Hurlbert Home Inspection, LLC

Providing an Education about the Property that You are Investing In

14407 Coachway Drive Centreville VA 20120
Tel: 703-830-2229 Fax: 703-830-2060 Mobile: 703-577-7127
www.hhinsp.com hhi@hhinsp.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Mr & Mrs Important Person

INSPECTION ADDRESS

1234 YourNew Street, Hometown, VA 987654

INSPECTION DATE

6/5/2011 10:00 am to 12:30 pm

REPRESENTED BY:

Very Good Realty Co.

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SUMMARY REPORT

Client:	Mr & Mrs Important Person
Realtor:	Very Good Realty Co.
Inspection Address:	1234 YourNew Street, Hometown, VA 987654
Inspection Date:	6/5/2011 Start: 10:00 am End: 12:30 pm
Inspected by:	Seth Hurlbert

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service, but could be incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Narrative Color Legend: ¬ Informational Text v Major Items
m Importantant Information q Minor Items

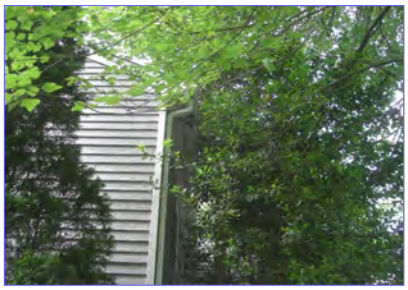
Components and Conditions Needing Service

Exterior

Site and Other Observations

Landscaping Observations

- q Plants are too close to the house and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. Plants against the walls can stain the finish and hold moisture against the house.



Grading and Drainage

Exterior Drainage

- v The mulch in the flower beds around the residence is too high up on the sides of the house. This can make it easer for moisture and pest to enter the house. Any grading should be at least 4 inches below the top of the foundation and below the weep holes in brick veneer. The outside grading should be corrected to keep moisture away from the house and still allow for proper slope to facilitate drainage away from the house.

House Wall Finish

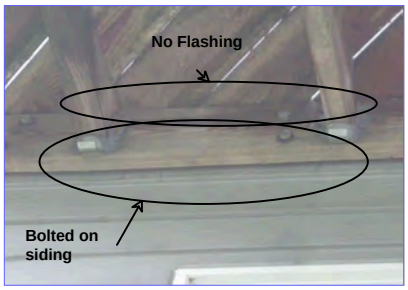
House Wall Finish Observations

- q There are gaps at the penetrations in the siding that should be sealed, such as around pipes and wires that come through the siding.

Exterior Components

Decks

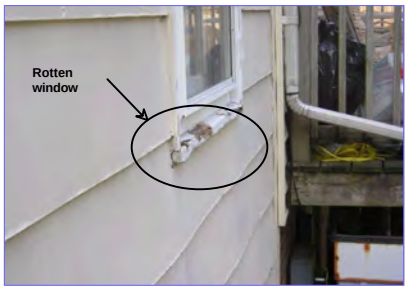
- q The wood deck needs to be cleaned and treated with a preservative. This is part of normal maintenance and should be done on a regular basis to prolong the life of the deck. This mainly concerns the area going down to the water.
- q The deck ledger board, which attaches the deck to the house, has not been installed properly. It is installed on top of the siding. This can lead to premature deterioration in the area of the bolts that fasten the deck to the structure. The siding should have been cut away and the ledger board properly bolted directly to the structure with the proper flashing.



- v The rails of the deck are loose. They should be reinforced to provide proper safety. Deck off master bath only.

Fascia and Trim

- v The wooden fascia and trim on the outside of the house has peeling paint and rot. The rotten wood should be replaced and repainted. This may be an indication of delayed or poor maintenance. There may be other areas that need repair that were not observed. Also the amount and depth of any moisture penetration cannot be determined untill the damaged area is removed.



Roof

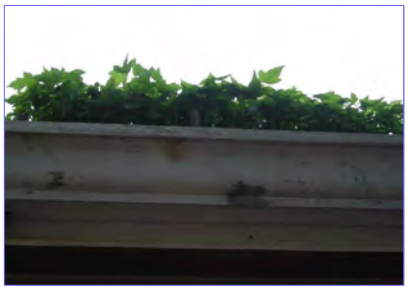
Composition Shingle Roof

Roofing Material

- q The roof is in the is showing sighs of decomposition, which means that the roof is in decline and susceptible to leaks. It will need to be maintained and closely monitored, because it is reaching the end of its serviceable life.

Gutters and Drainage

- q The gutters need to be cleaned to drain properly.



Plumbing

Irrigation or Sprinklers

Hose Bibs

- q One or more of the hose bibbs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. They can also be upgraded by screwing on an anti-siphon device. However, we may not have located and tested every hose bibb on the property

Electrical

Main Panel

Circuit Breakers

- v A breaker is serving two circuits. This could lead to overloading of the circuit. This is commonly called a double tapped breaker. This condition should be evaluated by an electrician and repaired as needed.

Heat-A/C

First HVAC System

Standard Observations

- q It does not appear that this heating and air conditioning unit has been inspected recently by a licensed heating and air conditioning contractor. We recommend that it be done in the near future to prevent any problem with the system.

Chimney

First Chimney

Gas Logs

- v There is soot on the logs in the gas fireplace. This usually indicates that it is not burning properly. This could be due to damage to the burner, misplacement of the logs or other factors. It should be checked by a licensed technician. The fireplace not burning properly can cause an unsafe condition such as excessive carbon monoxide.

Interior

General Comments

Screens

- q A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

Finished Basement

Stair Components

- v There is no handrail on the outboard side of the stairs, which is an essential safety feature that should be added.

Bathrooms

Main Hallway Bathroom

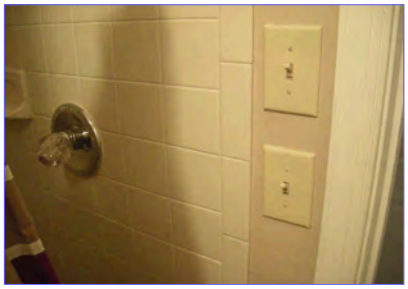
Tub - Shower

- q Caulking is needed in front of the tub. This is needed to keep water from getting into the wall and floor in front of the tub. If water gets into the floor it can cause the subfloor and supporting structure to deteriorate.

Basement Bathroom

Lights

- v There is a switch or electrical plug that is too close to the tub or shower. All switches and plugs should be out of reach of the tub or shower to prevent electrical shock. The switch of plug should be moved for safety.



Outlets
- v The outlet is Ground Fault Protection type. But it does not trip when tested. This could indicated that it is improperly wired, the outlet is faulty or there may be other problems. The circuit soul be repaired as needed.

Kitchen

Kitchen

Electric Range
- q This range is not equipped with an anti-tip bracket. This is a bracket that will help prevent the range from accidentally tipping over. One should be added for safety reasons.

Exhaust Fan or Downdraft
- v The exhaust fan is functional, but its exhaust duct is missing, or was never installed. One should be installed and routed to the outside, of reworked to vent internally. It does not appear to vent through the attic.

Attic

Primary Attic

Access Location & General Condition
- v There are signs that birds have gotten into and nested in the attic. Birds can pose a health risk and cause structural problems. The nest should be removed and any possibility of access removed.

Blown-In Fiberglass Insulation
- q The insulation is uneven in the attic. This can cause uneven heat or cooling loss. The insulation should be evened out for better insulating properties.
  In insulation has been moved to make room for wiring and a bath fan.

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GENERAL INFORMATION

Inspection Address: 1234 YourNew Street, Hometown, VA 987654
Inspection Date: 6/5/2011 Time: 10:00 am to 12:30 pm

Weather: Clear - Temperature at time of inspection: 60-70 Degrees

Inspected by: Seth Hurlbert

Client Information: Mr & Mrs Important Person
6191 Old Address, Somewhere, Else 852654
Phone: 703-xxx-xxxx

Buyer's Agent: Very Good Realty Co.

Structure Type: Wood Frame
Foundation Type: Basement
Furnished: Yes
Number of Stories: Two plus Basement

Structure Style: Single Family

Estimated Year Built: 1985
Unofficial Sq.Ft.: 3259

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

General Property Conditions

This house show what I would consider to be a normal amount of wear for it's age. Such as there is some wear on the finishes floors and carpets. There will be some nail holes in the walls where pictures have been removed and similar type marks. Minor items such as marks on the walls and paint chips are considered normal wear and tear. The floor coverings are worn but not excessively. Cabinets and countertops show some wear but are functional.

We recommend that a termite inspection be performed by licensed professional before closing. This is to ensure that there is not a current termite or woodborer problem or damage.

Radon is a gas that enters a home usually from the ground beneath it. The Environmental Protection Agency has determined that radon is a Class One carcinogen and can pose a health risk. The EPA also recommends that all homes be tested for radon at the time of purchase and again every three years. Any home can have elevated levels of radon regardless of location or type. If you would like more information on radon visit http://www.cansar.org/ which is a site by cancer survivors and the EPA's radon site http://www.epa.gov/radon/ and read the EPA's Citizens guide to Radon http://www.epa.gov/radon/pubs/citguide.html

A radon test was preformed as a part of this inspection. The test equipment was set by the inspector. The equipment will be picked up by the laboratory and analyzed. The results will then supplied to the client by the testing laboratory.

PLEASE NOTE:

The observations and opinions expressed within this report are those of Hurlbert Home Inspection and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the American Society of Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: New Sample Report

SCOPE OF WORK

You have contracted with Hurlbert Home Inspection to perform a generalist inspection in accordance with the standards of practice established by ASHI(American Society of Home Inspectors), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are built with components that include very low levels of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. The interior of ductwork is not normally visible and therefore not normally inspected during the home inspection. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been

widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home. It is recommended by the EPA and this company that you have the home tested for elevated levels of radon.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Narrative Color Legend: ¬ Informational Text v Major Items
m Importantant Information q Minor Items

General

General Comments

General Comments

Functional Components and Conditions

- Any home will have normal wear and tear such as scratches in the paint and wear on the floor coverings, walls, counters and appliances. During the inspection and in this report we, will not make note of items that would be considered normal wear and tear for the age of the home. We will make note of any items that show unusual wear or deterioration. Homes that have been renovated, improved or expanded may show less wear than their age would suggest. In that case, we will look for and note items that are out of place with the general character of the home.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Identification of Wall Structure

Informational Conditions

- The walls appear to be conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

- The floor structure, that can be seen, includes structural steel beams and conventional lumber sheathed with plywood or OSB. This means that the floors inside of the foundation walls are supported by steel beams which support floor joist that are made with conventional lumber, such as 2x6s, 2x8, 2x12 and such. These support the subfloor of plywood or OSB.

Identification of Roof Structure

Informational Conditions

- The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Raised Foundation

General Comments & Description

Informational Conditions

¬ This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.
These areas are often finished into additional living area. This makes inspecting much of the plumbing, ductwork, electrical wiring, foundation walls and structural members inaccessible for inspection.

Description of Foundation Type

Informational Conditions

¬ The foundation of this residence consists of concret footers with poured concret walls on top of the footers. The house is built on top of these walls.

Method of Evaluation

Informational Conditions

¬ We evaluated the raised foundation by accessing and evaluating the components within the basement. We entered the basement by the stairs and observed foundation walls and building components that were assessable

Foundation or Stem Walls

Informational Conditions

¬ No significant cracking or settling was observed in the basement. Not all of the foundation walls could be observed.

Electrical

Informational Conditions

¬ The electrical components that are visible within the basement appear to be in acceptable condition.

Ventilation

Informational Conditions

¬ The basement is heated and cooled by the same systems as the rest of the house.

Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage

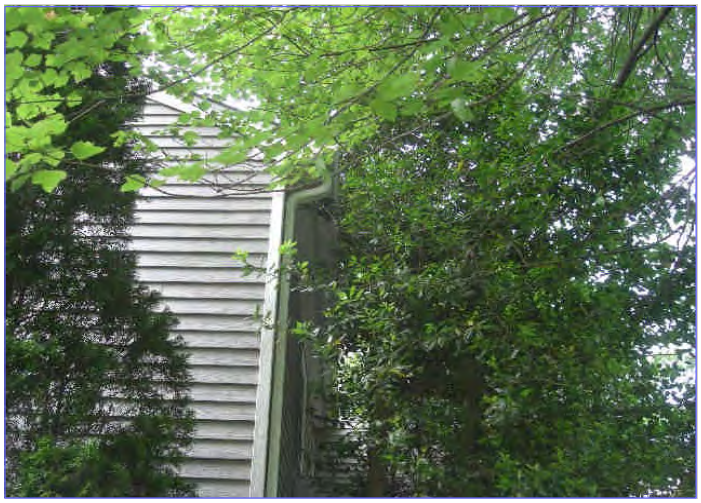
lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site and Other Observations

Landscaping Observations

Components and Conditions Needing Service

q Plants are too close to the house and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. Plants against the walls can stain the finish and hold moisture against the house.



Termite and Woodborer Inspection

Informational Conditions

m It is recommended that you have a termite and woodborer inspection preformed before the close of escrow. This is to ensure that there is not a current problem with termites or woodboreing insects. No woodboreing insects or termites were observed at this time. But this does not relive the need for a licensed inspection.

Grading and Drainage

General Comments and Description

Informational Conditions

¬ Water can be destructive and foster conditions that are harmful to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. Our site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than we could possible hope to have, but we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can be harmful to health.

Moisture Dampness or Mold-like Issues

Informational Conditions

¬ Moisture intrusion is always a concern, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. If the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion. Moisture can also enter through any area of the wall or roof that is not properly sealed. If such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you may wish schedule a specialist inspection, such as mold. Moisture intrusion can not always be detected during the inspection as it can be hidden inside the walls or under floors. It can also come from leaks in the plumbing system.

Exterior Drainage

Informational Conditions

¬ There is an adequate difference in elevation between the exterior grade and the top of the foundation that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that. The top or the foundation should be about four inches above grade.

Components and Conditions Needing Service

v The mulch in the flower beds around the residence is too high up on the sides of the house. This can make it easer for moisture and pest to enter the house. Any grading should be at least 4 inches below the top of the foundation and below the weep holes in brick veneer. The outside grading should be corrected to keep moisture away from the house and still allow for proper slope to facilitate drainage away from the house.

House Wall Finish

Identification of House Wall Finish

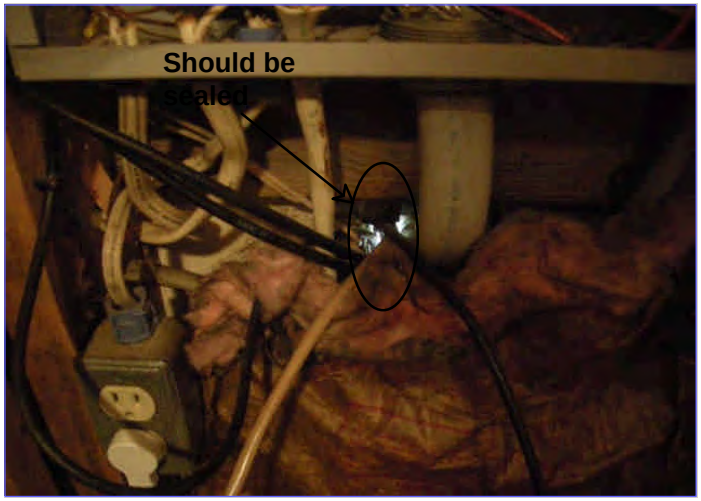
Informational Conditions

¬ The house walls are finished with metal siding. This type of siding normally requires very little maintenance. If needed pressure washing will usually clean the siding. The caulking around the doors and windows should be maintained in order to keep moisture out.

House Wall Finish Observations

Components and Conditions Needing Service

q There are gaps at the penetrations in the siding that should be sealed, such as around pipes and wires that come through the siding.



Exterior Components

General Comments and Description

Informational Conditions

- It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

- The driveway is in acceptable condition.
- The driveway is made of concrete. It is normally for concrete driveways to have some minor cracks. The area around the driveway should be monitored for any erosion that could undermine the driveway.

Walkways

Informational Conditions

- The concrete walkways are in acceptable condition.

Decks

Informational Conditions

- Wood decks vary greatly in size, type and method of construction. Most are used for outdoor entertaining and recreation. Many are added after the construction of the residence and many are built without a building permit, which is normally required for this type of construction. Many are built by the homeowners who have varying amounts of building experience.
  Deck failures have become one of the most common types of structural failure in the U.S. Recent studies have shown that the practices commonly used in deck building are not sufficient to maintain the deck in a safe condition over time. Some of the problem areas are the connection of the deck to the structure, foundation support, the types of material used and construction techniques. Some of these items may not be apparent at the time of the Home Inspection. Therefore you should monitor the deck for any signs of

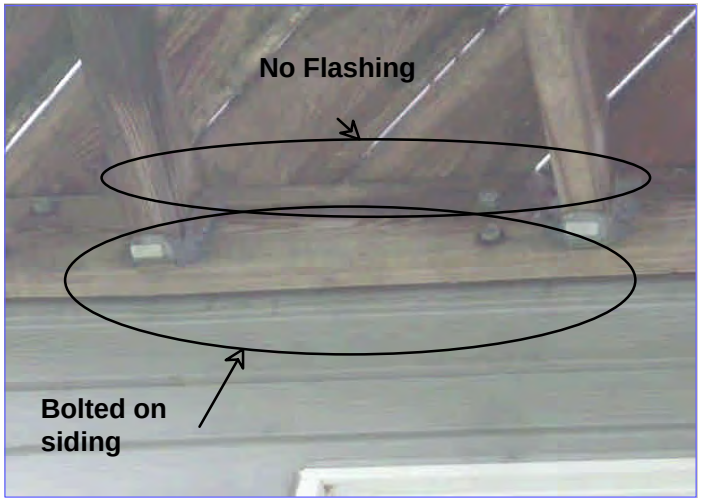
deteriorate or movement that might indicate an unsafe condition.

q There does not appear to have any flashing at the ledger board. This is a metal strip that covers the board that attaches the deck to the structure. It is meant to keep water off of this area to prevent deterioration. This area should be monitored for rot or deterioration.

Components and Conditions Needing Service

q The wood deck needs to be cleaned and treated with a preservative. This is part of normal maintenance and should be done on a regular basis to prolong the life of the deck. This mainly concerns the area going down to the water.

q The deck ledger board, which attaches the deck to the house, has not been installed properly. It is installed on top of the siding. This can lead to premature deterioration in the area of the bolts that fasten the deck to the structure. The siding should have been cut away and the ledger board properly bolted directly to the structure with the proper flashing.



v The rails of the deck are loose. They should be reinforced to provide proper safety. Deck off master bath only.

Front Porch and Steps

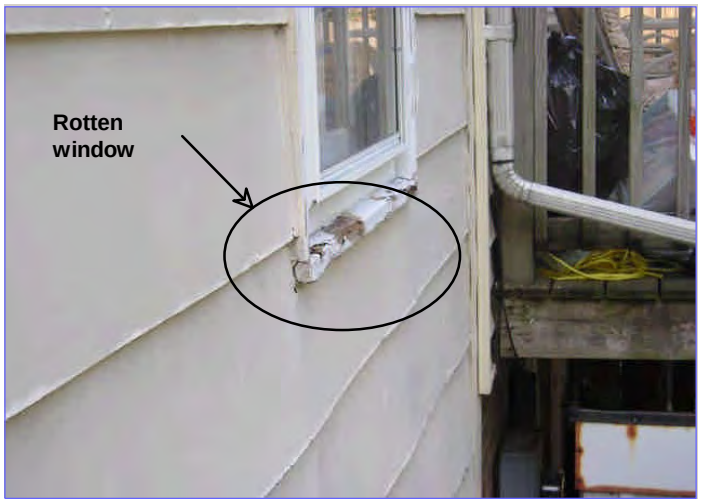
Functional Components and Conditions

¬ The front porch is in acceptable condition. Any safety rails are in good condition and it appears to be sound.

Fascia and Trim

Components and Conditions Needing Service

v The wooden fascia and trim on the outside of the house has peeling paint and rot. The rotten wood should be replaced and repainted. This may be an indication of delayed or poor maintenance. There may be other areas that need repair that were not observed. Also the amount and depth of any moisture penetration cannot be determined untill the damaged area is removed.



Outlets

Functional Components and Conditions

¬ The exterior outlets are functional and include ground-fault protection.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments and Description

Informational Conditions

¬ There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge

shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Method of Evaluation

Informational Conditions

¬ The roof was evaluated visually with binoculars. We did not walk the roof due to unsafe conditions.

Estimated Age

Informational Conditions

¬ The roof appears to be eighteen to twenty years old. However, this is only an estimate, and you should request the installation permit, which will reveal its exact age and any warranty and guarantee that might be applicable. This roof appears to be near the end of it's life span.

Roofing Material

Components and Conditions Needing Service

q The roof is in the is showing sighs of decomposition, which means that the roof is in decline and susceptible to leaks. It will need to be maintained and closely monitored, because it is reaching the end of its serviceable life.

Gutters and Drainage

Functional Components and Conditions

¬ The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Components and Conditions Needing Service

q The gutters need to be cleaned to drain properly.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, which we recommend having video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Location

Informational Conditions

¬ The main water shut-off is located in the utility room.
Behind the water heater.

Pressure Regulators

Informational Conditions

- A functional pressure regulator is in place on the plumbing system. The purpose of the regulator is to reduce the pressure if the city water pressure is too high and to keep the pressure at a constant level. It will also act as a backflow preventer to keep any water in the house from going back to the municipal water supply.

Copper Water Pipes

Informational Conditions

- The potable water pipes are copper and in acceptable condition, unless noted in the report

Water Heaters

General Electric Water Heater Comments

Informational Conditions

- There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity and Location

Informational Conditions

- Hot water is provided by a 3 year old, 80 gallon, water heater that is located in the basement.

Gen Condition

Functional Components and Conditions

- The water heater appears to be in good condition. There is not an excessive amount of rust at the bottom, no damp or wet areas that could be observed, unless otherwise noted in this report.

Informational Conditions

- The water heater is newer and appears to be in goood condition.

Electrical Connections

Informational Conditions

- The electrical connection to the water heater is functional. There are no bare or exposed wires. The wires appear to be sized properly.

Heating Elements

Functional Components and Conditions

- Both of the elements were tested and appear to be working properly.

Informational Conditions

- The heating elements are electrical heaters that are usually installed through the side of the tank and into the water. When the electricity passes through the element it gets hot and heats the water. If there is no water in the tank, the elements burn out quickly. So be sure that there is water in the tank when it is on. There are thermostats that turn the element on and off as needed.

Water Shut-Off Valve and Connectors

Informational Conditions

- The shut-off valve and water connectors are functional.

Relief Valve and Discharge Pipe

Functional Components and Conditions

- The water heater is equipped with a mandated pressure-temperature relief valve.

Drain Valve

Informational Conditions

- The drain valve is in place and presumed to be functional. These valves are non tested because once they are opened, very often they will leak.

Irrigation or Sprinklers

Hose Bibs

Informational Conditions

¬ Hose bibbs are the outside water faucets of the house. Since these are exposed to the weather they can freeze and burst in cold weather. Most have an inside cutoff and drain vent, so that the pipe going to the exterior can be drained before it gets too cold. Some of the hose bibbs are a "frost free" type. These have a long valve body that extends through the wall. This drains the valve through the wall to the warmer interior each time the valve is turned off. Regardless of which type is used there should be a way to drain the hose bibb to keep it from freezing.

¬ All hose bibbs should have a device to make sure that water from the hose cannot siphon back to the house or public water supply. Normally there are two types of anti-siphon devices. One is installed on the hose bibb and the other is built in to the hose bibb. These are often called back flow preventers.

¬ The interior cutoff for the hose bibbs were located. These should be turned off in winter and drained to prevent freezing.

Components and Conditions Needing Service

q One or more of the hose bibbs that we tested are functional, but do not include anti-siphon valves. These valves are relatively inexpensive, are required by current standards. They can also be upgraded by screwing on an anti-siphon device. However, we may not have located and tested every hose bibb on the property

Waste & Drainage Systems

General Comments and Description

Informational Conditions

¬ We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned

before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

¬ The visible portions of the drainpipes include PVC piping.

Drain Pipes Waste Pipes and Vent Pipes

Informational Conditions

¬ Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

¬ National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

¬ The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service. What can be seen of the incoming power lines appears to be in acceptable condition.

Size and Location

Informational Conditions

¬ The residence is served by a 200 amp, 220 volt panel, located at the rear of the basement

Main Panel Observations

Informational Conditions

¬ The panel and its components have no visible deficiencies. But, you should check that the circuits are properly labeled. This is usually done by turning each beaker off and on to see what it operates.

Wiring Observations

Informational Conditions

¬ The visible portions of the wiring has no visible deficiencies.

Circuit Breakers

Informational Conditions

¬ There are no visible deficiencies with the circuit breakers.

Components and Conditions Needing Service

v A breaker is serving two circuits. This could lead to overloading of the circuit. This is commonly called a double tapped breaker. This condition should be evaluated by an electrician and repaired as needed.

Grounding

Informational Conditions

¬ The electrical system appears to have a proper ground. Often the ground attachment, such as the ground rod is not visible. But the main electrical box has a ground wire and the plugs that were tested for a ground had the correct grounding, unless noted in the report.

Smoke Detectors

General Comments

Informational Conditions

¬ Smoke detectors come in several types and sizes. Currents standards require that they be wired such that if one alarms all of the ones in a residence will alarm. They are hard wired into the house in addition to having a battery back-up. In older homes they may not be wired together, hard wired to the house, or may be battery only. In any case the batteries should be changed one a year to insure proper operation. Smoke detectors are tested by pressing the test button. This will test only the buzzer and battery. The smoke sensor will normally last about 8 years. So smoke detectors should be changed about every 5 years even if the buzzer is still working. More information about smoke detectors can be found at the EPA website at http://www.epa.gov/radiation/sources/smoke_howdo.html

Condition of Smoke Detectors

Informational Conditions

¬ The smoke detectors were tested by pressing the test button on each unit that was accessible. The smoke detectors that were tested functioned properly except as noted. We suggest that the smoke detectors be tested once a mouth and the batteries be changed once a year.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

First HVAC System

Age and Location

Informational Conditions

¬ This central heat and air-conditioning consists of a 3 year-old furnace with an evaporator coil that is located in the basement, and a 3 year-old condensing coil that is located in yard

Type of Heating Fuel

Informational Conditions

¬ This is a heat pump. The heating fuel for this unit is electricity. It will act as the air conditioner in the summer and supply heat in the winter. In addition to the heat pump it also has electric resistance heating elements. These elements assist the unit in heating the residence quickly or when the temperature is below about 30 degrees. These elements are not energy efficient.

Type of Fuel used for Cooling

Informational Conditions

¬ The fuel used to cool the residence is electricity. Another type of fuel may be used to power the heating system.

Standard Observations

Informational Conditions

m All heating and air conditioning systems should be inspected by a licensed heating and air conditioning contractor at least once a year. They should check and make sure the unit is clean, properly sealed, has the proper freon charge, and the heat exchanger should be checked.

¬ The heating and cooling system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every month.

Components and Conditions Needing Service

q It does not appear that this heating and air conditioning unit has been inspected recently by a licensed heating and air conditioning contractor. We recommend that it be done in the near future to prevent any problem with the system.

Tons

Informational Conditions

¬ This unit has approximately 3 tons of heating/cooling.

Air Handler

Informational Conditions

¬ The air handler is functional. This is the part of the furnace at houses the fan that circulates the air and the heating unit. The cooling unit is either inside this or mounted just after the air handler.

Heating Elements

Informational Conditions

¬ The auxiliary heating elements did come on and produce heat.

Evaporator Coil

Informational Conditions

¬ The evaporator is the part of the heat pump that get warm or cold to condition the air for the residence. It is connected to the outside condenser by the refrigerant lines. It should be kept clean so the unit will operate efficiently.

¬ The evaporator appears to be fairly clean and in good condition.

Condensing Coil - Outside AC unit

Informational Conditions

¬ The condensing coil responded to the thermostat and appears to be functional.

Air Filter

Informational Conditions

¬ The filter in the heating and/or air conditioning system should be kept clean. This will provide cleaner air in the house and keep the system working properly. A dirty filter forces the fan to work harder than it should, thereby using more power. A dirty filter can allow dirt into the air circulation equipment that can cause premature failure. It is recommended that most filter be changed or cleaned once a month.

¬ This system has an air filter that can be removed and cleaned and then reinstalled. It should be removed and cleaned approximately once a month.

Circulating Fan

Informational Conditions

¬ The circulating fan is clean and functional. This is the fan the moves the air around the house.

Refrigerant Lines

Informational Conditions

¬ The refrigerant lines are in acceptable condition. They are properly insulated and do not appear to have any problems.

Metal Ducting

Functional Components and Conditions

¬ The ducts have no visible deficiencies. They appear to be sealed properly to prevent temperature loss and appear to be supported properly.

Condensate Drainpipe

Informational Conditions

¬ The condensate from the evaporator drains to a floor drain.

Differential Temperature Readings

Informational Conditions

¬ The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of 16 degrees or more.
Reading 20 deg

Thermostats

Informational Conditions

¬ The thermostat is functional.

¬ The thermostat controlling this system is a programmable type. You can program in different temperatures for different times of day. This can make the system more efficient.

Dampers

Informational Conditions

¬ There are manual dampers in this system. These consist of a sheetmetal flap inside the ductwork and a handle on the outside. You can adjust these dampers, with the handle, to regulate the air flow to different

areas of the house. They do not seal off a duct but will reduce the air flow through that duct. To find out which area is affected by which damper, close one damper at a time with the fan running and feel the registers for air flow.

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

First Chimney

Information on Chimneys and Fireplaces

Functional Components and Conditions

¬ There is a great deal of information available about fireplaces and chimneys, both gas and wood burning. A great deal of the fireplace and chimney can not be observed during the inspection and they are not normally in use during the inspection. You can get more information about these combustion appliances and professional inspectors from many sources, Here are just a few Chimney Safety Institute of America at www.csia.org or (317) 837-5362.. You can find Certified Chimney Inspectors at http://f-i-r-e-service.com/mainframe.html. The National Fireplace Institute can be found at http://www.nficertified.org/index.html.

Location of Chimney

Functional Components and Conditions

¬ This chimney is located in the family room

General Lined Masonry Chimney Comments

Informational Conditions

¬ The chimney is a lined masonry type, which is the most dependable because the flue liner not only provides a smooth transition for the bi-products of combustion to be vented beyond the residence but provides an approved thermal barrier as well.

Weather Cap-Spark Arrestor

Informational Conditions

¬ The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Informational Conditions

¬ The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

Chimney Stack or Walls

Informational Conditions

¬ The chimney walls appear to be in acceptable condition.

Fireplace

Informational Conditions

¬ The fireplace is in acceptable condition. The bricks and mortar may have minor cracks but they are all

secure.

Damper

Informational Conditions

¬ The damper is sealed shut. It is assumed then that the gas logs are the unvented type that do not need to be vented.

Gas Logs

Components and Conditions Needing Service

v There is soot on the logs in the gas fireplace. This usually indicates that it is not burning properly. This could be due to damage to the burner, misplacement of the logs or other factors. It should be checked by a licensed technician. The fireplace not burning properly can cause an unsafe condition such as excessive carbon monoxide.

Hearth

Informational Conditions

¬ The hearth is in acceptable condition.

Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

General Comments

General Comment

Functional Components and Conditions

- The interior common area are checked for water and other damage. A representative number of the windows are checked for proper operation and sealing. The walls are inspected for cracking or distortion that is beyond normal settlement. Floors are checked for unusual slope or damage. A representative number of the electrical outlets, switches and lights are checked for proper operation. If defects are found it will be noted on this report. Wear and tear that is consistent with the age and condition of the residence will not be noted.

Front Door

Informational Conditions

- The front door is in acceptable condition. The seal around it outside, the knob and lock and the door itself are acceptable.

Back Door

Informational Conditions

- The back door is in acceptable condition. The lock appears to be working and the seal around the door is in acceptable condition.

Interior Floor Types

Informational Conditions

- Areas of the floors in this residence are covered with carpet. Carpet usually is recommended to be professionally cleaned about once a year. The life of the carpet will depend on the quality of the carpet, the quality of carpet pad, and the amount of wear that it receives.

Interior Door Types

Informational Conditions

- The some or all of the interior doors are of a hollow core type. This is by far the most common type of interior door.
- All or some of the doors are a hinged type. This is the normal door with hinges on one side and a knob on the other.

Type of Windows

Informational Conditions

- There are many types and sizes of windows. The main purpose is to allow light in to a room and all will do this. They will vary in there ability to insulate the inside from the outside elements and there ease of opening and closing. Older windows often are hard to open and are often painted shut of have seals that are sticking and prevent opening.
  Windows can also be a means of egress in case of emergency. Therefore at least one window in each bedroom should be large enough for an emergency exit and be in good operating condition.
  We will test a representative number of windows, but will probably not be able to test all of them due to restricted access. We will attempt to test at least one window in each bedroom.
- The window in this residence are made of a type vinyl. These need little maintenance, but the caulking around them may get dry and crack. The caulking may need to be redone periodically.
- The window in this residence are double glazed or double paned. This means that there are two panes of glass with a space in between that is filled with a gas such as argon. This improves the insulating properties of the window and eliminates the need for storm windows. The space between the tow panes is sealed to keep out moisture. If this seal between the panes of glass is broken the gas will escape and moisture will enter. This will cause the window to fog and will decrease the insulating properties.
- The windows are double hung. This means that both the upper and lower sections of the windows are movable.

Windows -- Condition

Informational Conditions

- The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Informational Conditions

¬ The window screens are functional.

Components and Conditions Needing Service

q A few of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

Finished Basement

General Comments and Description

Informational Conditions

¬ Moisture in basements is a perennial problem, involving a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion or dampness is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. Regardless, we are not mold specialists, and if you or any member of your family are sensitive to allergens you should schedule a specialist inspection.

Stair Components

Informational Conditions

¬ The stairs to the basement are in acceptable condition. There are continuous rails that are secure.

Components and Conditions Needing Service

v There is no handrail on the outboard side of the stairs, which is an essential safety feature that should be added.

Lights

Functional Components and Conditions

¬ The lights that are installed in this area are functional.

Outlets

Functional Components and Conditions

¬ The outlets that were unobstructed and able to be tested are functional, unless noted below. A representative number to the electrical outlets are normally tested.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bedroom

Location

Informational Conditions

¬ The master bedroom is located upstairs, on the right of the house.

No recommended service

Informational Conditions

¬ We have evaluated this bedroom, and found it to be in acceptable condition, except as noted. The condition is consistent with the general condition of the house. The windows that are accessible were tested and inspected. The walls, ceilings and floors are inspected for signs of excessive moisture and wear. The electrical plugs and switches that are accessible were tested. The doors are checked to see that they are fitting and latching properly.

1st Guest Bedroom

Location

Informational Conditions

- This bedroom is upstairs on the left, in the front of the house.

No recommended service

Informational Conditions

- We have evaluated this bedroom, and found it to be in acceptable condition, except as noted. The condition is consistent with the general condition of the house. The windows that are accessible were tested and inspected. The walls, ceilings and floors are inspected for signs of excessive moisture and wear. The electrical plugs and switches that are accessible were tested. The doors are checked to see that they are fitting and latching properly.

2nd Guest Bedroom

Location

Informational Conditions

- This bedroom is upstairs on the left, in the rear of the house.

No recommended service

Informational Conditions

- We have evaluated this bedroom, and found it to be in acceptable condition, except as noted. The condition is consistent with the general condition of the house. The windows that are accessible were tested and inspected. The walls, ceilings and floors are inspected for signs of excessive moisture and wear. The electrical plugs and switches that are accessible were tested. The doors are checked to see that they are fitting and latching properly.

3rd Guest Bedroom

Location

Informational Conditions

- This bedroom is upstairs on the middle, in the front of the house.

No recommended service

Informational Conditions

- We have evaluated this bedroom, and found it to be in acceptable condition, except as noted. The condition is consistent with the general condition of the house. The windows that are accessible were tested and inspected. The walls, ceilings and floors are inspected for signs of excessive moisture and wear. The electrical plugs and switches that are accessible were tested. The doors are checked to see that they are fitting and latching properly.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Powder Room

Size and Location

Informational Conditions

¬ The powder room is located on the main floor.

No recommended service

Informational Conditions

¬ We have evaluated the powder room, and found it to be in acceptable condition, except as noted. The condition is consistent with the general condition of the house. The windows that are installed and accessible were tested and inspected. The walls, ceilings and floors are inspected for signs of excessive moisture and wear. The electrical plugs, switches and lights that are accessible were tested. The fans are checked, but the volume of air that it moves is not tested. The doors are checked to see that they are fitting and latching properly. The plumbing fixtures are checked for leaks and to make sure that they are secure.

Master Bathroom

Size and Location

Informational Conditions

¬ The master bathroom is a full, and is located adjacent to the master bedroom.

No recommended service

Informational Conditions

¬ We have evaluated this bathroom, and found it to be in acceptable condition, except as noted. The condition is consistent with the general condition of the house. The windows that are installed and accessible were tested and inspected. The walls, ceilings and floors are inspected for signs of excessive moisture and wear. The electrical plugs, switches and lights that are accessible were tested. The fans are checked, but the volume of air that it moves is not tested. The doors are checked to see that they are fitting and latching properly. The plumbing fixtures are checked for leaks and to make sure that they are secure.

Main Hallway Bathroom

Size and Location

Informational Conditions

¬ The main hallway bathroom is a full, and located off the main hallway.

No recommended service

Informational Conditions

¬ We have evaluated this bathroom, and found it to be in acceptable condition, except as noted. The condition is consistent with the general condition of the house. The windows that are installed and accessible were tested and inspected. The walls, ceilings and floors are inspected for signs of excessive moisture and wear. The electrical plugs, switches and lights that are accessible were tested. The fans are checked, but the volume of air that it moves is not tested. The doors are checked to see that they are fitting and latching properly. The plumbing fixtures are checked for leaks and to make sure that they are secure.

Floor Type

Informational Conditions

¬ The floor covering in this area is sheet vinyl.

Tub - Shower

Components and Conditions Needing Service

q Caulking is needed in front of the tub. This is needed to keep water from getting into the wall and floor in front of the tub. If water gets into the floor it can cause the subfloor and supporting structure to deteriorate.

Basement Bathroom

Size and Location

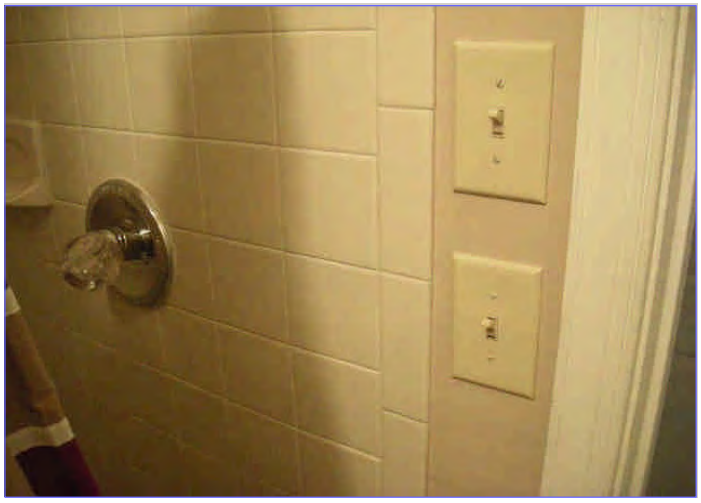
Informational Conditions

¬ The basement bathroom is a full bath. There is a sink, toilet and tub/shower.

Lights

Components and Conditions Needing Service

v There is a switch or electrical plug that is too close to the tub or shower. All switches and plugs should be out of reach of the tub or shower to prevent electrical shock. The switch of plug should be moved for safety.



Outlets

Components and Conditions Needing Service

v The outlet is Ground Fault Protection type. But it does not trip when tested. This could indicated that it is improperly wired, the outlet is faulty or there may be other problems. The circuit soul be repaired as needed.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring

Informational Conditions

¬ The floor has no significant defects. There is normal wear for it's age. Which means it will have marks where furniture was, possibly minor stains, and signs of wear.

Walls and Ceiling

Informational Conditions

¬ The walls and ceiling are in acceptable condition. There may be normal wear including some nail and screw holes.

Type of counter

Informational Conditions

¬ The kitchen countertops are made of a product called Corean. It is not effected my moisture, but can be damaged by heat such as hot pots and pans.

Sink & Countertop

Informational Conditions

¬ The sink and countertop are functional.

Cabinets

Functional Components and Conditions

¬ The cabinets are functional, and do not have any significant damage.

Valves and Connectors

Functional Components and Conditions

¬ The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Functional Components and Conditions

¬ The sink faucet is functional.

Trap and Drain

Functional Components and Conditions

¬ The trap and drain are functional.

Informational Conditions

q The sink employs a flexible drainpipe that could contribute to blockages and leaks. It should be replaced by a strait smooth walled pipe. The ridges can trap debris that will clog the drain. They also have a tendency to crack and leak.

Garbage Disposal

Functional Components and Conditions

¬ The garbage disposal is functional.

Electric Range

Functional Components and Conditions

¬ The electric range is functional, but was neither calibrated nor tested for its performance.

Components and Conditions Needing Service

q This range is not equipped with an anti-tip bracket. This is a bracket that will help prevent the range from accidentally tipping over. One should be added for safety reasons.

Dishwasher

Functional Components and Conditions

¬ The dishwasher is functional.

Exhaust Fan or Downdraft

Components and Conditions Needing Service

v The exhaust fan is functional, but its exhaust duct is missing, or was never installed. One should be installed and routed to the outside, of reworked to vent internally. It does not appear to vent through the attic.

Built-in Microwave

Functional Components and Conditions

¬ The built-in microwave is functional but we did not test it for leakage, which would require a specialized instrument.

Refrigerator

Functional Components and Conditions

¬ The refrigerator in the kitchen appears to be in good working order. Proper temperatures are not guaranteed.

Informational Conditions

¬ The ice maker in the refrigerator appears to be in good working order. It did dispense ice.

Lights

Informational Conditions

¬ The lights that are installed in this area are functional.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

Floor Treads & Risers

Informational Conditions

¬ The risers and treads on the stairs have no significant defects. There are no loose components, the rails are secure and there is proper lighting.

Handrails & Guardrails

Informational Conditions

¬ The handrail and balisters appaer to be in good condition. The rails are not significantly loose,the balisters do not appear to be too far apart or loose and none are missing.

Lights

Functional Components and Conditions

¬ The lights that are installed in this area are functional.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

220 Volt Receptacle

Informational Conditions

¬ The 220 volt receptacle for the dryer appears to be in good working order.

Dryer Vent

Informational Conditions

¬ The dryer vent must be kept free or excess lint and debris or it will present a fire hazard. The vent should be as strait as possible to the outside of the residence. The vent pipe should be made of a smooth tube with no screws and as few turns or bends as possible. The connecting flex hose should be made of metal and as short as possible.

¬ The dryer vent appear to be functional. It is connected with a flexible metal connector to a smooth metal pipe.

Washer

Informational Conditions

¬ The clothes washer was not tested. If the clothes washer has laundry in it, it cannot be tested.

¬ There is a drain pan underneath the washer, it should be draining to the outside. It is there in case the washer malfunctions and water drains onto the floor. It appears to be in good condition.

Dryer

Informational Conditions

¬ The clothes dryer was not tested.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are not engineers, and recommend that you read about this in a booklet that should have been given to you by the realtors, and you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Garage

Garage Size

Informational Conditions

¬ This is considered a two car garage. It has two doors or one large door for cars to enter. Since cars and garages vary you may wish to check and make sure the vehicle and other item that you wish to store in this area will fit.

Slab Floor

Functional Components and Conditions

¬ The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Firewall Separation

Functional Components and Conditions

¬ The firewall separating the garage from the residence is functional. This usually consists of 5/8s inch sheet rock on the garage walls anywhere the garage is against interior living area.

Entry Door Into the House

Functional Components and Conditions

¬ The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Garage Door and Hardware

Functional Components and Conditions

¬ The garage door and its hardware are functional. The seal around the outside does not have any major cracks or tears, the door is not bent or rotting and the hardware is serviceable.

Automatic Opener

Functional Components and Conditions

¬ The garage door opener is functional. It will auto reverse if it hits an object or if the door sensors indicate something is in the way. It may need to be lubricated from time to time to keep it operating properly.

Informational Conditions

m The opener is not equipped with infra-red sensors that enable the door to auto-reverse, which is obviously a desirable safety feature. This is a feature that was not included on older doors.

Lights

Functional Components and Conditions

¬ The lights are functional, and do not need service at this time.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Access Location & General Condition

Informational Conditions

¬ The attic was accessed from the hallway through the ceiling

Components and Conditions Needing Service

v There are signs that birds have gotten into and nested in the attic. Birds can pose a health risk and cause structural problems. The nest should be removed and any possibility of access removed.

Method of Evaluation

Informational Conditions

¬ We entered the attic and inspected the accessible areas. Normally not all areas will be accessible. Some will be blocked by insulation, ductwork, or roof framing.

Framing

Informational Conditions

¬ The roof framing consists of a factor- built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Attic Ventilation Method

Functional Components and Conditions

¬ Most attics today are the vented type. This means that the attic is not part of the "conditioned space" of the house. There should be insulation on the floor of the attic. If it is properly vented it will keep the temperature down in the summer, helping keep the house cooler. In the winter a properly vented attic will help stop ice damming by letting any snow cover melt evenly. Some attics are not vented, but are part of the "conditioned space" of the house. These will have the insulation on the bottom of the roof instead of on the attic floor.

Informational Conditions

¬ The attic is ventilated by vents in the gable ends of the roof and soffit vents at the lower edge of the roof.

Ventilation

Informational Conditions

¬ Ventilation in the attic should be adequate.

¬ The power vent was tested and ran properly.

Electrical

Informational Conditions

¬ The electrical components that are fully visible appear to be in acceptable condition.

Plumbing Vents

Informational Conditions

¬ The drainpipe vents that are fully visible are in acceptable condition. The vents should have a proper rubber seal to keep rain out.

Exhaust Ducts

Informational Conditions

¬ The visible portions of the exhaust ducts are functional.

Blown-In Fiberglass Insulation

Informational Conditions

¬ There is eight to twelve inches of blown-in fiberglass insulation in the attic area. This generally considered to be a good amount of insulation.

Components and Conditions Needing Service

q The insulation is uneven in the attic. This can cause uneven heat or cooling loss. The insulation should be evened out for better insulating properties.
In insulation has been moved to make room for wiring and a bath fan.

REPORT CONCLUSION

1234 YourNew Street, Hometown, VA 987654

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

If the property has been upgraded, modified, added onto, and/or altered from it's original design the proper permits and inspections should have been obtained from the proper local authority. Whether or not this was done can affect many things such as insurance coverage, liability, and safety of the property. If any alterations have been made you should make sure that proper permits and inspections were obtained. This can be done by contacting the local authorities. We will attempt to inform you if alterations have been made, but it is often difficult or impossible to detect alterations. Whether the permits were obtained and the inspections performed is beyond the scope of this inspection.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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