



HOME INSPECTION REPORT



42629 Calandri Lane Lancaster Ca.

Inspection Date:

11/08/2018

Prepared For:

Noel Lopez

Prepared By:

INSITE INSPECTION SERVICES

LANCASTER CA 93536

661-350-6032

insiteinspections1@gmail.com

Report Number:

STR1266

Inspector:

Mark Strawn

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

CONVENTIONS USED IN THIS REPORT

SATISFACTORY - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.

MAJOR CONCERNS - A system or component that is considered significantly deficient or is unsafe.

SAFETY HAZARD - Denotes a condition that is unsafe and in need of prompt attention.

THE SCOPE OF THE INSPECTION

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

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

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

BUILDING DATA

Approximate Age:	35 Years
Style:	Single Family
Main Entrance Faces:	East
State of Occupancy:	Vacant
Weather Conditions:	Sunny
Recent Rain:	No
Ground cover:	Dry

RECEIPT

**INSITE INSPECTION SERVICES
LANCASTER CA 93536
661-350-6032**

Date: 11/08/2018

Inspection Number: STR1266

Name: Noel Lopez

Inspection:	250.00
Other**	0.00
Total:	<hr/> 250.00

Paid in Full Cash

Inspected By: Mark Strawn



SERVICE WALKS

Material: Concrete Flagstone Gravel Brick
Condition: Satisfactory Marginal Poor *Trip Hazard* Typical cracks
 Settling cracks

DRIVEWAY/PARKING

None Not visible
Material: Concrete Asphalt Gravel/Dirt Brick
Condition: Satisfactory Marginal Poor *Settling Cracks* Typical cracks
 Trip hazard Fill cracks and seal

PATIO

None
Material: Concrete Flagstone Kool-Deck® Brick
Condition: Satisfactory Marginal Poor *Settling Cracks* *Trip hazard*
 Pitched towards home (See remarks) Drainage provided Typical cracks

PATIO COVER

None *Earth to wood contact* *Moisture/Insect damage*
Condition: Satisfactory Marginal Poor *Posts/Supports need Repair*

FENCE/WALL

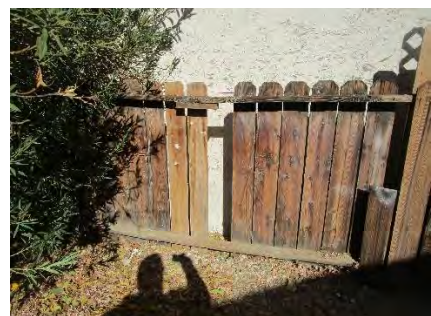
Not evaluated None
Type: Brick/Block Wood Metal Chain Link *Rusted* Vinyl
Condition: Satisfactory Marginal Poor Typical cracks *Loose Blocks/Caps*
Gate: N/A Satisfactory Marginal Poor *Planks missing/damaged*

HOSE BIBS

None No anti-siphon valve **Recommend Anti-siphon valve**
Operable: Yes No Not tested Not on

GENERAL COMMENTS

Driveway concrete have some larger cracks, recommend sealing, fill and seal as needed.
 Patio concrete has large cracks and concrete is lifting on south west corner, recommend repair and seal cracks, repair as needed.
 Recommend insulation on hose bib pipes exposed to cold weather on north side of home, install as needed.
 Backyard wood fence requires repairs, repair as needed.
 Recommend Anti-siphon valves installed on hose bibs, install as needed.





ROOF VISIBILITY All Partial None Limited by:

INSPECTED FROM Roof

STYLE OF ROOF

Type: Gable Hip Mansard Shed Flat
Pitch: Low Medium Steep Flat

Roof #1 Type: [Asphalt](#) Layers: [2 Layers](#) Approx. age [Unknown](#) Yrs.

VENTILATION SYSTEM **Type:** Soffit Ridge Gable Roof Turbine Powered

Ventilation Present: Yes No

(See Interior remarks)

FLASHING **Material:** Not visible Gal/Alum Asphalt

Condition: Not visible Satisfactory Marginal Poor *Rusted* *Missing*

CONDITION OF ROOF COVERINGS **Roof #1:** Satisfactory Marginal Poor

Condition: Curling Cracking Ponding Burn Spots Broken /Shingles
 Nail popping Granules missing Alligatoring Blistering Missing /Shingles
 Moss buildup Exposed Sheathing Cupping Incomplete/Improper Nailing
 Recommend roofer evaluate *Evidence of Leakage*

PLUMBING VENTS Not Visible Yes No Satisfactory Marginal Poor

Conditions reported above reflect visible portion only. See additional Comments

GENERAL COMMENTS

[Recommend roof repaired and certified by roofer, repair as needed.](#)





GARAGE/CARPORT

TYPE None Detached 1-car 2-car 3-car 4-car

AUTOMATIC OPENER Yes No Operable Inoperable

SAFETY REVERSE **Operable:** Yes No Need(s) adjusting Safety hazard

FLOOR
Material: Concrete Gravel Asphalt Dirt
Condition: Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
Burners less than 18" above garage floor: N/A Yes No Safety hazard

SILL PLATES Not visible Floor level Elevated Rotted/Damaged Recommend repair

OVERHEAD DOOR(S) N/A
Material: Wood Fiberglass Masonite Metal Recommend repair
Condition: Satisfactory Marginal Poor Overhead door hardware loose
Recommend Priming/Painting Inside & Edges: Yes No Safety Cable Recommended Weather-stripping/damaged

EXTERIOR SERVICE DOOR None
Condition: Satisfactory Marginal Poor Damaged/Rusted

ELECTRICAL RECEPTALS PRESENT Yes No Not visible
Reverse polarity: Yes No **Open ground:** Yes No Safety hazard
GFCI Present: Yes No **Operable:** Yes No Handyman/Romex cord wiring
 Recommend GFCI Receptacles

FIRE SEPARATION WALLS & CEILING (Between garage & living area)
 N/A Present Missing
Condition: Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)
Moisture Stains Present: Yes No **Typical Cracks:** Yes No
Fire door: Not verifiable Not a fire door Needs repair Satisfactory
Auto closure: N/A Satisfactory Inoperative Missing

GENERAL COMMENTS

Garage door lower weather-stripping requires replacement, repair as needed.
 Garage double metal door has a minor dent, repair if needed.
 Recommend in garage replacing one receptacle with the GFCI type, replace as needed.
 Romex feeding receptacle's on garage walls is not approved for surface mounting, recommend approved pipe, repair as needed.





COUNTERTOPS Satisfactory Marginal *Recommend repair/caulking*

CABINETS Satisfactory Marginal *Recommend repair/adjustment*

PLUMBING COMMENTS

Faucet Leaks: Yes No **Pipes leak/corroded:** Yes No
Sink/Faucet: Satisfactory Corroded Minor chip Cracked *Recommend repair*
Functional Drainage: Satisfactory Marginal Poor **Functional Flow:** Satisfactory Marginal Poor

WALLS & CEILING

Condition: Satisfactory Marginal Poor Typical cracks *Moisture stains*

HEATING / COOLING SOURCE Yes No

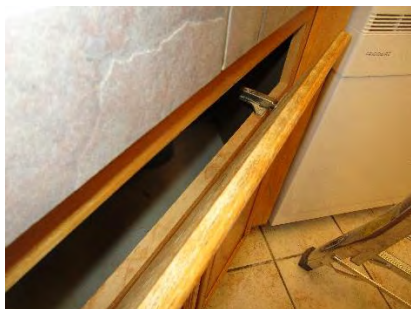
FLOOR Condition: Satisfactory Marginal Poor Sloping Squeaks

APPLIANCES *(See remarks page)*

<input checked="" type="checkbox"/> Disposal	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Trash compactor	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Oven	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Exhaust fan	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Range	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Refrigerator	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Dishwasher	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Microwave	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> _____	Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No		Operable: <input type="checkbox"/> Yes <input type="checkbox"/> No
Dishwasher Airgap:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Receptacles Present:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
GFCI:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Operable: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Recommend GFCI Receptacles
Open ground/Reverse polarity:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> <i>Potential safety hazard(s)</i>	

GENERAL COMMENTS

Garbage disposal in kitchen has debris in it, clean as needed.
 Kitchen dishwasher airgap cover on sink is loose, repair as needed.
 Kitchen sink has minor chip, repair as needed.
 Kitchen window south wall is stuck closed, repair as needed.
 Kitchen microwave door has cracking and range light is inoperable, repair or replace as needed.
 Kitchen flip down drawer in front of sink is missing plastic item holder, repair as needed.



 **ROOMS**

LOCATION:

Walls & Ceiling: Satisfactory Marginal Poor Typical cracks Damage
Moisture stains: Yes No
Floor: Satisfactory Marginal
Ceiling Fan: N/A Satisfactory Marginal Poor
Electrical: **Switches:** Yes No **Receptacles:** Yes No **Operable:** Yes No
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing
Heating Source Present: Yes Not visible
Egress Restricted: N/A Yes No
Doors & Windows: Satisfactory Marginal Poor Cracked glass
 Evidence of leaking insulated glass Broken/Missing hardware

GENERAL COMMENTS See additional comments

Dining room ceiling receptacle is inoperable, repair as needed.
 Living room window is missing locking hardware, repair as needed.
 Laundry room dryer gas valve is required to be capped off when not in use, cap as needed.



 **INTERIOR**

INTERIOR WINDOWS / GLASS

Condition: Satisfactory Marginal Poor Needs repair
 Representative number of windows operated Painted shut (*See remarks*)

FIREPLACE

None Location(s): Living room
Type: Gas Wood Wood burner stove Electric Ventless (*See remarks*)
Material: Masonry Metal (pre-fabricated) Metal insert **Damper operable:** Yes No
 Fireplace doors missing

Hearth Extension Adequate: Yes No **Mantel:** N/A Secure Loose
Physical Condition: Satisfactory Marginal Poor *Recommend having flue cleaned*

SMOKE / CARBON MONOXIDE DETECTORS

(*See remarks*)

Present: Smoke Detector: Yes No **Operable:** Yes No Not tested
 CO Detector: Yes No **Operable:** Yes No Not tested

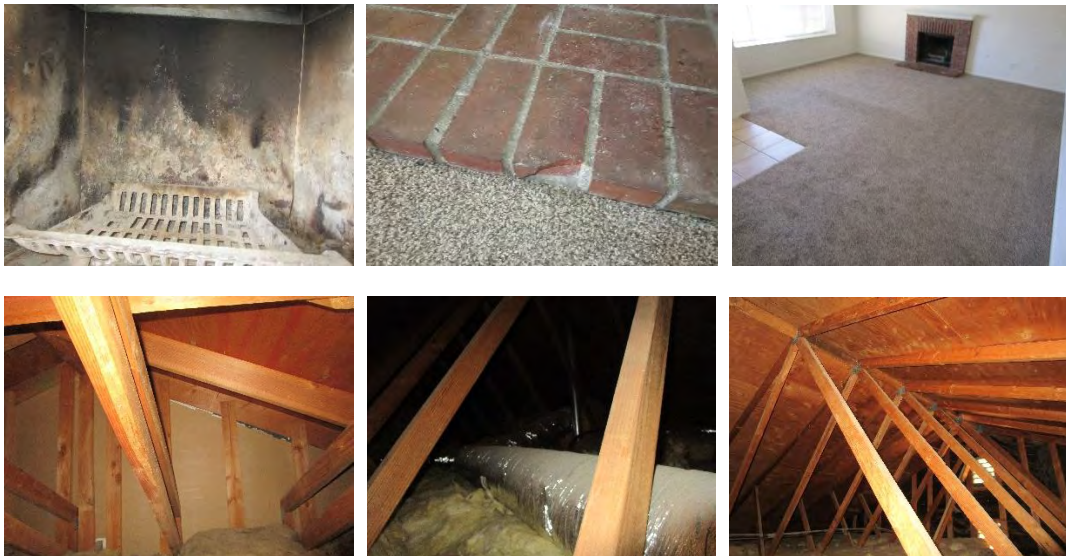
ATTIC/STRUCTURE/FRAMING/INSULATION

N/A (*See remarks*)

Access: Stairs Pulldown Scuttle hole/Hatch No access
Inspected From: Access panel In the attic
Insulation: Fiber glass Batts Loose Cellulose Foam
 Vermiculite Rockwool Depth: 8-12+ inches *Recommend Baffles @ Eaves*
 Damaged *Displaced* *Missing* *Compressed*
Installed In: Rafters Walls Between ceiling joists Underside of Roof Deck Not visible
Ventilation: *Ventilation appears adequate* *Recommend additional ventilation*
HVAC Duct: N/A Satisfactory *Damaged* *Split* *Disconnected* *Leaking* *Repair/Replace* *Recommend Insulation*
Structural Problems Observed: Yes No *Recommend repair* *Recommend Structural Engineer*
Roof Structure: Rafters Trusses Wood Metal
 Collar Ties Purlins Knee Wall Not Visible
Ceiling Joists: Wood Metal Not visible
Sheathing: Plywood OSB Planking *Rotted* *Stained* *Delaminated*
Evidence of Condensation/Moisture Leaking: Yes roof ridge No

GENERAL COMMENTS

Recommend replacing fireplace panels, replacing broken hearth brick, install glass doors, and cleaning flue, repair as needed.



 **PLUMBING**

WATER SERVICE

Main Shut-off Location: Outside at curbside

Water Entry Piping: Not visible Copper/Galv. **Plastic*** (PVC, CPVC, Polybutylene, PEX) Lead

Visible Water Distribution Piping: Copper Galvanized **Plastic*** (PVC, CPVC, Polybutylene, PEX)

Condition: Satisfactory Marginal Poor

Functional Flow: Satisfactory Marginal Poor

Pipes, Supply/Drain: *Corroded* *Leaking* *Valves broken/missing*

Dissimilar metal **Cross connection:** Yes No

Drain/Waste/Vent Pipe: Copper Cast iron Galvanized PVC ABS

Condition: Satisfactory Marginal Poor

Traps Proper P-Type: Yes No *P-traps recommended*

Functional Drainage: Satisfactory Marginal Poor

Gas Line: N/A Copper Brass Black iron Stainless steel CSST Not visible

Condition: Satisfactory Marginal Poor *Recommend plumber evaluate*

MAIN FUEL SHUT-OFF LOCATION

Exterior N/A

WATER HEATER #1

N/A

Brand name: Whirlpool

Type: Gas Electric Oil

Capacity: 40 gal. **Approx. age:** 8+ year(s) **Combustion Air Venting Present:** Yes No N/A

Seismic restraints needed: Yes No N/A

Relief Valve: Yes No **Extension proper:** Yes No *Missing* *Recommend repair*

Vent Pipe: N/A Satisfactory Pitch proper *Improper* *Rusted* *Recommend repair*

Condition: Satisfactory Marginal Poor

GENERAL COMMENTS

Water heater was functioning satisfactory at time of inspection.





HEATING SYSTEM - UNIT #1		Location: <u>In home hallway closet.</u>		<i>(See remarks)</i>	
#1 Brand Name:	<u>Unknown</u>	Approximate age: <u>1-5+</u> year(s)		<input type="checkbox"/> Unknown	
Energy Source:	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> LP	<input type="checkbox"/> Oil	<input type="checkbox"/> Electric	<input type="checkbox"/> Solid Fuel
Warm Air System:	<input type="checkbox"/> Belt drive	<input type="checkbox"/> Direct drive	<input type="checkbox"/> Gravity	<input checked="" type="checkbox"/> Central system	<input type="checkbox"/> Floor/Wall unit
Heat Exchanger:	<input checked="" type="checkbox"/> N/A (sealed)	<input type="checkbox"/> Visual w/mirror	<input type="checkbox"/> <i>Flame distortion</i>	<input type="checkbox"/> <i>Rusted</i>	<input type="checkbox"/> <i>Carbon/soot buildup</i>
Carbon Monoxide:	<input type="checkbox"/> N/A	<input type="checkbox"/> Detected at Plenum/Register		<input checked="" type="checkbox"/> Not tested	
	Combustion Air Venting Present:		<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Controls:	Disconnect: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Normal operating and safety controls observed				
Distribution:	<input type="checkbox"/> Metal duct	<input checked="" type="checkbox"/> Insulated flex duct	<input type="checkbox"/> Cold air returns	<input type="checkbox"/> Duct board	<input type="checkbox"/> <i>Asbestos-like wrap</i>
Flue Piping:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Rusted	<input type="checkbox"/> Improper slope	<input type="checkbox"/> <i>Safety hazard</i>
Filter:	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Electrostatic	<input type="checkbox"/> Satisfactory	<input checked="" type="checkbox"/> Needs cleaning/replacement	<input type="checkbox"/> Missing
When Turned On By Thermostat:	<input checked="" type="checkbox"/> Fired	<input type="checkbox"/> Did not fire	Proper Operation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested		
#1 - System Condition:	<input checked="" type="checkbox"/> Satisfactory	<input type="checkbox"/> Marginal	<input type="checkbox"/> Poor	<input type="checkbox"/> Recommended HVAC Technician Examine	

GENERAL COMMENTS

Furnace was functioning satisfactory at time of inspection.



ELECTRIC/COOLING SYSTEM

MAIN PANEL Location: Exterior wall Condition: Satisfactory Marginal Poor
Adequate Clearance To Panel: Yes No Amperage: 100 Volts 120/240 Breakers Fuses
Appears Grounded: Yes No Not visible
MAIN WIRE: Copper Aluminum Not visible *Double tapping of the main wire*
Condition: Satisfactory Poor **Federal Pacific Panel Stab Lok® (See remarks)***
BRANCH WIRE: Copper **Aluminum*** Not visible
Condition: Satisfactory Poor *Recommend electrician evaluate/repair**
 Romex BX cable Conduit *Knob & tube***

ELECTRICAL FIXTURES A representative number of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested and found to be:
Condition: Satisfactory Marginal Poor Open grounds Reverse polarity

UNIT #1 Central system Wall Unit Location: Exterior and Hallway Closet Age: 5 yrs.
Energy Source: Electric Gas
Unit Type: Air cooled Water cooled Geothermal Heat pump
Evaporator Coil: Satisfactory Not visible Needs cleaning Damaged
Refrigerant lines: *Leak* *Damage* *Insulation missing* Satisfactory
Condensate Line/Drain: To exterior To pump Floor drain
Operation: Differential 22 °F
 Difference in temperature (split) should be 14-22° Fahrenheit (See remarks)
Condition: Satisfactory Marginal Poor *Recommend HVAC technician examine/clean/service*

UNIT #2 Evaporative Cooler Location: On the south side exterior wall Age: 15+ yrs.
Energy Source: Electric Gas
Unit Type: Air cooled Water cooled Geothermal Heat pump
Condensate Line/Drain: To exterior To pump Floor drain
Condition: Satisfactory Marginal Poor *Recommend HVAC technician examine/clean/service*

GENERAL COMMENTS
 Main electrical panel has breaker opening on cover, snap in blanks required, install as needed.
 Evaporative cooler is reaching its lifespan its rusting and requires water feed repaired and servicing, replace or repair as needed.





CONCERNS

Item(s) that have failed or have potential of failing soon.

Driveway concrete have some larger cracks, recommend sealing, fill and seal as needed.
 Patio concrete has large cracks and concrete is lifting on south west corner, recommend repair and seal cracks, repair as needed.
 Recommend insulation on hose bib pipes exposed to cold weather on north side of home, install as needed.
 Backyard wood fence requires repairs, repair as needed.
 Recommend roof repaired and certified by roofer, repair as needed.
 Approximately four window screens missing, one bent frame, repair as needed.
 Rear glass slider door is hard to open and lock, repair as needed.
 Recommend caulking around wood trim and stucco, caulk as needed.
 A/C compressor is not level, level as needed.
 Garage door lower weather-stripping requires replacement, repair as needed.
 Garage double metal door has a minor dent, repair if needed.
 Garbage disposal in kitchen has debris in it, clean as needed.
 Kitchen dishwasher airgap cover on sink is loose, repair as needed.
 Kitchen sink has minor chip, repair as needed.
 Kitchen window south wall is stuck closed, repair as needed.
 Kitchen microwave door has cracking and range light is inoperable, repair or replace as needed.
 Kitchen flip down drawer in front of sink is missing plastic item holder, repair as needed.
 Guest bathroom shower glass doors are missing lower guide, repair as needed.
 Guest bathroom cabinet door has loose hinge, repair as needed.
 Master bathroom toilet tank is loose, repair as needed.
 Master bathroom shower faucet leaks, repair as needed.
 Master bathroom cabinet door has loose hinge, repair as needed.
 Master bathroom sink is slow to drain, repair as needed.
 Dining room ceiling receptacle is inoperable, repair as needed.
 Living room window is missing locking hardware, repair as needed.
 Evaporative cooler is reaching its lifespan its rusting and requires water feed repaired and servicing, replace or repair as needed.

POTENTIAL SAFETY HAZARDS

Recommend Anti-siphon valves installed on hose bibs, install as needed.
 Exterior rear receptacle under eave is required to be the GFCI type, replace as needed.
 Fuses are improperly sized for A/C compressor in disconnect, replace two 45-amp fuses with two 30-amp fuses.
 Recommend in garage replacing one receptacle with the GFCI type, replace as needed.
 Romex feeding receptacle's on garage walls is not approved for surface mounting, recommend approved pipe, repair as needed.
 Laundry room dryer gas valve is required to be capped off when not in use, cap as needed.
 Recommend replacing fireplace panels, replacing broken hearth brick, install glass doors, and cleaning flue, repair as needed.
 Main electrical panel has breaker opening on cover, snap in blanks required, install as needed.

DEFERRED COST ITEMS

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Plumbing that is 35+ years.
Windows that are 35+ years.
Evaporative cooler that is 15+ years.

* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.



SERVICE WALKS/DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

PATIOS

that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements/crawlspace.

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized, stainless steel or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement and crawlspace dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

ROOF AND SURFACE WATER CONTROL

Roof and surface water must be controlled to maintain a dry basement and crawlspace. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

WINDOW WELLS

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

RETAINING WALLS

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

RAILINGS

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

DEFINITIONS

SATISFACTORY (Sat.) - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL (Marg.) - Indicates the component will probably require repair or replacement anytime within five years.

POOR - Indicates the component will need repair or replacement now or in the very near future.



Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Tar and Gravel Roofs - This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
<i>Asphalt Shingles</i>	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance.
<i>Asphalt Multi-Thickness Shingles*</i>	20-30 years	Heavier and more durable than regular asphalt shingles.
<i>Asphalt Interlocking Shingles*</i>	15-25 years	Especially good in high-wind areas.
<i>Asphalt Rolls</i>	10 years	Used on low slope roofs.
<i>Built-up Roofing</i>	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles.
<i>Wood Shingles*</i>	10-40 years ₁	Treat with preservative every 5 years to prevent decay.
<i>Clay Tiles*</i> , <i>Cement Tiles*</i>	20 + years 20 + years	Durable, fireproof, but not watertight, * requiring a good subsurface base.
<i>Slate Shingles*</i>	30-100 years ₂	Extremely durable, but brittle and expensive.
<i>Asbestos Cement Shingles*</i>	30-75 years	Durable, but brittle and difficult to repair.
<i>Metal Roofing</i>	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted.
<i>Single Ply</i>	15-25 years	New material; not yet passed test of time.
<i>Membrane (mfr's claim) Polyurethane with Elastomeric Coating</i>	5-10 years ₁	Used on low slope roofs.

* Not recommended for use on low slope roof

₁ Depending on local conditions and proper installation

₂ Depending on quality of slate

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.



CHIMNEYS

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels. **Unlined Chimney** - should be re-evaluated by a chimney technician. Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED

The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

CRICKET FLASHING

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

GUTTERS AND DO

This is an extremely important element in basement/crawlspace dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

SIDING

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. See page 34 for siding that have known problems, but are not always recognizable. Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also. Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

EIFS This type of siding is a synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

DOORS AND WINDOWS

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

CAULKING

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.



OVERHEAD DOOR OPENERS

We recommend that a separate electrical outlet be provided. Openers that do not have a **safety reverse** are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If a electric sensor is present, it should be tested occasionally to ensure it is working.

GARAGE SILL PLATES

should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less



PLASTER ON WOOD LATH

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

PLASTER ON GYPSUM LATH (ROCK LATH)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

WOOD FLOORING

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

NAIL POPS

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

CARPETING

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

APPLIANCES (If report indicated appliances were operated, the following applies) Dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested. Most new Dishwashers have the drain line looped automatically and may not be visible on the day of inspection. It is essential for the dishwasher drain line to have an anti-siphon break to prevent backflow. A drain line loop or Dishwasher air gap should be installed if found to be missing. No representation is made to continued life expectancy of any appliance.

ASBESTOS AND OTHER HAZARDS

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead-based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

WINDOWS

A representative number of windows are inspected.



STALL SHOWER

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

EXHAUST FANS

Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. ***Don't use a caustic cleaner.*** There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended. (See page 28)

WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.



DOOR STOPS

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

CLOSET GUIDES

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

COLD AIR RETURNS

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.



WINDOW FRAMES AND SILLS

Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house. See comments regarding caulking doors and windows, page 8.

FIREPLACES

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire. Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes. During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

WOODBURNERS

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

VENTILATION

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

INSULATION

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper.

SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

VAPOR BARRIERS

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

SAFETY GLAZING

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

INSULATED GLASS

Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all affect the view of the windows at the time of the inspection.



BASEMENT/CRAWLSPACE

Any basement/crawlspace that has cracks or leaks is technically considered to have failed. Most block basements/crawlspace have step cracks in various areas. If little or no movement has occurred and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements/crawlspace that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement/crawlspace wall can become expensive.

FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement/crawlspace storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

INSULATED CONCRETE FORMS (ICF'S) are formwork for concrete that stays in place as permanent building insulation for energy-efficient, cast-in-place, reinforced concrete walls, floors and roofs.

MONITOR indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

HAVE EVALUATED We recommend that the walls be re-evaluated by a structural engineer or basement/crawlspace repair company and estimates be obtained if work is required.

VAPOR BARRIER

Floors that are dirt or gravel should be covered with a vapor barrier.

MOISTURE PRESENT

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet. Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture.

No repre-sentation is made to future moisture that may appear.

PALMER VALVE

Many older homes have a valve in the floor drain. This drain needs to remain operational.

DRAIN TILE

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

BASEMENT ELECTRICAL OUTLETS

We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.



CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur). The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas. Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

HAVE EVALUATED

We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

MONITOR

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement/crawlspace storage makes areas inaccessible. **No representation is made as to the condition of these walls.**

MOISTURE PRESENT

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet. Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture.

No repre-sentation is made to future moisture that may appear.



WELLS

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

SEPTIC SYSTEMS

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system. In order for the septic system to be checked, the house must have been occupied within the last 30 days.

WATER PIPES

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

HOSE BIBS

During the winter months it is necessary to make sure the outside faucets are winterized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

WATER HEATER

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard.

WATER SOFTENERS

During a visual inspection it is not possible to determine if water is being properly softened.

PLUMBING

The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

SHUT-OFF VALVES

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut-off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

POLYBUTYLENE PIPING

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION; THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS INTENDED AT THE TIME OF INSPECTION.

CSST

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering.



HEATING AND AIR CONDITIONING units have limited lives. Normal lives are:

GAS-FIRED HOT AIR	15-25 years
OIL-FIRED HOT AIR	20-30 years
CAST IRON BOILER	30-50 years
(Hot water or steam) or more	
STEEL BOILER	30-40 years
(Hot water or steam) or more	
COPPER BOILER	10-20 years
(Hot water or steam)	
CIRCULATING PUMP (Hot water)	10-15 years
AIR CONDITIONING COMPRESSOR	8-12 years
HEAT PUMP	8-12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing **Caution: do not add water to a hot boiler!**

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a \$1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. **During a visual inspection it is not possible to determine if the humidifier is working.**

Have HVAC technician examine - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

CO Test - This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on page 27.

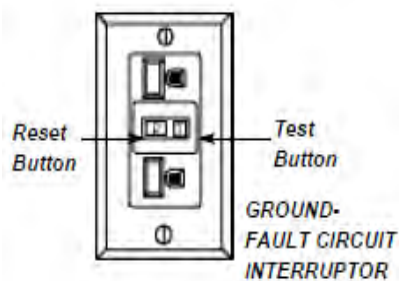
Combustible Gas Detector - If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.



Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

See diagram below:

If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.



Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok® Electrical panels may be unsafe. See www.google.com (Federal Pacific)

Aluminum wiring in general lighting circuits has a history of over heating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

ARC FAULTS

In some areas arc Faults are required for bedrooms in new homes starting in 2002. In some areas arc Faults are required for all 120 Volt circuits that are not GFCI protected in new homes starting in 2009. Upgrade as desired forenhanced safely.

REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity." Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

COOLING

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

A/C CONDENSER COIL They should not become overgrown with foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

COSTS OF REMODELING OR REPAIR

The prices quoted below include a range of prices based on a typical metropolitan area. Individual prices from contractors can vary substantially from these ranges. We advise that several bids be obtained on any work exceeding several hundred dollars. DO NOT RELY ON THESE PRICES... GET FURTHER ESTIMATES.

ITEM	UNIT	ESTIMATED PRICE
Masonry fireplace	Each	\$3,000 - \$6,000
Install prefab fireplace	Each	2,000 - 4,000
Insulate attic	Square foot	.75 - 1.25
Install attic ventilating fan	Each	200 - 300
Install new drywall over plaster	Square foot	1.75 - 2.75
Install new warm air furnace	Each	2,000 - 3,000
Replace central air conditioning	Each	1,400 - 2,000
Install humidifier	Each	300 - 500
Install electrostatic air cleaner	Each	800 - 1,500
Increase elec. svc. to 60-100 amps	Each	600 - 1,200
Run separate elec. line for dryer	Each	125 - 200
Run separate elec. line for A/C	Each	135 - 200
Install hardwired smoke detector	Each	100 - 180
Install new disposal	Each	250 - 400
Install new dishwasher	Each	500 - 750
Install new hot water boiler	Each	2,000 - 4,000
Install new 30-40 gal water heater	Each	350 - 650
Install new 30 gal. water heater	Each	300 - 500
Dig and install new well	Each	get estimate
Install new septic system	Each	get estimate
Regrade around exterior	Each	500 - 900
Install new sump pump and pit	Each	400 - 600
Build new redwood or pressure-treated deck	Square foot	20 - 30
Install storm windows	Each	60 - 150
Install wood replacement windows	Each	400 - 800
Install aluminum or vinyl replacement window	Each	300 - 800
Install new gutters and downspouts	Linear foot	3.50 - 5.00
Install asphalt shingle o/existing	Square foot	1.20 - 1.70
Tear off existing roof and install new asphalt shingle roof	Square foot	2.50 - 4.00
Instl 1-ply membrane rubberized roof	Square foot	get estimate
Instl new 4-ply built-up tar & gravel	Square foot	get estimate
Remove asbestos from pipes in bsmt	Linear foot	get estimate
Concrete drive or patio	Square foot	3.00 - 4.00
with removal of old	Square foot	2.25 - 3.00
Clean chimney flue	Each	100 - 200
Add flue liner for gas fuel		900 - 1,200
Add flue liner for oil or wood		2,800 - 3,500

Deferred Costs - It is impossible to determine how long these items will last before needing replacement. The report addresses most of these items from a "condition" standpoint.

PREVENTIVE MAINTENANCE TIPS

I. FOUNDATION and MASONRY: Basements, Exterior Walls: To prevent seepage and condensation problems.

- a. Check basement for dampness and leakage after wet weather.
- b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
- c. Maintain grading sloped away from foundation walls.

II. ROOFS, GUTTERS, and EAVESTROUGH: To prevent roof leaks, condensation, seepage, and decay problems.

- a. Check for damaged, loose or missing shingles, blisters.
- b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
- c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
- d. Check fascias and soffits for paint flaking, leakage and decay.

III. EXTERIOR WALLS: To prevent paint failure, decay, and moisture penetration problems.

- a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
- b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

IV. DOORS AND WINDOWS: To prevent air and weather penetration problems.

- a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.

V. ELECTRICAL: For safe electrical performance, mark and label each circuit.

- a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
- b. Check condition of lamp cords, extension cords and plugs. Replace at first sign of wear and damage.
- c. Check exposed wiring and cable for wear or damage.
- d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance and have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

VI. PLUMBING: For preventive maintenance.

- a. Drain exterior water lines, hose bibbs, sprinklers, pool equipment in the fall.
- b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
- c. Have septic tank cleaned every 2 years.

VII. HEATING and COOLING: For comfort, efficiency, energy conservation and safety.

- a. Change or clean furnace filters, air condition filters, electronic filters as needed.
- b. Clean and service humidifier. Check periodically and annually.
- c. Have oil burning equipment serviced annually.

VIII. INTERIOR: General house maintenance.

- a. Check bathroom tile joints, tub grouting and caulking. Be sure all tile joints in bathrooms are kept well sealed with tile grout to prevent damage to walls, floors and ceilings below.
- b. Close crawl vents in winter and open in summer.
- c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

IX. Know the location of:

- Main water shutoff valve.
- Main emergency shutoff switch for the heating system.
- Main electrical disconnect or breaker.