection. It is important to winterize all exterior or exposed hose bibs or fixtures by shutting off and draining. **If you are concerned about possible hidden problems with the drains it is recommended that you consider video inspection of the drains, this will allow for a more detailed inspection of the drainage system.**



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There are no visible signs of failure to the main visible drainage system. This is not to say that possible hidden or slow leaks are not present. Such conditions can not be determined during the limited time span of an inspection. Although we will typically run the water for an extended time in vacant and occupied buildings slow leaks do not always appear.

In the front of the basement it was noted that there is a small leak present in the cast iron drain pipe at the fitting. This must be repaired as necessary.

TO BE CORRECTED BY THE BUILDER Repair the leak that was observed in the front of the basement at the cast iron drain line fitting.



The vent stacks to the outside are cast iron in the accessible and visible areas.

HEATING

No opinion as to the actual adequacy of the system or the distribution is made as a part of this inspection. Making this type of determination is beyond the scope of a home inspection and requires the services of a qualified heating contractor. Detailed measurements of the building, windows, the amount of insulation along with heat loss calculations must be taken of the entire building to make an accurate determination.

As with all hot air furnaces rust may in time cause a failure of the heat exchanger. This vital part of the heater is for the most part enclosed and cannot be fully inspected as a part of a visual inspection.

It is recommended that a service policy be obtained from the local utility if available which will in part cover repairs to the systems. Although this is a limited policy, it may be of help for some repairs that can be expected in time.



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The heater, a high efficiency unit, was visibly inspected in the limited accessible areas and is in satisfactory condition for its age and functioning as intended. There is one forced air high efficiency heater in the garage, due to the design, only a very limited inspection of the heater and no visible inspection of the heat exchanger is possible, this unit is sealed. The average life expectancy of this type of high efficiency heater is 15-18 years with proper maintenance. All systems require periodic maintenance along with repairs during their life. Failure to provide these items will shorten the life of the system and lead to premature failure along with higher operating cost. The heater was installed in 2008.

The gas fired forced air heater located in a closet, inside the garage. As installed there is improper fire protection. The access doors are hollow core, the thickness of the drywall is unknown. It is recommended that fire rated doors be installed at the access to the heater.

TO BE CORRECTED BY BUILDER Install fire rated doors and if found necessary the enclosure to the heater in the garage.



The heater is controlled in part by electronic zone dampers. This type system, when properly installed enables the control of the system from various thermostats by use of dampers and in some instances multi speed fans. The inspection, beyond a basic visible inspection is beyond the scope of a home inspection. As with any electronically controlled system some maintenance is to be expected. We recommend yearly inspections and preventive maintenance of these systems.

TO BE CORRECTED BY THE BUILDER The control panel is next to the heater, at the time of the inspection the cover was off and laying near the panel. This should be replaced as necessary.



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It is recommended that a service policy be obtained from the local utility for all installed heating systems, if available, which will in part cover repairs to the systems. Although this is a limited policy it maybe of help for some repairs that can be expected in time. These policies do not typically cover major repairs or replacement.

A random check as to the air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An inspection as to the amount of air flow and it's adequacy is beyond the scope of a home inspection.

In instances where defects are found with the heating system any determination as to adequacy of air flow should be confirmed once repairs are made, by the licensed contractor. As noted previously our inspection is limited and is not meant to determine adequacy or the quantity of air flow to the various locations.

It is common with some hot air systems to have to balance the air flow. This requires making changes between summer and winter usage, this is because hot air rises and cold air falls. In some instances it maybe necessary to close or restrict air flow to various areas accordingly.

It is recommended that you consider proactively cleaning the duct system along with the units for all forced air heating and or cooling systems. This will aid in removing dust, allergens etc from the previous occupants. This would apply to any installation using ducts for the distribution of heating and cooling.

The filter is a throwaway type and should be changed after every one to two months of use, when the proper type filter is installed. Always observe the flow direction when installing a filter. The arrows should normally point towards the unit, the direction of air flow.

The filter was properly installed, this is important to reduce the chance of air by passing the filter.



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Properly clean all of the ducts and heater of all builders debris.

TO BE CORRECTED BY THE BUILDER Clean the heater and all air ducts of all builder debris. This work should be professionally performed and necessary paper work confirming professionally performed work presented.



There was adequate clearance around the heater. Nothing should be stored in the area of the heater. Failure to maintain this clearance can create a dangerous condition.

It is required that all sections of exhaust vents be mechanically secured. Failure to properly secure the sections of vent may lead to sections becoming loose and allowing CO2 gases to escape into the property. The use of any type of tapes on the joints is not recommended or permitted due to the high heat of the gases.

WATER HEATER

It is very important that the water temperature be set to the lowest practical temperature for daily use. Failure to take these precautions can lead to severe burns and/or scalding.

Here's how long it takes a baby to suffer a severe burn?

150 degree water scalds in just ½" second!

140 degree water scalds in just 1 second!

However, it takes four minutes for water at 120 degrees to scald.

One simple step for reducing water-heating energy costs is lowering the thermostat setting on your water heater. Although some manufacturers set water heaters at 140 degrees F (60 degrees C), 120 degrees F (48.9 degrees C) is satisfactory for most household needs.

Furthermore, when heated to 140 degrees F, water can pose a safety hazard (i.e., scalding). For each 10 degrees F (5.6 degrees C) reduction in water temperature, water-heating energy



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consumption can be reduced 3% to 5%.

If your dishwasher does not have a booster heater, lowering the water-heating temperature is not recommended. Also, many dishwasher detergents are formulated to clean effectively at 140 degrees F and may not perform adequately at lower temperatures.

Tankless Coil and Indirect Water Heaters

Tankless Coil Water Heaters

What are the advantages of a tankless system? A tankless water heater also known as point of use water heater or on demand units, turns on when you open a hot water faucet and turns off when you close the faucet, so the energy that is consumed is only for the hot water that is being used. Since there is no storage of hot water and thus no constant heating and re-heating of stored hot water, you're not wasting energy heating water when you don't need it, such as when you're sleeping or not at home. This energy savings translates to dollar savings for you and reduced impact on our environment. Furthermore, since a tankless water heater heats the water as you use it, you can have an endless supply of hot water, provided you size the unit appropriately.

How do they work? When a hot water tap is opened, the cold water enters the heater and triggers the heating elements or burners to turn on. Your hot water tap acts as an ignition key for the energy used to heat the hot water you need. The water is then heated as it flows through the heating elements or heat exchanger. As you change the water flow, a water valve or thermostat controls the heating elements or burner flame to maintain a constant temperature. The amount of energy used is always proportional to the volume of hot water being used. When the hot water tap is turned off, the system shuts down. The water temperature can be adjusted to produce outlet temperatures ranging from 100° to 140° F.

The cost of initial installation may range between \$1500.00-3500.00 depending on the size of the tank, conditions present and the amount of piping required. Tankless water heaters are also designed to last for 20 years and are smaller than tank units. .

The capacity of the unit is unknown, and as per the manufactures representative a correlation between a tankless water heater and a standard unit can not be made. The output in cold weather maybe 4-5 gallons per minute and this will service various



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fixtures but under some conditions, such as filling the tub, showering this may prove to be less than adequate.

Normal maintenance should include the following.

In-line screen filter should be checked periodically for debris: (Period between filter checks will be dependent on water quality). Insure incoming water is turned off. The filter is normally located on inlet fixture below cabinet. Unscrew plug to remove. Expect some water drain off. Filter is a cylindrical screen.

Also, flush the unit periodically (Period between flushes will be dependent on water quality). This process will keep the unit free of scale and lime. This type of unit have been given a 20± year life expectancy by most manufactures, this heater appears to be installed in 2008.



The intake and discharge pipes for the tankless water heater were poorly installed. The PVC intake vent pipe is cracked and broken inside and the stainless steel vent pipe was covered in what appears to be roofing cement. This does not appear to be a professional installation and must be corrected by a licensed and qualified contractor.

TO BE CORRECTED BY BUILDER : Replace the cracked PVC intake pipe for the tankless water heater and removed the roofing cement from the exhaust pipe as necessary.



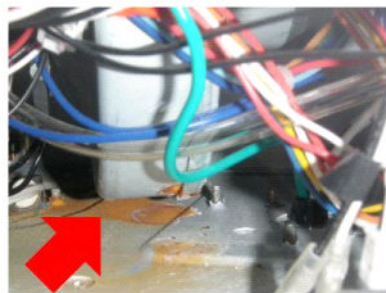
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Inside the water heater it was observed that there is a small condensation leak present, This will in time rust the cabinet of the tankless water heater. This must be repaired accordingly.

TO BE CORRECTED BY THE BUILDER : Repair the condensation leak that was observed inside the tankless water heater.



KITCHEN

The kitchen appliances were turned on where possible, but a complete operational check was not performed nor was any calibration of temperature controlling devices made. That would be a job for an appliance specialist and is beyond the scope of a home inspection. Safety recalls or additional recommended safety devices for appliances are not identified as a part of our visual inspection. Some obvious items when encountered will be addressed on an individual basis when applicable. But this not to be considered an inspection to confirm or identify any or all possible safety



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concerns in the kitchen. If you are concerned about a specific item further investigation should be performed.

GAS RANGE *Flexible hoses should be checked on a yearly basis for leaks, if signs of wear are noted replacement should be made.* In some instances older brass or other type lines were used, these are no longer accepted in most areas. Replacement is recommended and maybe required by the local gas supplier. Because we do not move or disassemble appliances we do not check for this type of installation. No calibration nor checking as to the accuracy of the temperature controls was performed as a part of this inspection and is beyond the scope of a home inspection.

Range tip-overs can happen to anyone. If a child steps on an open stove door or if an adult drops a heavy pot or a turkey on the door, the door acts like a lever, forcing the front of the stove down, and then back up. Not only will the stove tip and possibly land on your feet, but anything on the range top, such as a pot of boiling water, will be launched like a grenade. An anti-tip bracket can be attached to the bottom of the wall behind the stove. The stove slides out from the wall easily, but when it's in place, the stove cant tip up in back. Make sure the anti-tip bracket is installed. If it isn't, you can get one from the manufacturer of your stove at a home center. Installing the bracket is a simple, thirty-minute job if you have an electric stove. If you've got a gas stove, call a professional for installation. This procedure absolutely must be done if you have small children in the house.

As home inspectors we do not move stoves or other appliances out from there installed location, because of possible damaging the floor etc. Once you have possession of the home it is recommended that this easy and simple procedure be followed. In addition this should be done for any new installation of any item in the home subject to accidental tipping over.

TO BE CORRECTED BY BUILDER This dishwasher was not connected and therefore was not inspected. Once properly connected to all systems the unit should be checked and it's condition verified. If repairs are necessary an added cost will be incurred.

At the time of the inspection the garbage disposal was not working properly and requires repairs or replacement.

TO BE CORRECTED BY BUILDER Repair or replace the kitchen garbage disposal.



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The installed microwave was in working condition at the time of the inspection, but no testing as to the adequacy or accuracy of the unit was performed.

MICROWAVE with a vent to the outside, the adequacy of these units is beyond the scope of a home inspection.

The installed counter tops are in satisfactory condition and consist of, granite tops. Granite is a very hard material, but if abused can still be damaged. As with any counter top food should not be cut directly on the top, but on a cutting board.

The wood and laminate cabinets are satisfactory condition for their age. All cabinets will require some adjustments over time for proper operation of doors and drawers.

Adjustment for proper operation, reveals etc is necessary for all doors and drawers. All cabinets will require some adjustments over time for proper operation of doors and drawers.

TO BE CORRECTED BY BUILDER Adjust all kitchen cabinets doors, drawers etc. for proper operation, reveals etc. The dishwasher is hitting the adjacent door and must be adjusted.



INTERIOR

The interior rooms were checked for major structural flaws. In addition ceilings and walls were checked for past leak sites and for significant cracks. The floors were checked for humps, settling and movement or severe separation from the walls, where visible. Doors and windows were checked on a random sampling of those accessible for proper operation.

Any areas covered by carpet, furniture, paintings, house hold items etc. and not visible during a visual inspection performed under the standards of practice of the **AMERICAN SOCIETY OF HOME INSPECTORS** ® are not considered a part of this report.



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MOLD, MILDEW, LEAD BASE PAINT AND INDOOR AND OUTDOOR AIR QUALITY

Mold, mildew and indoor and outdoor air quality concerns can be found in any environment and may be especially prevalent in the event that the Inspection Report discloses evidence of moisture or water penetration, active or inactive, anywhere within the property as is common and to be expected. *However, customer understands and agrees that inspection for and detection of any mold, mildew and indoor or outdoor air quality is beyond the scope of and not included within, this inspection.* No fee is being charged to the customer for the inspection of any mold, mildew and indoor or outdoor air quality and no such inspection will be performed by the company, with the exception if radon, testing is indicated in the inspection agreement and a fee is charged. Company is not an expert in the inspection for or detection of mold, mildew or indoor or outdoor air quality, with the exception of radon testing for which an individual license is held. Company cannot and will not offer any representations, guarantees or warranties of any kind, written or oral, that the property is free from any mold, mildew or other indoor or outdoor air quality concerns.

INSPECTIONS FOR MOLD, MILDEW AND LEAD BASED PAINTS AND INDOOR OR OUTDOOR AIR QUALITY SHOULD BE PERFORMED, DETECTED AND EVALUATED BY OTHER SPECIALISTS OF THE CUSTOMERS CHOICE AND HIRE. IT IS COMMON THAT MOLD OR MILDEW WILL BE FOUND BENEATH WALL COVERINGS, IF REMOVED. THIS IS MOST COMMONLY FOUND IN BATHROOMS ETC WHERE PROPER VENTILATION HAS NOT BEEN PROVIDED OR FANS NOT USED. BUT MOLD AND OR MILDEW CAN BE FOUND BENEATH ANY WALL COVERING OR ANY PLACE WHERE THE CONDITIONS FOR GROWTH ARE PROVIDED.

IF YOU HAVE ANY CONCERN ABOUT THE PRESENCE OR THE POSSIBLE PRESENCE OF MOLD, MILDEW, LEAD BASE PAINTS OR ANY OTHER AIR QUALITY ISSUES A TEST BY A QUALIFIED INDIVIDUAL SHOULD BE ARRANGED FOR DURING THE INSPECTION PERIOD. THE COST OF THIS INSPECTION AND TESTING WILL BE ADDITIONAL AND DEPEND ON THE EXTENT OF THE TEST AND AREAS TESTED.

In addition it should be understood that individuals may have varied degrees of sensitivities to mold, contaminates etc. If anyone who may occupy this property has high



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sensitivities to any forms of mold, contaminates etc it is our recommendation that you have testing performed by a individual or firm qualified and if possible certified in determining indoor air quality. This as with any such testing should be completed as part of the inspection process and during the time frame allowed by the sales agreement.

The interior walls and ceilings are dry wall and appear to be in fair condition for their age. But all walls are subject to movement which will result in cracks and/or nail pops. Scraping out the crack or re nailing the nails can repair cracks and "nail pops" in the walls and ceilings, which are a normal occurrence. When repairing cracks in drywall or plaster it is recommended that the crack be covered with fiberglass tape, this will reduce the chance of the crack re appearing. The tape should then be covered with three coats of joint compound over the tape, each coat being wider then the previous. These methods will in most all cases stop the crack from reappearing.

The interior painting requires touch up in numerous area as is common on new construction and should be performed prior to settlement or as agreed upon with the builder. This includes but is not limited to the drywall, wood trim, steps etc.. It is also necessary that all missing trim, quarter round etc be installed in all necessary areas.

TO BE CORRECTED BY THE BUILDER Touch up and or repaint all painting defects as agreed upon either before or after settlement. In addition all missing trim must be installed and finished.



Throughout the house that there a paint and other stains on the floors and in the grout of the tile floors. These must also be cleaned prior to settlement.

TO BE CORRECTED BY THE BUILDER Clean and remove all stain on the floor and in the tile grout as necessary. It maybe necessary to refinish floors in some areas..



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The dipping and or squeaking of the floors at this time do not appear to be from a structural defect. Although an annoyance it does not in most cases present any additional concerns. In addition movement and settlement of floors, although annoying, may not present a major defect as per the standards of our inspection.

There are laundry facilities present, the washer site was provided with a 120-volt electrical receptacle and the washer discharges into a standpipe. It is recommended that braided hoses be used for all washers. The rubber hoses supplied by the manufacture are known to fail, this can result in extensive damage from flooding. ***All discharge lines must be connected securely to the point of discharge, whether a tub, standpipe or other approved location. Failure to do so can result in excessive damage to the property in the event the discharge hose becomes loose and does not properly discharge to the tub or standpipe as maybe the case.*** The dryer site is provided with a gas line. Care should be taken when flexible lines are used so as to avoid damaging or crimping the gas lines.

There is a pan beneath the washer, but no opinion as to its adequacy or the presents or adequacy of a drain line can be or is made. When properly installed and plumbed a pan may offer some protection from overflows. ***These are normally NOT connected to an active drain line***, but in some installation will discharge to a sump pump pit.



It is recommended that all dryer discharge line be professionally cleaned at this time and periodically in the future at recommended intervals, this will help reduce lint build up and potential fire hazards. In addition it will aid in reducing the cost of operation due to lint build up in the dryer vents. The cost for this will vary and depend on part on the distance to the point of discharge and the number of bends. This service would typically be provided by companies that clean air ducts etc. A Google search for duct cleaning companies in your area should provide a selection. In addition a search of Angie's List may also provide contractors who provide this service.

It is recommended that the water be shut off after each use of the washer so as to



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reduce the chance of damage caused by a failed supply line. In installations above the lowest level the installation of a safety pan with a proper drain is recommended also to reduce the chance of damage from failed lines and or over flow of the washer.

The dryer vented is directed to the outside, but no dryer or interior vents were present. The condition of venting with in the walls or ceilings can only be assumed as no visible inspection is possible nor was performed. It is important that all points of discharge be monitored and cleaned on a regular basis. Failure to remove lint will result is poor performance and possible fires from over heating. ***Only rigid or flexible metal should be used for venting, never use vinyl or foil ducts for venting.***

The type or condition of vents with in the walls can not be visible determined, but in most instances when installed by a builder or contractor the vents are metal. The type or condition of vents with in the walls can not be visible determined, but in most instances when installed by a builder are metal vents. The maximum length of a clothes dryer exhaust duct shall not exceed 25 feet (7620 mm) from the dryer location to the outlet terminal. The maximum length of the duct shall be reduced 2½ feet (762 mm) for each 45 degree (0.79 radius) bend and 5 feet (1524 mm) for each 90 degree (1.6 radius) bend.

No determination as to the condition and/or blockage of any vents is made as a part of the inspection. Running a dryer or inspecting this type of appliance is not a part of a visual inspection.



The interior rails between floors are wrought iron, and are in satisfactory condition. Railing should be monitored in the future for signs of failure or loose fittings and repaired as needed.



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The installed pocket doors are in service at this time. Care in the use of these doors should be used, repairs maybe difficult and costly. Do not hang any items on the walls containing the pocket doors, as it will prevent operation of the door.

Over the hinge door stops are not recommended as they tend to put holes in hollow doors and cause the hinges to fail. A wall or floor type stop is recommended as a replacement.

The bathroom floors consist of ceramic tile over "wonder board." This is normally a cement bases of cement installed material which when properly installed gives excellent service. Since it is covered this is an assumption drawn from the visible conditions present. The visible areas are in satisfactory condition. Minor chipping in tile and or marble at the edges is not considered to be a defect as per the ASHI standards. In most instances this is cosmetic in nature and does not have an effect on the performance of the floor or wall system.

The bathroom tub and/or walls consist of ceramic tile over drywall in satisfactory condition. It is important to maintain a good seal around the tubs, showers and floor joints in all area where water may infiltrate. This can be done with a good quality latex or silicone caulk. Failure to maintain the caulking will result in leakage to the floor below and or deterioration of the sub straight for the tile. Minor chipping in tile and or marble at the edges is not considered to be a defect as per the ASHI standards. In most instances this is cosmetic in nature and does not have an effect on the performance of the floor or wall system.

It is important to maintain a good seal around the tubs, showers and floor joints in all area where water may infiltrate. All joints should be sealed with a quality latex or silicone caulk. Failure to maintain the caulking will result in leakage to the floor below and or deterioration of the sub straight for the wall covering. This can lead to extensive damage to the substrate requiring replacement. In addition any water leakage may lead to mold.

In some areas the tile was grouted to the tub, this will not provide proper sealing, caulking is recommended to all areas where dissimilar materials meet.



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The installed stall shower is assumed to have a pan beneath the tile and cement. The method of installation nor the actual material can not be determined by a visual inspection. In fact the actual presents of a pan on a concrete slab can not be confirmed. In some cases showers have been installed without a pan, these tend to have a very limited life expectancy. Lead pans were used in the past and are still in use today although numerous substitutes are also in use. Including PVC polyvinyl chloride and CPE chlorinated polyethylene. All of these products when properly installed will provide a satisfactory "shower pan". Because the pan is beneath the cement and tile we offer no opinion as to the installation or the material used.

No signs of failure were observed, but the drains and there connections are beneath the pan and were not visible accessed nor inspected.

The shower and/or tub doors are in working condition. It is recommended that these doors be checked periodically for proper securing and caulking. Doors installed since the 1970's typically have been safety glass, tempered glass or plastic.

There is an exhaust fan and window present for ventilation in the bath and/or powder rooms. It is assumed that the fans are properly vented to the outside. When vented through a accessible attic the point of termination maybe observed when access is possible but can not in all instances. All vents to the attic are now required to be directly to the exterior and not terminated in the attic or near a point of discharge as in the past. Venting directly to the attic will lead to a build up of moisture and can lead to the formation of mold. When exhausts discharged through walls to the outside a positive point of termination and the condition of the hidden pipes can not be made.

There is a whirlpool installed, in the master bathroom, without and access or a sealed access panel to the underside and all of the components. Because these important items can not be visually inspected no opinion as to there adequacy or presents can or is made. It is recommended that if possible and access panel be installed or made accessible so an



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inspection to determine if a properly installed support base, electric and plumbing components are present. The cost of the inspection and any related repairs will be additional. At the time of the inspection the unit was tested and appears to be in satisfactory condition. When *access is not possible or limited the possibility of improper installation, that may lead to leaks can not be determined. It is strongly recommended that proper access be provided to enable a proper inspection.*

Due to lack of access the actual installation was not viewed and the presents of a GFCI , as required could not be confirmed. Access is always recommended and the presents of a GFCI is required along with access to reset it if necessary.

TO BE CORRECTED BY THE BUILDER Provide access to the underside of the whirlpool to confirm proper installation and the presents of a properly installed GFCI.

As per most manufactures all whirlpool tub must be installed on a sub floor capable of supporting the specified weight, normally a minimum of 80 lbs. per square foot loading. In addition the preferred method is to set the tub in a 2" bed of cement or mortar spread over a base capable of supporting the load. In some installations where the sub floor is flat and properly installed and supported the tub maybe installed using the installed support blocks, if supplied by the manufacture and specified in their installation instructions. Failure to install a tub not to the manufactures specifications may result in failure of the tub, resulting in replacement of the tub, tile surrounds etc.



Some trim pieces were missing and must be installed.

TO BE CORRECTED BY BUILDER Install all missing trim pieces etc for the whirlpool.



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TO BE CORRECTED BY BUILDER Proof of all permits, inspections and satisfactory completion of all work is very important and should be obtained prior to settlement and or the expiration of the inspection period. Failure to have proper permits can result in major expenses to you in the future. Work performed without permits may be incorrect and require corrections, replacement or even removal of completed items that do not meet local standards.

ELECTRICAL

The visible and accessible portions of the electrical system were checked where accessible. We do not check under ground cables or items belonging to the electric utilities. This is a job for the power company or a licensed electrician. *The distribution lines and or the adequacy to receptacle, switches, fixtures etc. cannot be confirmed as a part of a home inspection. This would require opening every receptacle, switch fixtures, junction etc to confirm the size of the wire and the rating of the connected appliance with the installed overload protection device.*

We do not pull fuse mains, if present, nor do we turn off main breakers or switches. If we did this all power to the building would be turned off and result is all clocks etc requiring resetting. In addition if a computer should be present this may cause damage to the system.

The service to the building is an underground 200 amp 120/240 volt three wire stranded aluminum service.

The electrical service terminates in the basement into a circuit breaker panel.

There is a main disconnect present for the electrical service at the panel.



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The cover and/or covers of the electrical panel were removed and the interior were visibly inspected for signs of arcing or over heated circuits, no visible signs of damage were observed.



There are improperly sized breakers installed, this is a potentially dangerous condition. All circuits should be properly protected to avoid the possibility of over heating the wiring, insulation and/or the panel. In changing the devices to the proper size, in relation to the connected wire in some cases the circuits may fail. This is an indication that the wire is not suited for the connected load. In this case, the possibility of new or additional circuits is likely. This condition cannot be determined by a building inspection.

TO BE CORRECTED BY BUILDER Install proper size circuit breakers for all improperly sized devices. In changing the devices to the proper size, in relation to the connected wire in some cases the circuits may fail. This is an indication that the wire is not suited for the connected load. In this case, the possibility of new or additional circuits is likely at an additional cost. This condition cannot be determined by a building inspection.

The central alarm system was not inspected as a part of this professional inspection. These unit in some cases are the property of the alarm company, if the system is connected to a central station. If you wish to use the system, the alarm company or the owner of the system should be contacted.



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The visible wiring was traced from the panel box in all visible and accessible areas. All visible wiring was Romex (non metallic sheathing) and/or Bx (metallic sheathing) MC-Metal-Clad cable, wiring in generally serviceable condition. The visible and accessible solid branch wiring was copper for 14 ga, 20 ga and 10 ga circuits. In some cases stranded aluminum is and can be used for larger circuits.

Install proper covers on all junction boxes above the circuit breaker panel.

TO BE CORRECTED BY THE BUILDER Install covers on all open junction boxes as necessary above the circuit breaker panel.



All accessible receptacles appear to be three prongs. In those areas accessible a sampling of receptacles and switches were tested and operated.

The water meter has a properly installed jumper wire and ground rod installed. Due to the fact that the ground rod is in the ground it is not possible as a part of a home inspection to determine if the full 8' of rod has been driven into the ground, this must be assumed. The termination of the ground wire was visible determined and inspected. All grounding wires should be checked periodically for proper connections.





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GFCI receptacles were found in the building, coverage appears to be to standards at the time of construction. Depending on the standards enacted at the time some changes may have occurred. They should be installed for all receptacles in the garage, when present and in use as a garage, except for not readily accessible receptacle used for garage door openers, outside, roof tops, bathrooms, crawl spaces, unfinished basements and all receptacles over or in reach of a countertop, except for the refrigerator and any area where there is the danger of electrical shock. The current standards in place at the time of this inspection should be applied. GFCI should be checked on a monthly basis for proper operation. If found not to operate properly, that is trip, an electrician should be called immediately to replace them.

GFCI protection to the whirlpool was not provided or accessible as is necessary. This must be corrected by a licensed and qualified electrician.

TO BE CORRECTED BY THE BUILDER: Provide GFCI protection to the whirlpool as necessary by a licensed electrician.

The ARC fault breaker in the panel are functioning properly as indicated by the test button on the unit.

There were visible smoke detectors present. Properly operating smoke detectors must be installed on each floor for safety. In addition it is recommended that they be installed in each bedroom and be electrically connected together. In the event one unit detects smoke all will sound. It is also recommended that all smoke detectors be checked for proper operation on a monthly basis. Although present these units may not meet current safety standards or may not be in service.

NO TESTING OF THE SYSTEM WAS PERFORMED AS A PART OF THIS INSPECTION. IT IS OUR OPINION THAT YOU AS THE NEW OWNER SHOULD TEST THE SYSTEM PRIOR TO OCCUPANCY AND ON A PERIODIC BASIS THERE AFTER. ALL BATTERIES SHOULD BE CHANGED YEARLY AND THE SYSTEM TESTED AT A MINIMUM OF EVERY THREE MONTHS.

For a home and a home based business, a working smoke alarm and fire escape plan are essential. Smoke alarms should be installed on every level of building, including the basement, on ceilings or high on walls. They should be tested once a month, according to manufacturer's instructions. Batteries should be replaced once a year or as soon as the



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smoke alarm "chirps," indicating the battery is low.

Smoke alarms should be replaced every 10 years, even those that are hard-wired, or "long life," 10-year battery-types. Hard-wired alarms should be installed by a qualified electrician. ***If you are not sure of the age of the installed system it is recommended that the units be replaced so you will know the age and can properly monitor the systems age.***

It is our recommendation, in any property where fossil fuel is being burn, ***that carbon monoxide detectors be installed in all living spaces as per the manufactures recommendation.*** While these are not a full proof means of detecting elevated levels of carbon monoxide, they offer a level of protection not offered by any other means at this time. In some counties these are now required. But regardless whether required by the counties or not we recommend they be installed in all spaces are recommended by the manufactures. These usually are all sleeping areas, mechanical rooms, family rooms etc.

ATTIC

The attic was not entered nor inspected, there is either no access nor adequate room to enter the attic as is typical for this type of installation. This is common on this type of home. Even though not accessible proper attic ventilation is very important to maintaining a "healthy house". The changing of air in the attic helps reduce the humidity and prevents condensation. Air from the house migrates to the attic as a normal situation, but the venting to the outside must be adequate to allow for the removal of this moist air. These conditions can, if not attended to create many problems. Proper ventilation must be maintained year round. Failure to properly ventilate the area may result in the formation of mold.

The amount and type of insulation also can not be determined. Care must be taken not to add too much insulation, if you desire to add insulation. Blocking ventilation ports can cause adverse effects and moisture accumulation. Consult with a qualified contractor to do this work is desired.

If not insulated and weather stripped properly, attic access covers or hatches can be a major source of energy loss for a property. Not only can conditioned air escape around the access panels perimeter, but uninsulated access hatches also facilitate heat gain and loss through the opening itself. Moisture-laden air from the interior of the property can condense on attic surfaces and deteriorate sheathing and insulation. To reduce energy loss and enhance a



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properties durability, there are several prefabricated systems designed to insulate attic access hatches and to prevent drafts through them. In addition, there are many do-it-yourself methods and materials available for customized thermal sealing of attic openings. The various systems and methods for insulating and sealing the attic access utilize zippers, hinges, and an insulated box and cover. Several sizes are available from each manufacturer to fit different opening dimensions. Some attic stair units come with integral insulation for an all-in-one system that can be installed in one step.

Even though not always accessible or visible proper attic ventilation is very important to maintaining a "healthy house". The changing of air in the attic helps reduce the humidity and prevents condensation. Air from the house migrates to the attic as a normal situation, but the venting to the outside must be adequate to allow for the removal of this moist air. These conditions can, if not attended to create many problems. ***Proper ventilation must be maintained year round. Failure to properly ventilate the area may result in the formation of mold, deterioration and lead to poor IAQ (indoor air quality). In instances where access is not possible or severely limited it is recommended that further evaluation be performed once access is obtained, preferable prior to the expiration of the home inspection time period.***

Proper attic ventilation is very important to maintaining a "healthy environment". The changing of air in the attic helps reduce the humidity and reduces and/or prevents condensation, which can result in the growth of mold. Air from the interior spaces may migrate to the attic as a normal condition. Venting to the outside must be adequate to allow for the removal of this moist air and designed to allow for fresh air equal to the amount exiting to be replaced. Proper ventilation must be maintained year round to reduce the normal moisture and heat in the attic. Failure to provide adequate ventilation may result in the formation of mold and excessive heat will shorten the life expectancy of the roofing and add to the load for the HVAC systems.



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AIR CONDITIONING

There is one central air conditioning unit present. The average life expectancy of a residential central air conditioner is 12-15 years with proper maintenance. As they age repairs will become necessary and replacement with a more efficient unit maybe cost effective. The central air conditioner was installed in 2008.

All air conditioning units will require maintenance and with age possible the adding of Freon or Puron gas. This is a normal occurrence and should be budgeted for now and in the future. As the unit age efficiency will lessen and cost of operation may increase. At a point in the future replacement may become replace the inside and exterior unit in order to achieve higher efficiencies available with newer units. Older units tend to be inefficient and costly to operate. Considering the cost of electricity replacement maybe cost effective before the unit fails.

Central air conditioners and heat pumps operating in the cooling mode are rated according to their seasonal energy efficiency ratio (SEER), which is the seasonal cooling output in Btu divided by the seasonal energy input in watt-hours for an average U.S. climate.

Pre-1992 central air conditioners may have SEER ratings of only 6 or 7. The national efficiency standard for central air conditioners starting in January 2006 requires a minimum SEER of 13. The 2006 ENERGY STAR levels have not yet been announced.

The seasonal energy efficiency ratio is a federally mandated energy-efficiency rating for central air conditioners Be sure to compare SEER ratings if you're purchasing a new AC system. For more information: www.aceee.org/consumerguide/

Central air conditioners and heat pumps are rated according to their seasonal energy efficiency ratio (SEER), which is the seasonal cooling output in Btu divided by the seasonal energy input in watt-hours for an average U.S. climate. Pre-1992 central air conditioners may have SEER ratings of only 6 or 7. The national efficiency standard for central air conditioners in 2003 requires a minimum SEER of 12, but it has risen to SEER 13 for products manufactured after January 22, 2006. But you should be aware that there are still units with lower SEER ratings in stock and you must confirm with the HVAC contractor the SEER of the unit to be installed.

When installing any air conditioning system it is recommended that you consider purchasing a unit charged with Puron gas as opposed to Freon gas that is being eliminated



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and will not be available in the future. Under the 1990 Clean Air Act, Freon systems must be phased out by 2010 because it is an ozone-depleting substance.

Like many consumer products that use energy, air conditioners and heat pumps are manufactured to meet or exceed minimum efficiency standards set by the U.S. Department of Energy. For nearly a decade, that minimum has been 10 SEER (Seasonal Energy Efficiency Ratio). On **January 23, 2006**, the minimum will jump to 13 SEER, a 30% increase over the current standard. The Seasonal Energy Efficiency Ratio (SEER) measures the efficiency of air conditioners and heat pumps. The higher the SEER, the more efficient the product.

The 13 SEER minimum applies to everyone - consumers, your local HVAC dealer and all manufacturers of air conditioners and heat pumps. However, it only applies to new equipment *manufactured* on or after January 22, 2006.

Units with a 13 SEER deliver about 23% energy savings compared to 10 SEER models and even more over older units manufactured prior to introduction of the SEER ratings in the mid 1990s. Units with 13 SEER delivers about 8% energy savings compared to 12 SEER models.

Units charged with Freon can not be converted to Puron gas and at sometime in the future replacement will be required rather than repair or charging.

The seasonal energy efficiency ratio is a federally mandated energy-efficiency rating for central air conditioners. Be sure to compare SEER ratings if you're purchasing a new AC system. For more information: www.aceee.org/consumerguide/aircon.htm.

Clean or replace the air filters monthly. Dirty filters impede air flow, increase operating costs, and the need for service calls.

Check and clean indoor coils (if accessible). Cleaning may be performed with a soft brush. Check and clean condensate pan, drain, and trap. Get accustomed to the way your heat pump sounds when it operates. If you notice a significant change in the sound, have the system checked.

Make sure air registers are not blocked by furniture or boxes. This reduces overall system performance and efficiency.



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Keep area clean around outdoor section of the heat pump. Make sure grass, weeds, debris, shrubs, or snow drifts do not impede air flow through the outdoor coils. Clean grass clippings and dirt from unit on a regular basis. Make sure unit is off when cleaning. Placing large stones such as "river rocks" for a distance of 3 around the unit will aid in preventing weeds and possible damage from trimming.

Never shut off power to outdoor unit unless cleaning. Contact your qualified contractor for annual maintenance and at first sign of unusual sounds or operation.

The operation of cooling systems was performed under, heavy cooling conditions. The temperature at the point of discharge was 54.8 degrees and at the return the temperature was 71.3 This falls within the normal range for most units of 15-20 degrees differential.

Balancing of the system is necessary for proper distribution both for heat and cooling, with typically a reversal for the seasons. The upper floors may require more cooling and less heat. This is due to the fact that hot air rises and cool air falls.

The installed condensate pump for the air conditioner appears to be in satisfactory condition at this time. Due to the nature of the installation it is not practical to operate the pump. These units have a normal life expectancy of 5-8 years after which time replacement is necessary. It is important to monitor the pump and its discharge. Clogging is common and will lead to failure of the pump and/or a backup of the unit.

All condensate lines and/or pumps should be checked and serviced at the beginning of the cooling season. This will reduce the chances of blockage or failure during the cooling season. When a blockage does occur water will often leak on to the heaters heat exchanger, which can result in damage and eventual failure of the heater over time.

When these pumps fail, water will spill onto the floor with the resulting damage. It is also important in a system where the pump is not used for a humidifier drain, in the winter that it is clean of any water from the reservoir to reduce the chance of mold forming.

It was observed inside the unit that there was some condensation dripping from the air handler cabinet. The source of the condensation leak must be found and repaired.

TO BE CORRECTED BY THE BUILDER: Find the source of the condensation leak



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that was observed from the air handler dripping onto the PVC drain.



A safety disconnect switch is provided at the condensing as required for safety of service personnel.

It was observed that the insulation on the large suction line at the coil is missing. This must be replaced so that the air conditioning system will function properly and not freeze up.

TO BE CORRECTED BY THE BUILDER: Replace the missing insulation on the large suction line at the coil as necessary. This should be repaired by a qualified HVAC contractor.



The unit is level and free of obstructions. It is recommended that a minimum of 3' clearance be maintained around all condensing units to allow for service and proper air flow. When a unit as in this case is installed on the roof an added cost for replacement will be incurred. When the roof was mounted for inspection it was discovered that the neighbors air conditions compressor was located on this roof. The neighbors compressor must be relocated onto its own roof as necessary.

TO BE CORRECTED BY THE BUILDER: Relocated the neighbors air conditioner compressor onto its own roof as necessary.



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It was also noted that the pipes in which the air conditioner pipes and wires were fed through were poorly sealed and require repairs.

TO BE CORRECTED BY THE BUILDER : Adequately seal around the suction and liquid lines entering the house through the roof.

