



**Up-Country  
Building Inspectors, Inc.**

PO Box 1568, Scarborough, ME 04070-1568 \* 800-244-9876



**CERTIFIED INSPECTOR**  
www.uchi.com

**GENERAL INFORMATION**

**Inspection Date:** 1-01-08.      **Inspector:** Hugh P Savage      **Report No:** XXXXXX  
**Subject Property:**      **Client's Name(s):** Daniel & Danielle Jones  
**Address:** 21 Wayout Lane      **Address:** 12 Intown Drive  
**City:** Somewhere      **City:** Downtown  
**State, Zip:** ME 00000      **State, Zip:** ME 00000

**Main entry faces:** North      **Estimated age of house:** 30 (±) yrs.  
**Building Type:** Single Family      **Soil:** Totally snow covered  
**Stories:** 2      **Weather:** Clear  
**Foundation:** Basement      **Temperature:** 40 °F  
**People Present:** Buyer Inspector Agent

**INSPECTIONS REQUESTED**

**Inspection Type**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> General Home Inspection | <input type="checkbox"/> Partial Inspection*       | <input type="checkbox"/> Septic Inspection           |
| <input type="checkbox"/> Re-inspection                      | <input checked="" type="checkbox"/> Radon Air Test | <input type="checkbox"/> Water Quantity              |
| <input type="checkbox"/> Well Water                         | <input type="checkbox"/> Radon Water Test          | <input type="checkbox"/> Fuel Tank Thickness Testing |
| <input type="checkbox"/> Mold Infestation                   | <input type="checkbox"/> Insect Infestation        | <input type="checkbox"/> Other _____                 |

**\*Special Notice:** This inspection is limited in scope and excludes items typically included in a "General Home Inspection". This inspection does not meet the ASHI "Standards-of-Practice".

**Total Inspection Fee of \$** 425.00 **is payable at time of the inspection and prior to delivery of report.**  
**Date Payment Received:** 1-01-08 **By:**  Check     Cash     Visa     MC     Amex

**NOTICE TO BUYERS**

If you have not received a copy of the "*Seller's Disclosure Notice*", we recommend you obtain one as soon as possible.

**All Home Inspections are performed in accordance with the Code of Ethics and the Standards of Practice of the American Society of Home Inspectors.®**

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# INSPECTION TERMINOLOGY

**CONDITION:** - *The physical or functional state of the component described.*

**Functional** - The item was performing its intended function as of the time and date of the inspection in response to normal use. The item shows typical wear and tear for its age and usage. No immediate visible need for major repairs was noted, if normal maintenance practices are followed.

**Marginal** - The item, although perhaps working at the time of inspection, has indications that servicing or maintenance is needed or that continued function or operation should not be expected. The item appears to be near the end of its service life. The item may be capable of being used for an indeterminate time. Budget for replacement or remedial repairs to avoid any unexpected expenses.

**Unsatisfactory** - The item has either: failed in service; was no longer performing its intended function; significantly impedes the habitability of the home; significantly impedes the operation of its major components and/or systems; or is unsafe or hazardous in its operation or condition.

**Not Accessible** - The item was not visible or it had limited access and was not inspected.

**Not Applicable (N/A)** - The item was not present in this structure.

**See Comments** - An item that needs additional explanation concerning its condition.

**SIGNIFICANCE:** - *The Inspector's opinion of the consequences of the noted deficiency.*

**Safety Concern** - Any item identified as a safety concern is considered harmful to the occupants due to its presence or absence in the structure. In the inspector's opinion these items should be evaluated by a competent and licensed specialist prior to closing.

**Major Concern** - Any item identified as a major concern is a condition that either: has a significant detrimental effect on the structure and/or systems or the potential for causing such an effect. The inspector anticipates the cost of repair or replacement of these items or potential damage from these items failure could exceed \$500.00. In the opinion of the inspector, these items should be addressed by a competent and licensed contractor that specializes in the appropriate trade.

**Minor Concern** - Any item identified as a minor concern is a condition or situation that does not significantly appear to affect the home's habitability at this time, nor does it pose a major threat to the structure and/or systems. The inspector anticipates that the cost of these items could be under \$500.

**Maintenance** - Any item identified as maintenance is considered a normal and routine task of owning and maintaining a home; or it is a suggestion for future improvements and/or upgrades for the new owner. These items are generally considered the responsibility of the purchaser and are quite frequently performed after the completion of the home sale. Some items needing maintenance or improvement are seasonal and can only be performed in warm weather.

**IMPORTANT NOTICE:** (1) Any item identified as a Major Concern, Marginal, Unsatisfactory, Safety Concern has a moderate to high probability of needing repair, replacement, or correction now or in the immediate future. (2) If any purchase decision about the property inspected would be affected by the cost of repairs, the buyer should obtain firm contractor quotations for these repairs prior to making any decisions. (3) A minimum of 3 bids from licensed and competent contractors should be reviewed prior to authorizing any repair work.

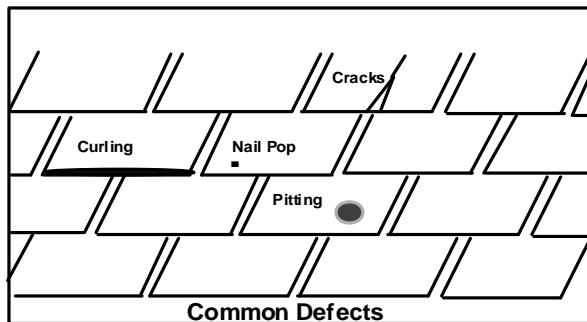
# Roof

**Important Notice:** The report is an opinion of the overall condition of the roof. The inspector cannot and does not offer an opinion or warranty whether the roof has leaked in the past, leaks now, or may be subject to future leakage. Verifying that a roof or roof protrusion actually leaks can only be completely determined when it is raining and most inspections are done in dry weather. Therefore, active leakage cannot always be determined. Guttering systems and subsurface drains are not water tested for leakage or blockage. The report is issued in consideration of the foregoing disclaimers.

**Roof Materials:** The life of any roofing material is affected by the climate, roof pitch (steeper is better), quality of the materials, roofer's installation skill, high attic temperatures, and routine maintenance (replacing broken shingles, keeping tree branches from rubbing the roof). Some products will outlast their published life expectancy, while others fail early.

**Gutters:** Water from the roof not only causes foundation problems, but can cause rotting in the siding, under the eaves, inside the walls of the home, and if the gutters are clogged water can back up under the shingles, get into the attic and from there leak to the ceilings below. Periodic cleaning of gutters and realigning the downspouts and splashblocks to divert water away from the foundation is considered part of normal and ongoing homeowner maintenance.

**Asphalt/** Composition shingles are the most popular roofing material in use today. If two layers of roofing are present, both layers should be removed before installing a new roof. The second layer of shingles will not give the same length of service as the first layer. The typical life of a composition roof is 15-20 years.



**Wood** Wood Shakes have a rough irregular texture and are thicker at the base. They are installed over the roof decking with felt paper under them to help prevent leakage. To replace a wood shake roof, the original roof must first be removed. Wood Shakes have a typical life of 20-30 years. Wood Shingles are thin and have a smooth uniform texture as they are machine cut. They are installed over the roof decking with no felt paper under them to promote better air circulation. Wood Shingles have a typical life of 15-18 years. All wood roofs need periodic maintenance (every 4-7 years on the average) to reset nails, replace cracked or missing shingle, to replace curling or cupped shingles, to replace damaged ridge shingles, and to caulk and seal any roof protrusions or metal flashings.

**Slate Roof:** Depending upon the grade, the typical life of a slate roof is 40-80 years. Slate roofs need regular maintenance, and it will be necessary to replace defective slates and tar the ridges as needed from time to time.

**Roll Roofing:** Asphalt roll roofing is used on low-pitched roofs. The typical life of roll roofing is 6-10 years.

**Metal Roofs:** These roofs have a very long life if the exposed metal is kept painted. If a metal roof has been covered with tar it is impossible to accurately determine its condition. The typical life of a metal roof is 30-50 years.

**Roof Protrusions** Vent pipes, chimneys, furnace flue, dormer roofs, valleys in the roof, and the metal flashings where these protrusions meet the roof or house walls are common areas for leaks to start. Keep them well sealed.

**Roof** Roof Ventilation is important to help keep the attic cool in the summer, and to prevent excess condensation build-up in the winter. Inadequate ventilation results in peeling paint, wood rot, and premature aging of roofing materials.

**Masonry Chimneys:** Although widely used in the past, unlined chimney flues are no longer considered safe to use with gas-fired appliances or for burning of solid fuels such as wood. Most of the newer high-efficiency furnaces should not be vented to an unlined chimney flue. Mortar chimney caps crack regularly and need to be kept sealed as part of normal and routine homeowner maintenance. Most chimney flues are not fully visible due to soot, creosote, height, design, or lack of access and are therefore, not inspected during a visual home inspection.

**Report No:** xxxxxx

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# Roof

**INFORMATION:** Limitations on roof inspection: [Partly Snow Covered]

Roof Inspected: [Binoculars]	Roof Type: [Medium]
#of layers/Type: [1] [Asphalt]	Roof Slope: [Gable]
Roof Ventilation: [Soffit] Ridge	Gutters: [Plastic]
# of/Type of Chimney(s): [2] [Masonry]	Flue Liner: [Tile]

**Condition:      Significance:**

FUNCTIONAL	MARGINAL	UNSATISFACTORY	NOT ACCESSIBLE	NOT APPLICABLE	SAFETY CONCERN	MAJOR CONCERN	MINOR CONCERN	MAINTENANCE
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**COMMENTS**

Each line below may contain a comment regarding the component to the left. The comment for each component may be continued at the bottom of this page.

1. Main Roofing	✓									At the time of the inspection the roof was partly
2. Other Roofing(s)				✓						
3. Roof Ventilation	✓									
4. Gutters/Downspouts		✓					✓	✓		Installation of a full gutter system would help
5. Flashings	✓									
6. Skylights				✓						
7. Plumbing Vents	✓									
8. Chimney(s)	✓									
9.				✓						

Line 1- snow covered and there may be defects that were not evident. If desired, call to have the inspector return when the snow has melted.

Line 4- protect the siding and doors from water damage and reduce seepage of water into the basement.

# Exterior

It is fairly normal for a house to settle soon after construction (within the first 2-3 years), due to the non-homogenous soil under the footings, and due to unequal loading of the footings which are usually of the same size. This type of settlement typically displays staircase type cracks near the corners of the foundation. These cracks are usually too small to admit a pencil tip (hairline cosmetic cracks less than 1/8" wide). Large cracks, however, may indicate ongoing movement or sinking of the foundation and should be checked by a licensed engineer or competent foundation contractor. This may be due to excessive moisture, non-compacted soil, expansive soil, or defective/broken footings.

Ongoing settlement indicates a need for corrective repairs. Ongoing settlement may occur if the concerns mentioned in the preceding paragraph remain uncorrected. All buildings should be built to anticipate some settlement. Wood frame buildings tend to be much more forgiving than solid masonry or brick veneer buildings.

**Mortar Joints:** The mortar that binds bricks, stones, or other masonry together is porous and changes with age or as moisture travels through it. The mortar gets soft and sandy and frequently deteriorates with age. When this occurs it can lead to weakening of the structure. A crack here and there can be caulked as a temporary fix, but seriously deteriorated mortar joints must be tuckpointed. Even tuckpointing may not be adequate if the mortar is collapsing and crumbling over much of the wall, and not just on the surface. In such cases, rebuilding the wall may be needed. Consult a masonry specialist.

**Paint:** Badly peeling paint often indicates that the home has inadequate attic ventilation or an inadequate vapor barrier. The most common remedy for this is to install more attic ventilation. Sometimes it can also be corrected by installing small vents in the siding, installing metal or vinyl siding, installing a vapor barrier inside of the home, or with a special type of vapor barrier paint. Homes without vapor barriers tend to be very dry inside during the winter.

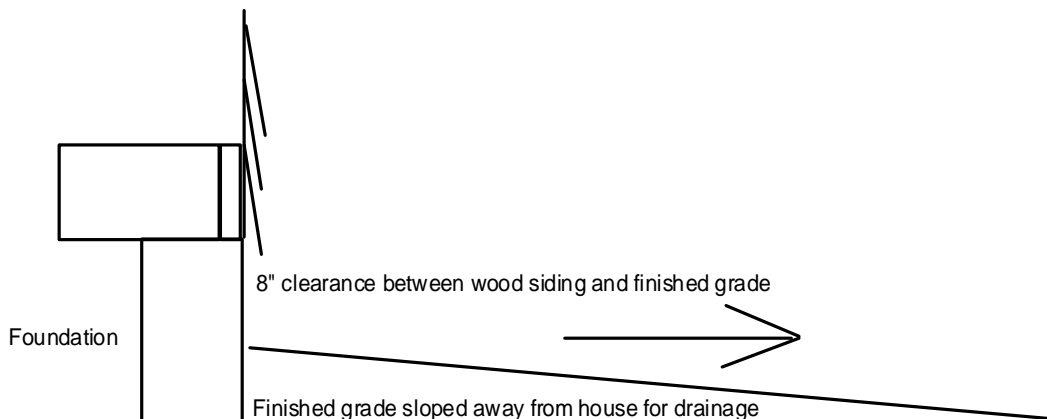
**Wood Rot:** Rot can be major or minor. Minor rot can be corrected by caulking, patching, painting or replacing the siding, trim, or other small sections of framing members. Major rot will usually occur only when there is a fairly steady source of moisture, with little opportunity to "dry out". Major rot can effect the structural integrity of the home and lead to extensive repairs. Rot is often found under eaves, on porch posts, at window sills, stairs, railings, or any place with earth/wood contact. Keep exposed wood surfaces painted, stained, or sealed to prevent this. If earth/siding contact is present, correct it.

**Exterior Wood Surfaces:** All exterior surfaces of untreated wood need regular applications of oil based paint or wood preservative to resist rot. Porch or deck columns and fence posts which are buried in the ground, and made of untreated wood, will rot within a year or two. All posts or wood members with earth contact should be made of treated material.

Important Notice: The presence, absence, type, or value of wall insulation is not part of this inspection. Damage, deterioration, pests, or other conditions inside finished walls or covered by siding, trim, etc. is not part of this inspection. Testing for environmental risks such as lead paint or UFFI insulation is not part of this inspection unless contracted for under separate contract at an additional fee.

**Masonry Chimneys:** Although widely used in the past, unlined chimney flues are no longer considered safe to use with gas-fired appliances or for burning of solid fuels (i.e. wood). Most of the newer high-efficiency furnaces should not be vented to an unlined chimney flue. Mortar chimney caps crack regularly and need to be kept sealed as part of normal and routine homeowner maintenance.

Most chimney flues are not fully visible due to soot, creosote, height, design, or lack of access and are therefore, not inspected during a visual home inspection.



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**Exterior  
INFORMATION:**

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Type of Structure: [Wood]	Type of Siding: [Wood]
Type of Veneer: [None]	Soffit/Fascia/Trim: [Wood]
* Although the presence or absence of screens and storms may be noted, their condition and/or operation is not part of the home inspection. They are not tested.	

**Condition:      Significance:**

Component:	F U N C T I O N A L	M A R G I N A L	U N S A T I S F A C T O R Y	N O T A C C E S S I B L E	N O T A P P L I C A B L E	S A F E T Y C O N C E R N	M A J O R C O N C E R N	M I N O R C O N C E R N	M A I N T E N A N C E	
1. Siding	✓									
2. Veneer					✓					
3. Soffit/Fascia/Trim	✓									
4. Exterior Doors	✓									
5. Window Frames/Sills		✓						✓	✓	Window sills severely weathered. They may be
6. Hose Faucets	✓									
7. Electrical <input checked="" type="checkbox"/> GFI		✓				✓		✓	✓	GFI did not trip when tested. Replace.
8. Visible Foundation	✓									
9. Other					✓					

**COMMENTS**

Each line below may contain a comment regarding the component to the left. The comment for each component may be continued at the bottom of this page.

Line 5- replaced or repaired. Repair by injecting "Git Rot", a two part marine epoxy, into wood. Fill holes with wood putty made with epoxy and sawdust. Wet edges of holes before filling with putty.

# Grounds

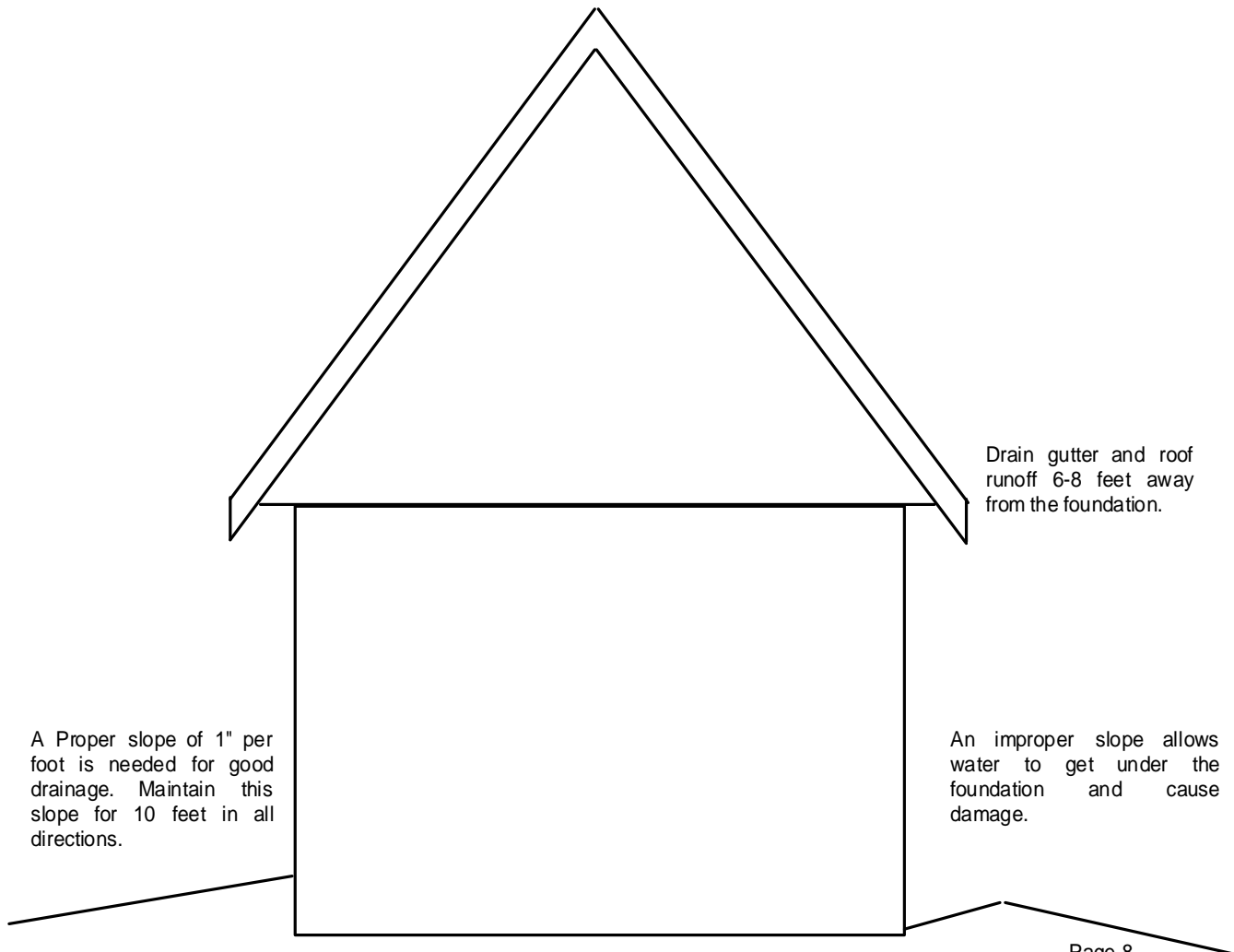
**Grading, Drainage, & Wet Soil:** The most common cause of wet or damaged basements, crawlspaces, and concrete slabs is incorrect drainage of ground water. This includes proper grading and correct alignment of the gutters and downspouts to insure that water does not drain toward or pond near the foundation. Poor drainage can double or triple the stress on the homes foundation walls. It can also lead to lateral movement of the foundation walls, settlement, heaving, and other types of moisture damage frequently accompanied by water leakage.

**Sidewalks, Patios, Stoops, & Driveways:** Cracking in concrete flatwork is fairly common. Cracks large enough to trip over are a safety hazard and should be repaired. Spalling concrete cannot be patched with more concrete...the new will not bond with the old. Water will freeze between the layers, or the concrete will break up from movement or wear. Replacement of the damaged section is best. Driveways, patios, sidewalks, and stoops should not cause water to drain toward the home or foundation. If they do so, they should be repaired or replaced.

**Retaining Walls** deteriorate primarily because of excessive pressure build-up from wet soil behind them. Wet soil can make a retaining wall fail just like a foundation. Improving grading and installing weep holes can often lengthen the life of a retaining wall. Most retaining walls are poorly designed and will begin to lean or crack in just a few years. Many will need complete rebuilding.

**Stair or Deck Railings and Guardrails:** For safety's sake, railings at decks, stairs, or porches should be installed so the gaps between the rails are no more than 4in width. Railings and guardrails should be properly secured, and for safety's sake there should be a guardrail or handrail installed anytime there are 3 or more steps on a stairway.

Proper maintenace and care of the backfill and the rain gutters is the number one defense against water penetration. The illustration below outlines how water can enter the underfloor area. Basements should have an engineered backfill, but this area is not viewable to an inspector. Improper slope of the grade near the foundation allows water to penetrate the underfloor area or basements of homes.



**Report No:** xxxxxx



**INFORMATION:** Limitations on inspection: [Partly Snow Covered]

<b>Driveway:</b> [Asphalt]	<b>Stairs/Steps:</b> Stone [Wood]
<b>Retaining Wall:</b> Not Applicable	<b>Walks:</b> Stone
<b>Patio:</b> Not Applicable	<b>Porch:</b> Not Applicable
	<b>Deck:</b> [Wood]

**Condition: Significance:**

Component:	Condition:					Significance:			COMMENTS	
	FUNCTI ONAL	MAR GINAL	UNSA TISFA CTOR Y	NOT ACCE SSIB LE	NOT APPL ICAB LE	SAF ETY CON CERN	MA JOR CON CERN	MIN OR CON CERN		MA INT ENAN CE
1. Driveway			✓				✓		✓	Asphalt pavement broken up and potholes have
2. Walks	✓									
3. Patio					✓					
4. Porch					✓					
5. Deck	✓									
6. Stairs/Railing		✓				✓		✓	✓	Stairs 3 or more steps high should have a
7. Window Wells		✓						✓	✓	Grading less than 6 inches below basement
8. Foundation Grading*	✓									
9. Retaining Wall(s)					✓					
10. Trees/Shrubs/Foliage**	✓									
11. Earth/Wood Contact	✓									

**COMMENTS**

Each line below may contain a comment regarding the component to the left. The comment for each component may be continued at the bottom of this page.

\* One of the most common causes of foundation problems and wet basements or crawlspaces is poor grading. We recommend that the grading slope away from the foundation at least 1" per foot for the first 8-10 feet at the perimeter of the foundation.

\*\* Condition of trees/shrubs/foliage, pertains only to how they affect the building and/or roof at the time of the inspection--not their actual physical condition.

Line 1- developed. Plan to have driveway repaved.

Line 6- handrail.

Line 7- window sill(s). Install window wells with bottom at least 12 inches below sill and fill with 6 inches of clean stone.

# Garage & Attic

Proper ventilation of the roof and attic area is important to the life expectancy of the roofs decking, shingles, and structure. If moisture is allowed to accumulate inside the attic, it will condense on the cooler roof in the winter and turn into water droplets. The results can be wet insulation, ceiling stains, mold and mildew growth, and a general deterioration of the roof and attic structural and/or framing members.

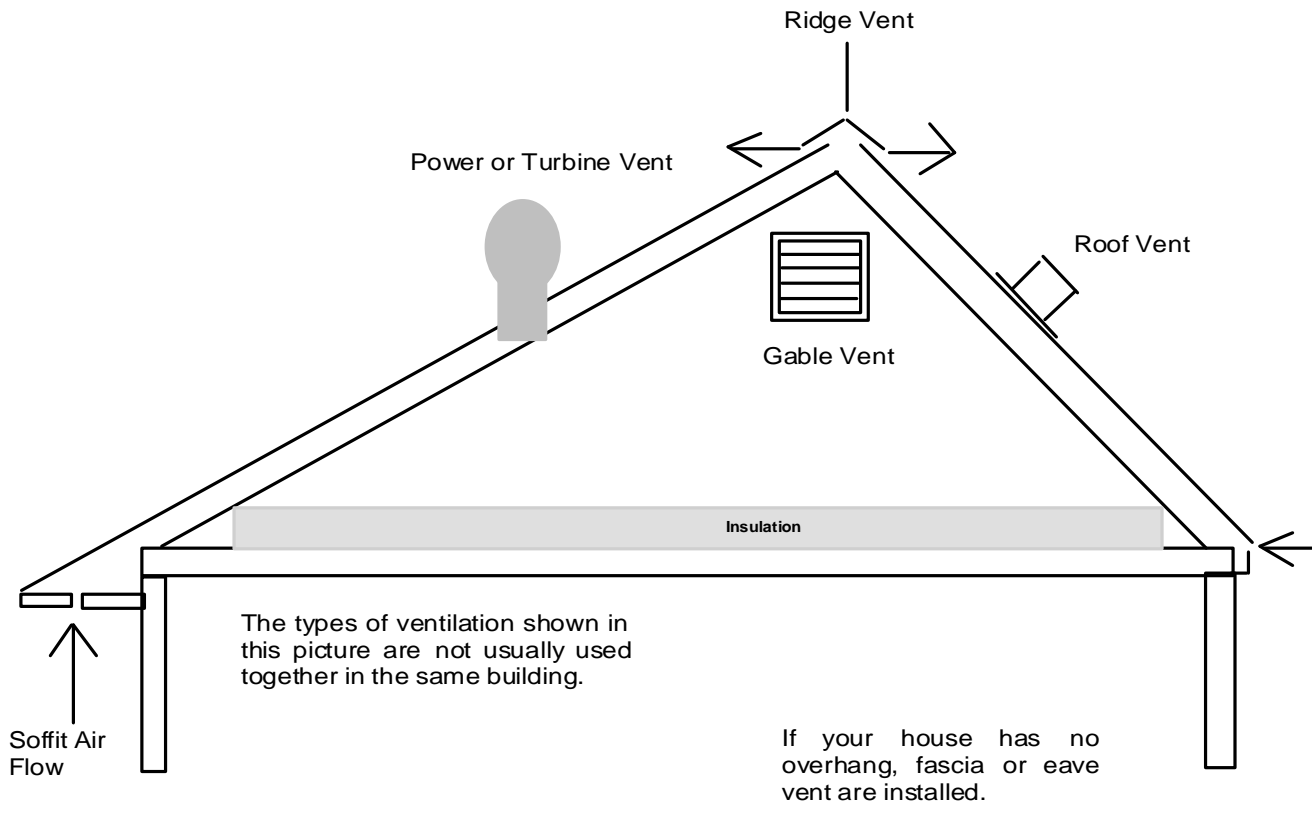
Attic Insulation: Insulation materials are measured in terms of their "R-Value". The higher the R-Value, the more resistance to heat loss. Typical building standards recommend a minimum insulation rating of R-38 for an attic floor; R-13 for exterior house walls; and R19 at the ceiling of an unheated area with a heated room above. Fiberglass is the most common insulation used today, and is installed in batts or as loose blown. It's R-Value is about 3.4 per inch of thickness. It is generally not cost effective to insulate much beyond these levels.

There are two basic types of overhead garage doors in use today. The one piece swing-up type consists of a single panel that swings up and out to open. The newer sectional or roll-up type consists of several panels joined together by hinges, so that the whole door rolls up and overhead on metal tracks, where it is out of the way.

Heavy "tension springs" on both door types act as a 'counter balance" against the weight of the door, so that the door can be opened easily, without having to lift the entire weight of the door. These same springs also help "hold back" and support the weight of the door when it closes, so it doesn't just suddenly "drop like a rock".

The "tension springs" should be adjusted so that the door will stay in place, not raising or lowering by itself. If the overhead door does not operate smoothly, the main areas of concern are: loose mounting bolts, rollers that are off the track or broken; bent or rusted hinges; or the tension on the springs is out of adjustment. The metal tracks on each side of the door must be parallel with each other for the door to operate smoothly.

Automatic Garage Door Openers: Many homeowners install electric door openers that allow them to open the door automatically from inside their car or from within the house. Automatic garage doors have been known to trap and suffocate children playing under them. Automatic garage openers manufactured since 1982 have had 'automatic-reversing" safety features built into them. For safety's sake the older non-reversing kind should either be replaced or removed.



**Garage/Attic  
INFORMATION:**

Report No: xxxxxx

GARAGE  
ATTIC

No.Spaces/Garage Type: [2] [Attached]

Garage Structure: [Frame]

Roof # of Layers/Type: [1] [Asphalt]

Floor: [Concrete]

Walls/Ceiling: Gypsum wallboard

House-To-Garage Door: [Fire rated tag noted]

Attic Description: Cap

Accessed By: [Pulldown door]

Roof Framing: [Rafters] [16" O.C.]

Roof Sheathing: [Plywood]

Insulation Depth/Type: [12"] [Fiberglass]

**Condition: Significance:**

FUNCTIONAL	MARGINAL	UNSATISFACTORY	NOT ACCESSIBLE	NOT APPLICABLE	SAFETY CONCERN	MAJOR CONCERN	MINOR CONCERN	MAINTENANCE
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**COMMENTS**

Each line below may contain a comment regarding the component to the left. The comment for each component may be continued at the bottom of this page.

**Component:**

GARAGE	1. Garage Ceil./Walls/Floor			✓			✓	✓	✓	Have local fire department evaluate
	2. Auto Door Opener(s)	✓								
	3. Vehicle Door(s)	✓								
	4. Electrical <input checked="" type="checkbox"/> GFI	✓								
ATTIC	5. Attic Access		✓					✓	✓	Suggest insulating and
	6. Roof Framing	✓								
	7. Roof Sheathing	✓								
	8. Main Insulation	✓								
	9. Electrical				✓					
	10. Vapor Barrier	✓								

\*Inspection of attic framing/structural components 40 % limited due to:  
Insulation

Line 1- the plywood faced partition between the garage and the house for fire resistance. Typically, the partition between the house and garage is covered with plaster, stucco or 5/8 inch wallboard.  
Line 5- weatherstripping attic pull down stairs.

# Interior

**Drywall Nail Pops:** Drywall nail pops are typically due to the normal expansion and contraction of the wood framing members to which the drywall is nailed, and are usually of little or no structural significance.

**Minor Drywall Cracks:** All buildings develop minor settlement and shrinkage cracks. Buildings are not completely rigid..they move, expand, and contract with changes in seasons, temperature, humidity, and soil wetness. Minor cracks are considered cosmetic flaws most of the time and should be kept patched, painted, and covered over.

**Major Drywall Cracks:** If major cracks develop, they may indicate structural problems. The movement that caused them must be stabilized, or it will continue. Often the cause of the problem can only be completely determined by observation over an extended period of time.

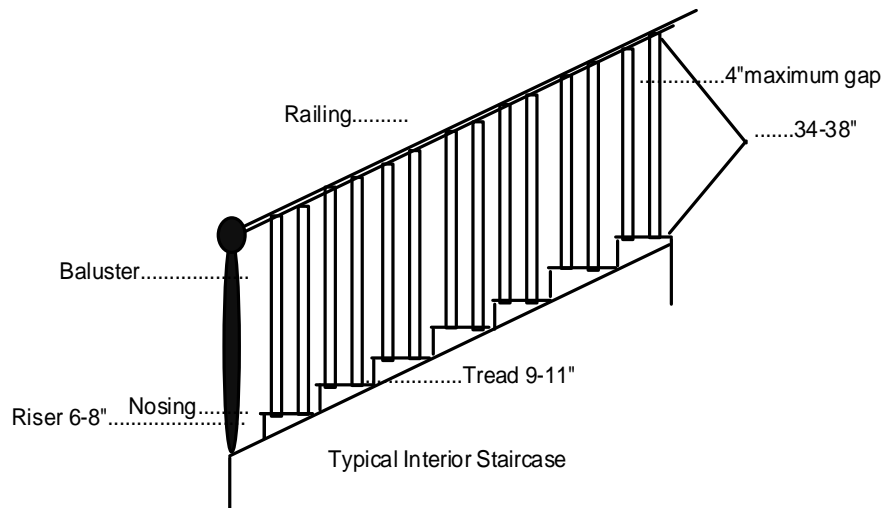
**Plaster on Wood Lath:** This was used in older homes and is no longer in general use. Wood lath shrinks with time and the nails loosen and rust, causing the plaster to come loose but this does not usually indicate a structural defect. The plaster will be fragile, and is best repaired by installing drywall over the existing plaster and screwing the drywall to the framing members.

**Floor Bounce or Tilt:** Some sag in floors (especially older homes) is common; usually this is due to sloppy framing or low quality lumber. Lumber that has absorbed moisture during construction, will often sag years later when it has dried out. Sagging, tilted, or bouncy floors can also be caused by wood rot, damaged framing members, or settlement of the foundation.

**Windows and Doors:** The inspector will spot check doors and windows for operation but every door or window throughout the home is not inspected. Screens and storm windows are not inspected or operated as part of this inspection. Windows and doors will both stick due to wall movement; windows frequently get painted shut; doors sag on their hinges or they warp and don't fit the opening properly. These concerns are common to most pre-owned homes and are generally considered an ongoing part of normal homeowner maintenance. For safety reasons, the house-to-garage door should be a "fire-rated" (solid-core) door. Whenever you purchase a new home, change the exterior door locks for security purposes.

**Wood rot at the doors or windows:** windows or doors severely out of square: windows or doors with thermal seal failure at the glass: and broken windows or doors are more substantial concerns, that should be properly repaired.

**Stairs:** Stairs that are too steep, that have loose carpeting, that are unlighted, that have no handrail or guardrail, or that have large gaps in the guardrails are a safety hazard - especially to children or older people. Modern building standards prohibit these, and if present, they should be corrected to prevent accidental falls or even death.



**Fireplaces:** It is important that a fireplace be cleaned on a regular basis to prevent the build-up of creosote in the flue (which can cause chimney fires) and to check for cracked or damaged flue liners. Most current building codes and common safety practices require that a masonry fireplace chimney have a terra-cotta tiled flue liner or 8 inches of masonry surrounding the flue for it to be considered safe. In many older homes this was not the case.

During a visual inspection it is not uncommon to be unable to determine presence or condition of a flue due to a defective damper, an obstruction, or too wet or too steep roof surface.

**Carpeting:** Where carpeting has been installed, the condition of the floor underneath cannot be determined.

Important Notice: Testing for any environmental risk such as lead paint or asbestos is not part of this inspection unless contracted for under separate contract at an additional fee. Testing of any security system, intercom, or central vacuum system is not part of this inspection. Determining the cause of odors or stains is not included in the inspection. Determining the condition of the thermal seals on all themopane windows is not possible due to temperature, weather, and lighting - check with seller for full information on their condition. Floor covering damage or stains may be hidden by furniture or personal belongings. The condition of wood flooring and concrete slabs below finished floor coverings, storage, or furniture is not part of this inspection.

**Interior  
INFORMATION:**

**Report No:** xxxxxx

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**Rooms Inspected:** [Living Rm] [Dining Rm] [Kitchen] [Bedrooms] [Hallways] [Finished Basement]

**Interior Walls:** [Drywall/Plaster]

**Interior Ceilings:** [Drywall/Plaster]

**Floor Covering:** [Carpet] [Wood] [Vinyl] [Tile]

**Windows:** [Wood] [Double Hung] [Casement]

**Fireplace #** [2] [Mason Built]

**Woodstove #** [1] [Insert]

Wood stoves and fireplaces are not tested by burning wood.

**Condition: Significance:**

**Component:**

	F U N C T I O N A L	M A R G I N A L	U N S A T I S F A C T O R Y	N O T A C C E S S I B L E	N O T A P P L I C A B L E	S A F E T Y C O N C E R N	M A J O R C O N C E R N	M I N O R C O N C E R N	M A I N T E N A N C E
1. Floors	✓								
2. Walls & Ceilings	✓								
3. Doors	✓								
4. Windows	✓								
5. Stairs & Railings	✓								
6. Fireplace(s)*	✓								
7. Heat/Cool Source	✓								

**COMMENTS**

Each line below may contain a comment regarding the component to the left. The comment for each component may be continued at the bottom of this page.

1. Floors	
2. Walls & Ceilings	Minor cracks noted in walls/ceilings. Typical for
3. Doors	
4. Windows	
5. Stairs & Railings	
6. Fireplace(s)*	
7. Heat/Cool Source	Consider replacing thermostats with

\*Due to limited access, it is difficult to determine the condition of the flue liner during a visual home inspection. Our Professional Standards exclude these from the inspection. We recommend that a chimney sweep evaluate this prior to the closing and repair if needed.

Line 2- house of this age. Probably a result of framing wood drying. Not considered a structural issue. Repair as needed.

Line 7- programmable models so temperature can be regulated automatically and energy saved. Note that existing thermostat(s) probably contain mercury and should be disposed of at a hazardous waste pickup.

# Bathroom(s)

**Water Leaks:** If water penetration from outside the home is the number one enemy of the homeowner, enemy number two is leaking plumbing fixtures. Leaking shower pans, poorly grouted bathroom tile, and leaking toilet seals can, over a short period of time, cause major structural damage by creating dampness conducive to wood rot. Homeowners should periodically recaulk at tubs! showers. regrout tile, and check toilets to see if they are loose at the floor. A loose toilet could have a leaking wax seal.

**Leg Tubs:** If a bathroom has a leg tub, it is probable that the waste lines are lead. In many jurisdictions, the old lead waste pipes must be changed to copper or PVC when remodeling work is performed in the bathroom.

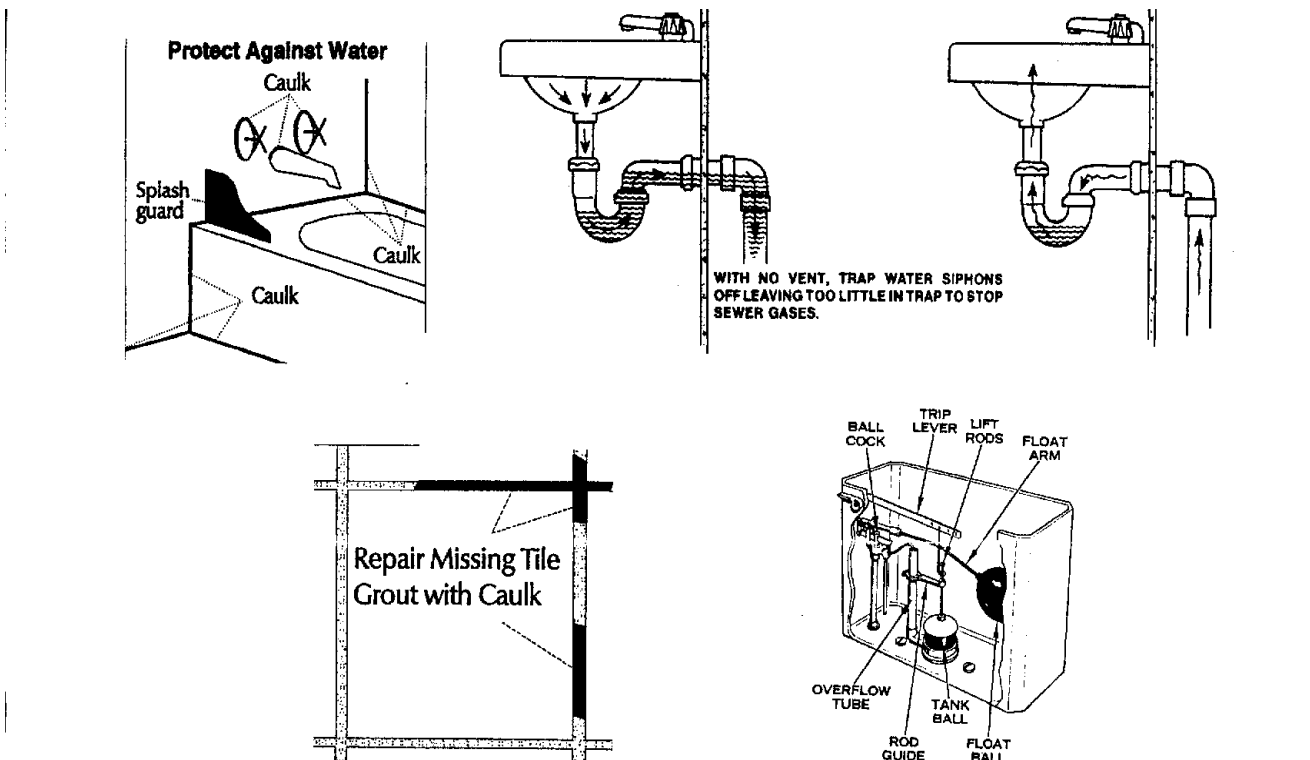
**Bathroom Tile:** Tile installed in a mortar bed is excellent. In recent years ceramic tile is often set in mastic. It is important to keep tile caulked or water can seep behind the tile and cause damage to the wallboard or the ceilings below. Special attention should be paid to the area around faucets, tile penetrations, and seams along the floor or at the corners. Shower pan leaks are not always readily detected, and often do not show up except when the shower is in actual use.

**Bathroom Ventilation:** All bathrooms need to have an operable window or exhaust fan for venting purposes.

**Loose Toilet Stools:** Stools can be resecured by tightening the bolts that protrude up through the base. New bolts or a new wax seal will sometimes be needed. If prior leaking has damaged the wood floor, it may also need repair.

**Continuously Running or Spontaneously Flushing Toilets:** These are frequently caused by defective flushing mechanisms within the toilet tank, and are usually inexpensive and fairly easy to repair.

**Electrical Outlets:** Ungrounded 3-prong outlets are a safety hazard - correct them. If older 2-prong ungrounded outlets are present they should be upgraded to the grounded type. Between 1976 and 1980, electrical codes started to require GFI outlets at bathrooms. Installing GFI's in a home built prior to 1976 is a recommended improvement, not a deficiency.



# Bathroom(s)

Condition: Significance:

Report No: xxxxxx

**Water Off**  
**Not Evaluated**

Component:

FUNCTIONAL	MARGINAL	UNSATISFACTORY	NOT ACCESSIBLE	NOT APPLICABLE	SAFETY CONCERN	MAJOR CONCERN	MINOR CONCERN	MAINTENANCE
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## COMMENTS

Each line below may contain a comment regarding the component to the left. The comment for each component may be continued on the bottom of the page.

#1 Located: Master 2nd Floor		No Heat Source			No Ventilation		
1. Toilet	✓						
2. <input checked="" type="checkbox"/> Shower <input checked="" type="checkbox"/> Tub	✓						
3. Ceilings/Walls/Floor	✓						
4. Sink Basin/Vanity Top	✓						
5. Electrical <input checked="" type="checkbox"/> GFI	✓						
6. Vent Fan		✓				✓	Bath vent discharged into attic. This may wet
#2 Located: Guest 2nd Floor		No Heat Source			No Ventilation		
1. Toilet			✓			✓	Toilet leaking at base. Most likely the seal has
2. <input checked="" type="checkbox"/> Shower <input checked="" type="checkbox"/> Tub	✓						
3. Ceilings/Walls/Floor	✓						
4. Sink Basin/Vanity Top	✓						
5. Electrical <input checked="" type="checkbox"/> GFI	✓						
6. Vent Fan	✓						
#3 Located: 1st Floor		No Heat Source			No Ventilation		
1. Toilet	✓						
2. <input checked="" type="checkbox"/> Shower <input checked="" type="checkbox"/> Tub				✓			
3. Ceilings/Walls/Floor	✓						
4. Sink Basin/Vanity Top	✓						
5. Electrical <input checked="" type="checkbox"/> GFI	✓						
6. Vent Fan	✓						
#4 Located:		No Heat Source			No Ventilation		
1. Toilet							
2. <input checked="" type="checkbox"/> Shower <input checked="" type="checkbox"/> Tub							
3. Ceilings/Walls/Floor							
4. Sink Basin/Vanity Top							
5. Electrical <input checked="" type="checkbox"/> GFI							
6. Vent Fan							
Bath1Vent- insulation and/or cause mold growth in roof framing. Vent duct should discharge directly to exterior either through roof or out gable end wall. Insulate duct to prevent condensation inside duct.							
Bath2Toilet- dried out. Shut off water to toilet, remove toilet from floor, remove and replace beeswax seal and replace toilet being sure the seal is compressed. Floor around toilet tested damp and may be decayed. Damage to floor may be apparent when toilet removed. Extent of damage may not be known until repair work has begun.							

# Kitchen & Laundry

Most major household appliances will cost several hundred dollars to replace, but they don't usually play a major part in the decision to purchase a home. Appliances can be replaced more easily than the foundation, the roof, the plumbing, or the electrical system. In some localities, appliances are not considered a part of the home sale.

The kitchen appliances were inspected in operation, however, due to the various time constraints present during a visual home inspection, it is not possible to operate them in all of their various cycles of operation. For example, refuse is not used to test disposals, dishes are not washed in the dishwasher, oven temperatures are not calibrated, etc.

Refrigerators, washers, dryers, and portable appliances are not examined as part of a typical home inspection.

Typical Life Cycles of Various Appliances:

Years	Appliance	Years	Appliance
12 to 18.....	ranges/ovens/cooktops	7 to 12.....	dishwashers
5 to 12.....	built-in microwaves	8 to 15.....	refrigerators
5 to 10.....	garbage disposals	5 to 10.....	washers
5 to 12.....	trash compactors	7 to 12.....	dryers

Heavy use, non-use, lack of maintenance, or abusive treatment will cut short the life of any appliance. All appliances will require servicing or the replacement of timers, belts, or motors long before the appliance needs complete replacement.

Timers, clocks, or thermostats on a range or oven usually fail or need adjustment before the cooking unit itself must be replaced. Testing these items is not a part of the home inspection. The heating elements or burners of a cooking appliance are checked to see if they heat up, but calibration of the heating elements is beyond the scope of a general inspection. Testing the self-cleaning feature of the oven is not part of a general inspection.

Important Notice: Testing of washing machine drains, floor drains, or supply valves is not part of this inspection. The inspector is simply verifying the presence or absence of these items in the house.

Dryers should be vented to the exterior of the home to prevent excessive condensation and moisture build-up.

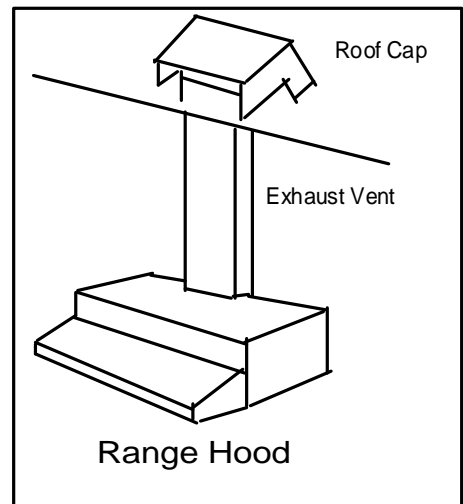
Range hoods can be of the recirculating type or if direct vented, they should be vented to the exterior of the home.

Electrical outlets within 6 feet of a kitchen sink and those for the laundry area should be properly grounded. Any connections of electrical wiring or splices should be done in properly secured and covered junction boxes or receptacles. Any permanently mounted 240v. electrical wiring is to be protected from impact by being installed inside a wall cavity or in conduit. Any permanent electrical wiring at a laundry area is to be installed inside a wall cavity or within conduit.

Ungrounded 3-prong electrical outlets, if present at the laundry or by the kitchen sink, are hazardous and should be corrected. In some instances a seller will simply have removed older 2-prong ungrounded outlets and replaced them with newer 3-prong outlets for the sake of convenience. Although this is convenient, the new 3-prong electrical outlets do not do what their actual presence indicates that they should do, and this creates a safety hazard.

Older 2-prong electrical outlets, if present at the laundry or kitchen area should be upgraded to 3-prong grounded outlets for the safety of the occupants. This would include not only the electrical outlets within 6' of a plumbing fixture, but the outlets for any major appliances as well. This is a recommended future improvement, not a deficiency!

All gas appliances should have a "shut-off" valve within visible sight of the appliance, for safety's sake.





# Kitchen/Laundry

Report No: xxxxxx

Page 17

## INFORMATION:

Water/Fuel Off-Not Inspected

\*Portable appliances such as dishwashers, refrigerators, portable microwaves, and laundry machines are not examined as part of the home inspection.

KITCHEN	Dishwasher: [Present]	Disposal:[Present]	Sink Spray: <input checked="" type="checkbox"/> Present <input type="checkbox"/> N/A
	Range: [Present] [Electric]	Oven # [1, Electric w/ Range]	Cooktop: [Not Applicable]
	Microwave: [Present]	Hood/Vent: In microwave	
LAUNDRY	Location: [Basement]		
	Fixtures: [120 V] [240 V] [Dryer Vent]		

**Condition:      Significance:**

FUNCTIONAL	MARGINAL	UNSATISFACTORY	NOT ACCESSIBLE	NOT APPLICABLE	SAFETY CONCERN	MAJOR CONCERN	MINOR CONCERN	MAINTENANCE
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**COMMENTS**

Each line below may contain a comment regarding the component to the left. The comment for each component may be continued at the bottom of this page.

**Component:**

KITCHEN	1. Kitchen Sink/Faucet	✓								
	2. Dishwasher	✓								
	3. Disposal		✓					✓	✓	A disposal can add extra load to a septic
	4. Range/Oven	✓								
	5. Cooktop					✓				
	6. Microwave	✓								Seals on microwave checked for leakage.
	7. Hood/Vent	✓								
	8. Cabinets/Tops	✓								
	9. Ceiling/Walls/Floors	✓								
	10. Electrical <input checked="" type="checkbox"/> GFI	✓								
LAUNDRY	11. Laundry-Electrical		✓			✓		✓	✓	Electrical supply for dryer was a 3 slot outlet
	12. Laundry-Plumbing	✓								
	13. Laundry-Gas Service					✓				
	14. Laundry Venting			✓		✓		✓	✓	Dryer discharged inside house. An unvented

Line 3- system and may upset its functioning requiring more frequent pumping of the septic tank. Use the disposal sparingly.

Line 6- Leakage within acceptable limits.

Line 11- without grounding. Newer dryers require grounded wire and a 4 prong outlet. Have an electrician update as needed.

Line 14- dryer may result in excessive humidity which promotes condensation, mold growth and decay. Have dryer vented to exterior by the shortest and most direct path possible.

# Foundation

Important Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. When floor coverings, storage, or personal belongings are present the inspector will usually be prevented from detecting all but the most severe case of cracking, deflection, or settlement. The inspector will reinspect these areas, at additional cost, provided the client removes all floor coverings and releases the inspector from damage caused by this process. The condition of the foundation, framing, and other support system covered by finish materials, storage, or personal belongings cannot be judged and is not part of this inspection.

Basements or Crawlspaces, by their very nature, tend to be damp. The probability of water seepage in many cases can only be guessed at whereas others will show telltale signs or clues. Frequently the visible signs which would indicate a past or present water problem are concealed. An area may be painted over, paneled, or basement storage may be stacked against a wall where a problem has occurred. If there has been a dry period before the date of the inspection, signs of past water penetration may not be visible. Prolonged or heavy rains may bring moisture into the basement or crawlspace without showing prior signs of leakage.



Basement Dampness: Directing water away from the foundation is the first step in keeping a dry and solid basement or crawlspace. About 70% of foundation problems are originally caused by water. Elimination of basement dampness can usually be accomplished by one or more of the following actions: realigning gutters and extending downspouts to discharge some distance away from the foundation; regrading at the perimeter of the foundation so the slope goes away from the house rather than toward it (slope the grade one inch per foot for the first 5-10 feet away from the house); or installing a sump pump and drain tile system may sometimes be necessary.

Wet Basements or Crawlspaces, Foundation Damage, and Seller Disclosure: We strongly recommend that the buyer ask the Seller and Realtor to provide any information that they have concerning any previous or ongoing water seepage or foundation damage that may have occurred. This should be done prior to closing.

Stone, Block, or Brick Foundations: The mortar joints in masonry walls have a tendency to be porous and are a softer material than what is used today. Older foundation walls built with soft mortar were not designed to be 100% watertight. Their primary function was to support the structure above. Most of these foundations will seep water at some point in time.

Cracks: Any foundation may show minor cracks due to settlement, and it is common to see minor shrinkage cracks in concrete walls as a result of expansion and contraction of the concrete. Major vertical cracks wider at the top than at the bottom often indicate settlement of the footing. Major vertical cracks wider at the bottom than at the top often indicate the footing directly under them is moving. Minor horizontal cracks located at the frost line typically indicate pressure caused by wet soil expanding during freezing weather... this is usually not a major problem and can often be corrected by improving the grading and drainage. Major horizontal cracks or bulging walls are potentially serious concerns that should be evaluated by a structural engineer to determine if the movement has stabilized or if remedial repair is needed.

Floor Joists: A common cause of damaged floor joists is the installer of the mechanical equipment. Perhaps the worst offenders are HVAC contractors, but electricians and plumbers also cut through structural members to ease the installation of their materials. Another reason that joists fail is that wood shrinks when the sap dries, and then it splits. Don't worry too much about small cracks, but repair long cracks (cracks that run across much of the members' depth). Most joists can be "sistered" with a new member nailed to the old member. Once strengthened, the structure should continue to carry its original design load.

Termite/Pest Activity & Rot: No inspection is made by this company to detect past or present termite/pest activity. If any area of the basement/crawlspace is not visible or is inaccessible, it is possible that past or present termite activity, damage, or wood rot may exist. Since no visual inspection can be made, it is not possible to make a determination of this damage or even if it exists.

It is recommended that you have a termite/pest inspection by a bonded termite/pest company prior to settlement, and that you maintain a termite/pest warranty on the property on a permanent basis.

# Foundation INFORMATION:

Type:	[Basement]	How Inspected:*	[Entered ]
Walls:	[Concrete]	Wall Cracks:	[Minor **] [Vertical]
Water Evidence:	[Past] [Stain/Efflorescence]		
Floor:	[Concrete]	Floor Cracks:	[Minor **]
Main Beam(s):	[(3)2X12]	Subfloor:	[Joists] [Plywood]
		Column(s):	[Steel]

**Condition:      Significance:**

FUNCTIONAL	MARGINAL	UNSATISFACTORY	NOT ACCESSIBLE	NOT APPLICABLE	SAFETY CONCERN	MAJOR CONCERN	MINOR CONCERN	MAINTENANCE
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**COMMENTS**

Each line below may contain a comment regarding the component to the left. The comment for each component may be continued at the bottom of this page.

**Component:**

Component:	FUNCTIONAL	MARGINAL	UNSATISFACTORY	NOT ACCESSIBLE	NOT APPLICABLE	SAFETY CONCERN	MAJOR CONCERN	MINOR CONCERN	MAINTENANCE	COMMENTS
1. Foundation Walls	✓									Vertical hairline cracks result from normal
2. Foundation Floor	✓									If basement floor is to have carpet or other
3. Support Beam	✓									
4. Support Column	✓									
5. Floor Joists/Trusses	✓									
6. Subfloor Decking	✓									
7. Stairs/Railings	✓									
8. Crawlspace					✓					
9. Vapor Barrier			✓							

\*The inspection of structural components at basement/crawlspace/lowest level was 30 % limited due to: [Part finish] [Walls] [Ceilings]

\*\* Minor: Common cracks less than 1/8" wide. Monitor for movement/moisture.

\*\*\* Major: Serious cracks over 1/4" wide and/or movement noted. Repair Recommended.

Line 1- concrete shrinkage and are usually not a structural issue. No signs of ongoing movement were noted elsewhere.

Line 2- flooring, place vapor barrier (6 mil polyethylene plastic sheet) over concrete, create a space above vapor barrier and below subfloor and place flooring over subfloor. DriCore (www.dricore.com) has created a system of polyethylene sheets with dimples (a vapor barrier & spacers) attached to a waferboard core (subfloor). Keep wallboard out of contact with concrete floor and install a dehumidifier set at no more than 50% relative humidity. These measures will reduce chances of subfloor, flooring and wallboard becoming moldy.

# Plumbing System

**Important Notice:** Underground plumbing lines and fuel lines or those inside walls cannot be judged for sizing, leaks or corrosion. Future drainage performance, breaks, freeze-ups, or possible "root intrusion" of any plumbing line or fixture is beyond the scope of this inspection. Water quality, lead testing, or testing of any type of environmental hazard is not part of this inspection unless contracted for under separate contract at an additional fee. Floor drains are not tested. On older homes, unoccupied homes, or homes with mature trees, we recommend having a competent and licensed plumbing contractor to verify if the condition of the sewer lines to the street prior to closing, to ensure free flowing and unobstructed drain lines.

Limits of the plumbing inspection begin at the point where incoming supply lines become readily visible within the home, ends where outgoing waste lines are readily visible exiting the home, and include only visible piping and fixtures. Sprinkler systems, swimming pools, hot tubs or other fixtures external to the home are not part of the inspection.

**Water Supply:** Typical incoming water pressure from a public utility or water district will be approximately 35 to 70 PSI.

Wells, septic systems, water softeners, and water purity are not included in a visual home inspection, unless contracted for under a separate agreement. and at an additional cost.

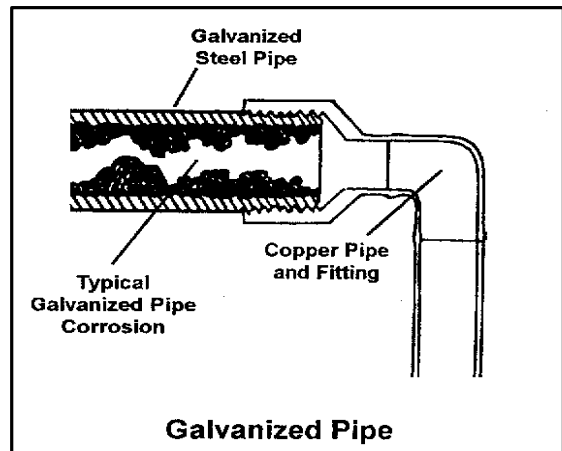
Wells should be checked for purity, bacteria, chemical content, water flow, and proper operation prior to usage. Well pumps should turn on when the pressure falls below 15-20 PSI and turn off at approximately 45 to 55 PSI. If the pressure remains constant, or if the pump runs continually, the pressure tank is water-logged or the pressure switch is defective. Most wells should be capable of delivering about 4-8 GPM of water flow over an extended period of time.

Septic Systems should be pumped out every 2-5 years depending upon their usage, number of bathrooms, number of occupants, etc. For a septic system to be accurately checked, the home must have been occupied within the past 30 days.

Galvanized Water Pipes rust from the inside out, and often become

- severely clogged after 30 to 40 years, depending on the water acidity and mineral content. When they become clogged, they are usually replaced in two stages: horizontal piping in the basement or crawlspace first (this will usually improve the water flow for another 5-10 years), and then later the vertical piping throughout the rest of the house can be replaced as needed.

Water Hammer is a phenomenon you may notice when running the washing machine, dishwasher, or shower. If you hear the water pipes banging or humming, you may have water hammer. There are several ways to fix this relatively easily. A plumber can install "air chambers" in your water supply lines or he can install a "mechanical shock absorber" at the water heater. Besides being annoying, water hammer can actually cause equipment failure and leakage to occur.



**Water Heaters:** All water heaters should be drained at least once a year to prevent the build-up of sediment at the bottom of the tank or on electrical heating elements. Water heaters often fail without warning and it is difficult to predict the remaining life. Most manufacturers predict a life expectancy of 8-12 years. Rust particles will collect on the burners of a gas water heater, and should be cleaned periodically. If the water tank starts leaking, replacement will usually be required.

**Water Heater Safety Concerns:** All water heaters should have a 3/4" drain line on the temperature pressure relief valve (TPV) that extends to within 6" of the floor. The TPV drain line should be of rigid metal, or of approved CPVC plastic. Any water heater (gas or electric) if installed in a garage, should be elevated so the gas burner or heating element is at least 18" off the floor and should have permanent protection from accidental automobile impact. All gas water heaters should have a "shut-off" valve installed in the gas lines within visible sight of the unit. A gas-fired water heater, unless direct vented cannot be located in a bedroom, bathroom, or in a closet accessed through a bedroom or bathroom.

**Cross Connection** is a plumbing term used to identify locations in which the household water supply could become contaminated by waste water. Three very common examples of this are a hose attached to a laundry sink spout which is then laying in a basin of dirty water; a sink faucet whose head is so low as to be below the water level if the sink was filled with water; or a hand-held shower head laying in the dirty bath water. In these examples a negative pressure on the water supply lines could suck up the dirty water and contaminate the household drinking water.

**Plumbing  
INFORMATION:**

Power/Fuel Off-Not Evaluated

Water Source: [Public] Water Supply Lines: [Copper]  
 Shutoff Location: [Basement/Crawlspace] Hot Water Temp:\*\*[130 to 110 deg F]  
 Waste Disposal: [Private] Drain/Waste/Vent: [Plastic]  
 Sump Pit:  Yes  No Sump Pump:  Yes  No Visible Cross Connections:  Yes  No

**Water Heater:**

Unit #1: Size \_\_\_ Gal. Est. Age 10 (+-)Yrs. Type [Tankless] Location [Tankless/Boiler]  
 Unit #2: Size \_\_\_ Gal. Est. Age \_\_\_ (+-)Yrs. Type \_\_\_\_\_ Location \_\_\_\_\_

**Condition: Significance:**

Component:	FUNCTIONAL	MARGINAL	UNSATISFACTORY	NOT ACCESSIBLE	NOT APPLICABLE	SAFETY CONCERN	MAJOR CONCERN	MINOR CONCERN	MAINTENANCE		<b>COMMENTS</b>
											Each line below may contain a comment regarding the component to the left. The comment for each component may be continued at the bottom of this page.
1. Visible Supply Lines	✓										
2. Visible D/W/V Lines	✓										
3. Functional Drainage	✓										
4. Functional Flow	✓										
5. Sump Pit/Pump					✓						
# 6. Water Heater		✓					✓		✓		Hot water temperature variation at kitchen sink
# 7. Fuel/Power Lines	✓										
# 8. Flue/Venting	✓										
# 9. Water Heater					✓						
# 10. Fuel/Power Lines					✓						
# 11. Flue/Venting					✓						

\* Note: Iron water pipes corrode internally, restricting flow; plan to replace.

\*\*Temperature at time of inspection. It may vary. Check again when occupying.

Line 6- was typical for tankless coil. Tankless coil on boiler is capable of providing hot water to one service at a time but not more even when new. As tankless coils age the temperature range may increase. Eventually it will have to be replaced.

# Heating System

**Important Notice:** Adequacy, efficiency, or even heat distribution of the system throughout the house is not part of this inspection. Verification of the presence, location, or condition of underground fuel tanks is not part of this inspection. Testing for environmental risks such as underground fuel storage tanks or asbestos is not part of this inspection unless contracted for under separate contract at an additional fee. When seasons change, you may need to adjust the registers, radiators, branch dampers, or other devices to meet your own personal comfort level. Due to storage, personal belongings, and furniture, it is not always possible to determine the presence of a heat source in every room.

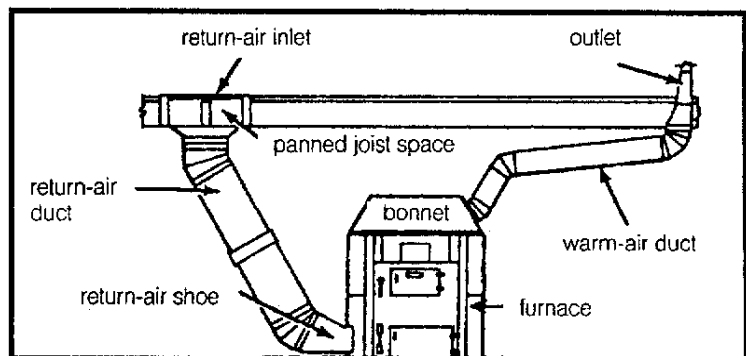
**Heat Exchanger Limitations:** The heat exchanger in a furnace or boiler is no more than 10% visible at best, and cannot be completely inspected without total system disassembly. This is not part of a visual inspection. Floor furnaces, wall furnaces, high-efficiency gas furnaces utilizing multiple heat exchangers, and most oil furnaces have sealed heat chambers that are blocked from view, hence they cannot be visually inspected.

Heat exchangers fail because of reasons such as: metal fatigue from the constant expansion and contraction that occurs each time the unit heats up and cools off; split weld joints; water leakage from a humidifier or condensate drain above; or excessive rust. The inspector will make a good faith limited examination of the visible heat exchanger using direct vision or inspection mirror and flame pattern. Heat exchangers can and often do fail without notice.

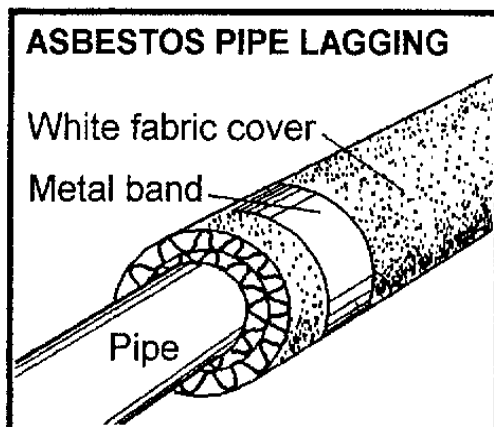
Wood Furnaces, Woodstoves, and Fireplace Inserts are associated with a large number of fires each year, most of which are caused by faulty installation or inadequate maintenance. Many of these fires have started in the flue or the chimney. Testing these units in operation is not part of a visual inspection, as it would require building a fire and burning wood in them. The interior of the chimney or flue is usually not visible without removal of the unit. These units if present, should be checked by a competent specialist prior to closing and repaired or cleaned if needed. We recommend that wood burning devices be checked and cleaned twice a year. These units are primarily used in rural areas.

**Gravity Warm Air Furnaces:** Most gravity warm air furnaces are obsolete. A good argument can be made for replacing the unit because of the inefficiency of the system. Reduced heating costs should pay for a new furnace in a few years.

Ductwork modifications are required when a gravity warm air furnace is replaced because the old round ductwork is not compatible with modern furnaces.



**Combustion Air:** In order to function properly a fuel burning system needs an adequate supply of fresh air for proper combustion of the fuel. An insufficient air supply will impede combustion and can cause the formation of carbon monoxide. If the furnace or boiler is in an enclosed room or closet, adequate ventilation should be provided.



**Asbestos:** A visual home inspection does not determine the presence or absence of asbestos. Asbestos content is best determined by laboratory analysis. It is sometimes found on older plumbing pipes, supply ducts, or boilers. If Present, Consult With A Qualified Asbestos Specialist And Consider Having It Removed Or Encapsulated.

**Humidifiers & Electronic Air Cleaners:** Humidifiers get clogged easily from mineral deposits in the water, and humidifiers leaking to the furnace below are a common source of rusting or defective heat exchangers. Because electronic air filters are extremely efficient, they get dirty quickly. Both of these devices require regular and professional servicing to maintain. If present, the inspector will attempt to determine whether each of these devices is operating, but determining whether they are operating properly or testing these devices is not part of this inspection.

# Heating System INFORMATION:

Power/Fuel Off-Not Evaluated

Primary Heating Type, Unit #1:[Forced hot water] Unit #2: None  
 Distribution: [Baseboard] Fuel Lines: [Copper]  
 Fuel Type, Unit #1: [Oil] Unit #2: [Not applicable] Emergency Shutoff: [Staircase]  
 Unit #1: Located [Basement] Estimated Size 110,000 btu/hr Estimated Age 15 (+) Yrs.  
 Unit #2: Located [None] Estimated Size Estimated Age (+) Yrs.

**Condition: Significance:**

FUNCTIONAL	MARGINAL	UNSATISFACTORY	NOT ACCESSIBLE	NOT APPLICABLE	SAFETY CONCERN	MAJOR CONCERN	MINOR CONCERN	MAINTENANCE
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**COMMENTS**

Each line below may contain a comment regarding the component to the left. The comment for each component may be continued at the bottom of this page.

**Component:**

#1	1. Primary Operation	✓							
	2. General Condition	✓							Unit has had regular preventative
	3. Visible Heat Source*	✓							
	4. Controls/Components	✓							
	5. Venting System	✓							
#2	6. Primary Operation				✓				
	7. General Condition				✓				
	8. Visible Heat Source*				✓				
	9. Controls/Components				✓				
	10. Venting System				✓				
	11. Filter(s)				✓				
	12. Humidifier				✓				
	13. CO Detector		✓			✓	✓	✓	Install carbon monoxide detector. Provides
	14. Fuel Tanks/Lines	✓							

\*Heat exchangers cannot be completely examined without disassembly. This is not possible during a visual home inspection. We recommend all furnace heat exchangers be inspected by a heating contractor.  
 Material at \_\_\_\_\_ may contain asbestos, have checked by environmental specialist.

Line 2- maintenance according to written record. Recommend continuing practice with annual service agreement with Heating Oil Service or Technician to maintain unit's safety, reliability and economy of operation.  
 Line 13- timely warning of malfunctioning wood stove or chimney, or exhaust from attached garage.

# Cooling

Typical Life Cycles: It is difficult to predict the life expectancy of a cooling unit, but most manufacturers suggest that the average air conditioning compressor will last 8-15 years and a heat pump compressor will last 6-12 years.

Change the filters monthly: The filters for most air conditioning units are located at the furnace or inside blower section. A dirty filter causes the indoor cooling coil to become blocked, which restricts the air flow across the coil. This can damage the outside compressor by causing it to overheat. Filters cost about little, while most compressors cost \$700 to \$900.

Clean the outdoor cooling coils periodically: During normal operation airborne dirt and debris will be drawn into the coils. A dirty cooling coil restricts the air flow across the coil. This can damage the compressor by causing it to overheat. Accumulated dirt can usually be washed off with a garden hose. Disconnect the electrical supply to the unit before cleaning. If the outside coils appear to be heavily clogged, you may need to contact a qualified service contractor to disassemble the unit and do a more thorough 'power wash'.

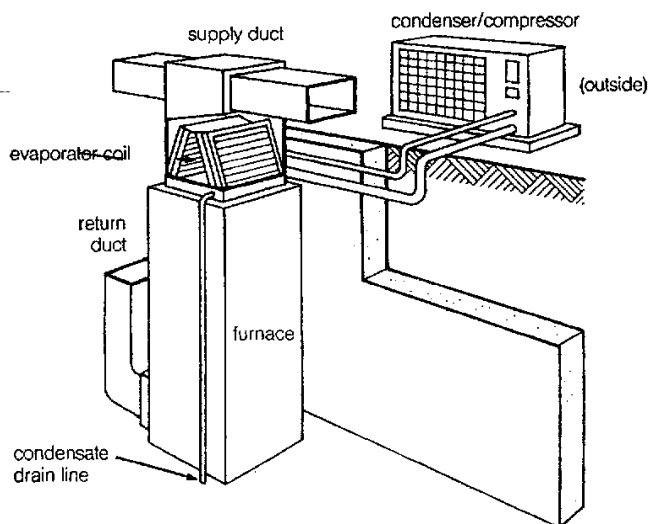
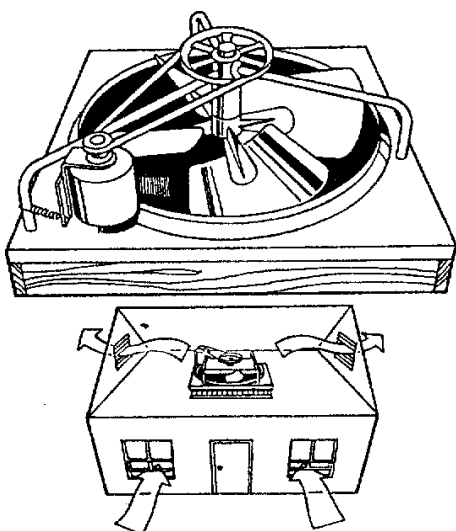
Keep the outdoor condensing unit level: The outdoor compressor works best when the condenser case is level (this allows far better lubrication of internal bearing). Excessive settlement of the unit should be corrected by a service contractor.

Important Notice: The inspector does not perform pressure tests on cooling systems. Therefore, no representation is made regarding the coolant charge or integrity of cooling lines. Subjective judgement regarding adequacy, efficiency, or even distribution of the cooling system throughout the house is not part of this inspection.

The 65deg. and 75deg. Rule for Air Conditioners and Heat Pumps: When the outside temperature is below 65deg., never run the air conditioning unit or heat pump in the cooling mode. Likewise, if the outside temperature is above 75deg., never run a heat pump in the heating mode. Operating the unit in the wrong mode can permanently damage the compressor.

Ice on the outside coils: If a central air conditioning unit or heat pump forms ice on the outside coils during the cooling season, the unit is not functioning properly. Call a qualified service contractor and don't run the unit until help arrives. During the heating season, it is normal for a small layer of ice to form on the outside coils of a heat pump. The unit will defrost the ice when needed. A thick layer of ice means the heat pump is not functioning properly. Call a qualified service contractor and place the thermostat on emergency heat until help arrives.

Whole-House Fan: Attic fans, as they were once called, are designed to cool your whole house, in fact, they can cool your house so effectively that you may be able to keep your air conditioner off a good deal of the time.



Central Air Conditioning System



# Cooling System

Report No: xxxxxx

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**INFORMATION:**

- No Cooling System Present
- Power/Fuel Off-Not Inspected

<b>Central Cooling System Energy Supply:</b>	<input type="checkbox"/> Electric	<input type="checkbox"/> Gas
<b>Type of System:</b>	<input type="checkbox"/> Split	<input type="checkbox"/> Integrated Unit <input type="checkbox"/> Heat Pump

The A/C system was not tested because the outside air temperature has been below 65 degrees within the last 24 hours, and operating the unit can damage the compressor.

**Condition:      Significance:**

Component:		FUNCTIONAL	MARGINAL	UNSATISFACTORY	NOT ACCESSIBLE	NOT APPLICABLE	SAFETY CONCERN	MAJOR CONCERN	MINOR CONCERN	MAINTENANCE	<p><b>COMMENTS</b></p> <p>Each line below may contain a comment regarding the component to the left. The comment for each component may be continued at the bottom of this page.</p>
<b>A/C #1</b>	1. Primary Operation					✓					
	2. General Condition					✓					
	3. Exterior Components					✓					
	4. Interior Components					✓					
<b>A/C #2</b>	5. Primary Operation					✓					
	6. General Condition					✓					
	7. Exterior Components					✓					
	8. Interior Components					✓					

Window A/C units are not examined as part of the home inspection.

# Electrical

**Electrical Service Size:** For most modern households, less than 100 Amps of electrical service will not be adequate. In some instances the amperage size of an older electrical panel may be adequate, but the panel itself may be too small.

**Grandfather Clauses:** Evaluating electrical wiring in preowned homes is difficult, because the National Electrical Code (NEC) does not disallow anything which it has once approved. In other words, the code does not require electrical systems to be upgraded every time a new edition is published. It is not unusual to find different types of wiring in use in a preowned home, all of which may have met the prevailing electrical codes when installed.

**Ground Fault Interrupters (GFIs)** are special electrical outlets that can be installed at the high risk areas or "wet areas" of a home. These outlets provide protection from electrical shock by detecting an imbalance in the electrical current and shutting off electricity to that outlet very rapidly (1/50th of a second). If the electrical system in your home does not have these, you can improve the safety of your family by installing them at the kitchen, baths, the garage, the basement, and at the exterior. In older homes this is a recommended upgrade, not a deficiency! In newer homes it may be a code.

"Double-Tapping" an electrical fuse or breaker is a term used to indicate that multiple wires have been installed on the same terminal. This practice is not allowed by most electrical codes, nor is it considered a safe wiring practice. This can overload the electrical circuit, cause nuisance tripping, and is a safety hazard.

"Top Loaded" or "Top Lugged" are terms commonly used to indicate that a branch electrical circuit has been attached directly to the incoming electrical service lines and before the master disconnect. This is not allowed by most electrical codes and is considered a safety hazard with this type of wiring, shutting off the main disconnect would still leave electricity flowing through some household circuits.

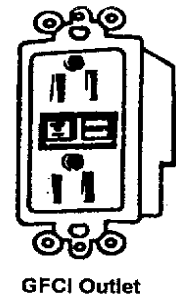
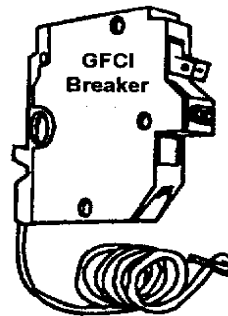
**Knob & Tube Wiring** is archaic, but it is legal. It has been "grandfathered" into the National Electric Code (NEC). Most systems using it are over 50 years old, and repair parts are no longer readily available. Many problems associated with knob-and-tube wiring result from amateurish connections made after the original installation. Another problem associated with knob-and-tube wiring is that due to its age, the insulation on the wires is brittle and tends to crack easily. This exposes the bare electrical wires and poses both a fire and safety hazard for the occupants. Knob-and-tube wiring had no grounding connectors so 3-prong grounded outlets cannot be properly wired into this system without adding new wires or possibly installing separate grounding wires. Some insurance companies will not insure homes with knob & tube wiring.

**Aluminum Wire** has been used by utility companies for the main service entry lines and for 240 volt appliance circuits, for many years without trouble. Due to the scarcity of copper wiring between 1965 and 1973, some localities used single-strand, aluminum wiring as a substitute for copper in the 120 volt lighting circuits. This type of wiring was found to be a safety hazard, and the use of 120 volt aluminum wiring in lighting or branch circuits was discontinued in the mid-1970's. Special connectors have been developed for retrofitting onto the aluminum wire to render it safe. If the inspection indicates that 120 volt aluminum wiring is present, it should be noted that determining whether these special connectors are present and installed correctly at all switches, fixtures, and outlets is beyond the capability of a visual home inspection. We recommend that you consult with a competent and qualified electrician to determine if these connectors are present and to evaluate the condition of the wiring in the home.

Electrical concerns that pose a safety hazard for the occupants are: electrical wiring splices made outside a junction box: outlets, switches, or junction boxes without a cover: the use of an extension cord to provide electricity to a permanently wired fixture: fuses or breakers that are oversized for the circuit they protect: electrical wiring that is exposed to damage by being installed on the surface of a wall/ceiling (electrical wires should be installed inside a stud cavity or installed within conduit); and service entry cables that are less than 10' off the ground or less than 18" above the surface of the roof.

Electrical outlets with reversed polarity can cause damage to home computers, TV sets, and microwave ovens. Reversed polarity simply means that the hot and neutral wires are installed on the wrong screw terminal.

Amateur Workmanship should always be considered a potential risk where electrical wiring is concerned. Never do any electrical work yourself. Consult a competent electrician.



# Electrical System

INFORMATION:  Power Off-Not Evaluated

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<p><b>Service Entry:</b> [Underground] [120/240v]</p> <p><b>Main Ground:</b> [Ground Rod]</p> <p><b>Disconnect Switch:</b> [Main Panel]</p> <p><b>Sub Panel(s):</b> Not Applicable</p> <p><b>Branch Circuits:</b> [120V] [Copper] [240V] [Copper] [Stranded Aluminum ***]</p> <p><b>Wiring:</b> [Romex]</p> <p><b>Branch Outlets:</b> [3 Slot] [Grounded]</p>	<p><b>Main Service Wires:</b> [Aluminum]</p> <p><b>Main Panel Loc:</b> [Basement] [Breakers]</p> <p><b>Estimated Capacity:</b> [200 Amp]</p>
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**Condition: Significance:**

	F U N C T I O N A L	M A R G I N A L	U N S A T I S F A C T O R Y	N O T A C C E S S I B L E	N O T A P P L I C A B L E	S A F E T Y C O N C E R N	M A J O R C O N C E R N	M I N O R C O N C E R N	M A I N T E N A N C E	
<b>Component:</b>										<b>COMMENTS</b> Each line below may contain a comment regarding the component to the left. The comment for each component may be continued at the bottom of this page.
1. Service Entry/Lines				✓						Electrical service cable was underground and not
2. Main Service Panel	✓									
3. Sub-Panel					✓					
4. 120V Circuits	✓									
5. 240V Circuits	✓									
6. Outlets/Switches/Fixtures	✓									
7. Smoke Detectors*		✓				✓		✓	✓	Smoke detectors appeared to be more than 10

\* Install smoke detectors at all levels and in all bedrooms for safety.

\*\* Some insurance companies will not insure homes with knob & tube wiring present. Verify this with your insurance agent prior to closing.

\*\*\* The use of stranded aluminum wiring for 220 volt circuits is common and accepted practice.

Line 1- visible.

Line 7- years old. Suggest replacing since after 10 years 30% of detectors will have failed. Consider installing hard wired or newer battery operated units that will all sound if any unit is activated.

# Codes & Code Enforcement

**Introduction:** All states in the United States have adopted codes that govern certain aspects of building, remodeling, or even in some areas the repairing of a building or its various mechanical, electrical, and structural systems and/or components. There are several national building codes - called "model codes", that most states and local communities have either adapted in their entirety or used as a pattern for the local codes. The primary national codes that most communities use are the NEC (National Electrical Code), CABO (Council of American Building Officials), and BOCA (Building Officials and Code Administrators). The codes used are very similar throughout most of the U.S.

**Local Enforcement:** Most states allow local communities the privilege of choosing whether to adopt and enforce the "model codes". Some communities that adopt the "model codes" will make exceptions to the "model codes", and individual code enforcement inspectors are often empowered to enforce these or not, as they see fit. As a result of this, many areas do not have a consistent code enforcement program.

**The Home Inspector and Codes:** Home Inspectors do not enforce codes. nor do they perform a code inspection. However, the inspector may sometimes interpret a concern that he has observed, by relating it to a code requirement. This is done for ease of explanation or to simplify the explanation of the defect. Most Home Inspectors will have a working knowledge of the major national electrical, plumbing, and building codes, but because each county and individual city will often modify or change these codes to suit their own needs, it is impossible for a Home Inspector to know every code that has been in force during the lifetime of a home. A Home Inspector will report on unsafe or hazardous conditions in a home...not on specific code compliance!

**Does Your Home Inspector Know?** Obviously, no one person can know the details of all codes. Most local code enforcement offices have a library of code handbooks dating back 40 or 50 years for reference. These are the code books that pertain to that city or county alone. These books may take up most of the space in a very large bookcase. Since your Home Inspector probably does inspections in 20 to 25 cities and townships across 5 different counties, it is highly unlikely that he will have access to the same type of library system of his own.

**Why Doesn't a Home Inspector Know?** Most "model codes" change every 2-3 years. Different communities adopt new code changes at different times. For example, even though a particular city may have used the NEC for 35 years, it might still be working with the 1990 NEC, while another community two miles away may have been using the 1993 version of the NEC for over a year. It is unlikely, that your Home Inspector, a generalist, would know precisely when a certain community adopted or changed their existing codes.

**New Houses and Code Enforcement:** In most communities, new houses are inspected several times during construction. Most code enforcement inspectors are overworked, so their inspections are, at best, quick. It is not uncommon for code inspectors to spend less than 15 minutes on the final inspection prior to granting an occupancy permit. Obviously, in this kind of rush, these code inspectors may fail to notice a deficiency or two. Because of hurried inspections by code enforcement inspectors, many states will give the first occupant of a new home 12 months to report a suspected code defect to the local code enforcement office. If that office agrees and notifies the builder with a citation, it becomes a code violation and the builder must correct it or face court action.

**Repairs on Existing Houses:** Most communities require permits for major repairs or improvements. As a general rule-of-thumb, you will not be required to remedy previous deficiencies unless they constitute a clear and present safety hazard, or if the repair or improvement being done will affect 50% or more of the existing system. Most court cases involving code violations are not against contractors, but rather against homeowners that did not follow the rules. To avoid having to tear out your improvements or open them up after the job is finished, get a permit first and then use a competent and licensed specialist in that trade.

# SUMMARY

## Inspection # xxxxxx

Dan & Danny



Thank you for the opportunity to inspect this 30 year old house with you today. The house appeared to be well built and well maintained. The issues noted were typical for a house of this age. The following list contains items which in my opinion would be critical to the functioning or safety of the house. Note that this list is not complete or all inclusive. The enclosed report may identify other issues which are normal and routine maintenance, are suggested future improvements or are other repairs common to resale homes. Therefore, we strongly recommend that you read the report in it's entirety before making any

purchase decisions.

### EXTERIOR

#### Component

##### *Window Frames-Sills*

Window sills severely weathered. They may be replaced or repaired. Repair by injecting "Git Rot", a two part marine epoxy, into wood. Fill holes with wood putty made with epoxy and sawdust. Wet edges of holes before filling with putty.

### BATHROOM(S)



#### BTH1

##### *Vent Fan*

Bath vent discharged into attic. This may wet insulation and/or cause mold growth in roof framing. Vent duct should discharge directly to exterior either through roof or out gable end wall. Insulate duct to prevent condensation inside duct.

#### BTH2



##### *Toilet*

Toilet leaking at base. Note: high reading on moisture meter dial in photo at left indicates dampness below the flooring. Most likely the seal has dried out. Shut off water to toilet, remove toilet from floor, remove and replace beeswax seal and replace toilet being sure the seal is compressed. Floor around toilet tested damp and may be decayed. Damage to floor may be apparent when toilet removed. Extent of damage may not be known until repair work has begun.

### LAUNDRY

#### Components:

##### *Laundry-Venting*

Dryer discharged inside house. An unvented dryer may result in excessive humidity which promotes

SUMMARY  
Inspection # xxxxxx

condensation, mold growth and decay. Have dryer vented to exterior by the shortest and most direct path possible.

I wish you well in your new home and thank you for calling Up-Country Building Inspectors. Please call again if we may be of further service,

A handwritten signature in black ink, appearing to read "Hugh P. Savage". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Hugh P Savage  
Up-Country Building Inspectors, inc.