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# Building Inspection Report

## Middle Aged Home Address; Atlanta, GA

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**Inspection Date:**  
July 1, 2009

**Prepared For:**  
Cornerstone Client

**Prepared By:**  
Cornerstone Inspector



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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This appears to be a well built  $\pm$ 50 year old structure (reported age). The maintenance of components for the home appears to have been fairly good in the past. No major repair recommendations or safety issues were identified. Several repairs are needed, however, to bring the home to within acceptable standards. As with all homes, ongoing maintenance is also required and improvements to the systems of the home will be needed over time. The repairs and improvements that are recommended in this report are not necessarily considered unusual for a home of this age and location.

Most of the mechanical systems are older components and will need a higher level of maintenance and/or replacement in the near future. Due to the age of this equipment, we recommend obtaining a home warranty that would cover equipment failure and replacement.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report:

**Major Concern / Concern:** a system or component, which is considered to be significantly deficient or is unsafe. These deficiencies should be corrected immediately and may involve significant expense.

**Safety Issue:** a condition that relates to the overall safety of occupants, which may require prompt attention.

**Repair:** a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements or repairs, which are recommended but are not immediate in nature.

**Monitor:** a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that these designations are assigned based on visual observations only at the time of the inspection. After further investigation, these conditions may be more serious than previously assessed. They are given as a guideline only and should not be used solely for the purpose of determining repairs that may or may not be performed by the seller. The observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements. The directions given in this report (i.e. left side, rear, etc.) are as you are facing the building from the street.

## REPAIR RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the immediate and/or more costly repairs needed for the building, some of which may be significant. Other repairs and improvements may also be necessary. Please refer to the body of this report for further details on these and other recommendations. *All work should be performed by licensed professionals.*

### ROOFING AND GUTTER REPAIR RECOMMENDATIONS / OBSERVATIONS

1. **Repair:** *Minor repairs to the roofing are needed, which should be performed by a qualified roofing contractor. Damaged or missing roofing shingles as noted at the front right corner should be replaced (see photo #1). All "eyebrows" (shingles that are lifted up by protruding nail heads) as noted at several locations (see photo #2) should be repaired by lifting the shingles and re-driving the nails in the decking. All holes and exposed nail heads should be caulked and sealed. All roof penetrations should also be examined and sealed as necessary. Signs of previous leaks were noted in the roof decking (e.g. at the front gable (see photo #3), at a rear valley (see photo #4), and at the chimney (see photo #5)), which should be monitored and repaired as necessary. It appears that previous repairs have been made at the chimney flashing (see photo #6).*

2. **Repair:** Repairs are needed to the gutters and downspouts to avoid spilling roof runoff around the building and into the cornice – a potential source of water entry and damage, which should be performed by a qualified gutter contractor. Leaks in the gutters as noted at the rear next to the sunroom should be repaired by re-sealing the joints to prevent damage to the cornice (see photo #7). Have all connections inspected and repaired as necessary. Damaged gutters as noted at the front left gable should be repaired or replaced as necessary (see photo #8). The gutters over the garage door opening do not appear to have sufficient slope to drain properly and should be adjusted as necessary. All gutters should be checked and cleaned for proper function. All loose gutter nails as noted should be re-nailed.

## EXTERIOR REPAIR RECOMMENDATIONS / OBSERVATIONS

3. **Repair:** The grade appears to be above the sill plate at the front wall of the garage (see photo #10). This condition can lead to termite infestations and moisture damage to the structure. A minimum of 4" (optimum 6") of clearance should be provided between the grade and the top of the slab. The grade in these areas should be lowered to provide such clearance. A drainage structure may be needed to remove water from the area. The ground should slope away from the house at all locations at a rate of one 6" within ten feet of the foundation to prevent moisture intrusion into the basement, especially as noted at the rear next to the sunroom.
4. **Repair, Monitor:** The front steps and stoop have settled in the past exposing gaps in the brick (see photo #11). These openings should be grouted and sealed to prevent moisture intrusion into the structure and further deterioration of the stoop. These areas should then be monitored for future movement and re-supported if necessary.

## ELECTRICAL REPAIR RECOMMENDATIONS / OBSERVATIONS

5. **Repair, Safety Issues:** Electrical repairs are needed, which should be performed by a licensed electrician for improved safety.
  - a. Ungrounded 3-prong outlets as noted in the main floor rear sunroom and downstairs basement room (one outlet in each room marked with orange dot) should be repaired. In this case, a ground wire may be present in the electrical box and simply needs to be connected since the remaining outlets in the house are grounded. The electrician should check all outlets and switches for proper wiring.
  - b. The circuits in the electrical panel box should be labeled for proper identification of the equipment served by the breakers as would have been required by applicable codes when the panel was replaced.
  - c. All open junction boxes as noted in the attic should be fitted with cover plates, in order to protect the wiring and to reduce the risks of potential fires that may be caused by poor connections (see photo #12).
6. **Monitor, Possible Repair:** Some lights did not come on with the wall switches as noted at the front door, main hallway, and basement door. Check all lighting fixtures for operable bulbs and then check circuits for proper operation. Consult with seller concerning all switch locations and/or automatic switches that may be controlling the lights.

## HEATING AND COOLING REPAIR RECOMMENDATIONS / OBSERVATIONS

7. **Concern, Safety Issue:** The heating system requires service and cleaning by a qualified HVAC service company due to rust in the burner chamber area, which can indicate corrosion and damage to the heat exchanger (see photo #13). Soot was noted at several registers, which could also indicate damage to the heat exchanger (see photo #14). Condensate leakage as noted (see "Cooling" Section) may also have caused damage (see photo #15). The heat exchanger should be checked for cracks, which can allow carbon monoxide poisoning to infiltrate the supply air. The air filter should be replaced. This should be a regular maintenance item to assure safe, reliable heat. Given the age of the furnace, it may be near the end of its useful life.
8. **Concern, Repair:** Evidence of active condensate leakage was observed below the coil of the air conditioning system at the furnace in the basement (see also photo #15). This condition should be investigated and repaired as necessary by the heating and air conditioning service company to prevent further damage to the furnace and other surrounding components. The air conditioning systems should also be serviced and cleaned along with the furnaces. Freon levels should be checked for proper operation and pressure.

9. **Repair, Safety Issue:** *Asbestos tape as noted on the ductwork in the basement should be encapsulated with mastic for proper protection by a licensed professional (see photo #16). Because of the age of this structure, there may be other material in the home that may contain asbestos not identified by this report. Visit <http://www.epa.gov/asbestos/ashome.html#3> for further information on asbestos in the home.*
10. **Repair, Safety Issue:** *Due to the age of the ductwork and dirt noted in the system, recommend having all supply and return lines vacuumed and cleaned to reduce dust and mold build-up in the systems, which can produce unhealthy air.*

## INSULATION AND VENTILATION REPAIR RECOMMENDATIONS / OBSERVATIONS

11. **Repair, Safety Issue:** *There is evidence of rodent or pet feces in the attic (over the front entry hall). A pest control specialist should be consulted for treatment and control advice. All feces should be removed and the area sanitized to prevent odors and unhealthy bacteria growth in the area. All outside openings into the attic as noted at the roof to the right of the front gable (see photo #17) and also at the left should be covered with screen wire or otherwise sealed. Rodents can damage electrical wiring and other building components and can create unhealthy conditions within the home.*
12. **Repair:** *One of the power ventilators in the attic appears to be inoperative and needs repair for proper ventilation of the attic. The other power ventilators were not running at the time of the inspection (temperature in the attic was over 100 degrees) which means that they are either inoperative or the thermostats need adjustment. The thermostats were out of reach for proper testing. Have these checked for proper operation and settings and repair as necessary.*

## PLUMBING REPAIR RECOMMENDATIONS / OBSERVATIONS

13. **Repair:** *Repairs are needed to the plumbing system, which should be performed by a licensed plumber. Because of the numerous leaks noted, the plumber should check all plumbing lines and fixtures for leaks and proper function.*
  - a. *The shower in the middle front bathroom experienced major leaks when tested. All piping and fixtures should be inspected and repaired as needed. It may be necessary to replace the tiled shower surround in this bath (see "Interior" Section). Signs of previous leaks were also noted under the middle rear bath, which were dry at the time of the inspection (see photo #19).*
  - b. *The waste piping as noted under several sinks is leaking into the cabinets below. The plumber should check all piping and connections at all sinks and make all repairs necessary.*
  - c. *The water pressure at the laundry connection was 100 psi, which is higher than normal (40-80 psi is typical). It may be necessary to adjust or otherwise replace the pressure regulator valve to prevent future leaks in piping, fittings or other equipment caused by higher than normal water pressure. Consult with the plumber concerning this condition and make repairs made as needed.*
  - d. *The drain in the basement next to the furnace should be checked for proper flow (appears to be clogged or slow draining – see photo # 20)*
14. **Monitor, Possible Repair:** *Due to the excessive water at the furnace in the basement, it could not be determined if leaks were present under the water heaters. These areas should be observed after the water is removed to determine if repairs are needed. Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is in this age range. There was no expansion tank or valve visible above the water heaters. Expansion devices are now required by most municipalities to prevent the back up of hot water into the potable drinking water system and to prevent excessive pressure build-up in the piping systems and will need to be installed when replacing the water heater(s).*
15. **Monitor, Possible Repair:** *It could not be determined if the plumbing system drains into a public sewer or private septic system (disclosure stated that this was unknown). Recommend consulting with the local health department for further information concerning this condition. Based on the amount of usage, septic tanks typically need servicing and cleaning every 3-5 years for proper operation and function. The typical life of the drain fields is 30-40 years. If a septic tank is present, we recommend having this inspected by a licensed septic contractor (the inspection of a septic system is outside the scope of this inspection). The use of a disposal is typically not recommended with a septic tank system.*
16. **Monitor, Future Repair:** *The old stainless steel P-traps as noted under some sinks are prone to rusting from the inside out which will cause leaks into the cabinets. Recommend replacing these with PVC.*

## INTERIOR REPAIR RECOMMENDATIONS / OBSERVATIONS

17. **Concern, Repair:** *The basement shows evidence of active moisture penetration, especially at the back wall (see photo #21). While it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home, the visible evidence suggests that basement leakage will be a chronic occurrence. Further monitoring of the foundations will be required to determine what improvements will be required. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least ten (10) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that these improvements do not solve the moisture problems, excavation, damp-proofing and/or the installation of interior drainage systems may be necessary. Your plans for using the basement may also influence the approach taken to curing any leakage that is experienced.*
18. **Repair:** *The bathtub enclosure as noted at the middle front bathroom may need to be rebuilt due to the excessive leakage noted in the basement when this shower was tested (see "Plumbing" Section). Structural damage behind and under the enclosure should also be repaired as needed. Cracked, deteriorated, and missing bathtub and/or shower enclosure grout and caulk as also noted in the basement shower floor tile should be replaced to prevent moisture intrusion into the wall and floor framing, which can cause structural damage (see photo #22). Make sure all escutcheon plates and tub spouts in all shower enclosures are kept well caulked and sealed.*

## APPLIANCE REPAIR RECOMMENDATIONS / OBSERVATIONS

19. **Repair:** *Some of the kitchen appliances need servicing and repairs, which should be performed by a qualified service company.*
- a. *Several elements at the electric cooktop are either inoperative or improperly installed.*
  - b. *The dishwasher is loose in the opening should be better secured for proper operation and to prevent leaks.*
  - c. *The waste disposal appears to be frozen. The unit should be checked and repaired or replaced as necessary.*

## THE SCOPE OF THE INSPECTION

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

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put the purchaser in a more informed position to make a buying decision. All potential repairs may not be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Use of this report for any reason constitutes acceptance of the terms contained in the "Inspection Agreement", also referenced as Appendix B. Please refer to this contract for a full explanation of the scope of the inspection.

## WEATHER CONDITIONS

Warm and hazy weather conditions prevailed at the time of the inspection. The estimated outside temperature was 90-95 degrees F. Weather conditions leading up to the inspection have been relatively dry.

# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

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<b>Foundation:</b>	•Concrete Block •Basement Configuration •50% Of Foundation Was Not Visible •Slab on Grade (Basement and Garage Slab)
<b>Columns / Piers:</b>	•Steel Columns
<b>Floor Structure:</b>	•Wood Joists – Size: 2x10 •Plywood Floor Decking
<b>Wall Structure:</b>	•Wood Frame, Brick Veneer •Stud Size: 2x4
<b>Ceiling Structure:</b>	•Joists – Size: 2x8
<b>Roof Structure:</b>	•Rafters – Size: 2x6 •Plywood Sheathing •Cross-Ties / Purlins
<b>Attic Access:</b>	•Fixed Stairs •Located: Hallway

## STRUCTURAL COMPONENT OBSERVATIONS

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The construction of the house is of a typical quality for the time period that it was built. The quality of some of the materials (i.e. as noted in the framing components) would be better than today's standards. Previous settlement was noted in some areas, however the inspection did not disclose significant deficiencies.

### RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Minor settlement of structural components was observed, especially as noted at the beam over the garage opening. Minor settlement was also noted above the rear sunroom windows. These conditions are fairly common in older structures such as this and is typically caused by the framing design, installation methods, and aging of the building. There was no evidence of need for immediate structural repair, however these areas should be monitored for further movement. The rate of movement cannot be determined in a one-time inspection.

### Discretionary Improvements

If the property has not already been treated for termites, a licensed pest control company should be engaged to evaluate the structure and prescribe necessary treatments. Recommend obtaining a "Structural Repair" bond for proper protection of the structure against damage from wood destroying insects.

## LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components were inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The framing components in the attic were not totally visible due to the insulation and floor decking in place, which obscures the view of these members.
- The basement was partially finished, which concealed portions of the framing and foundation components.
- Recent painting of the basement walls concealed historical evidence of leaks and settlement.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

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<b>Roof Covering:</b>	•Composition Shingle – Standard Weight
<b>Roof Flashings:</b>	•Metal •Vinyl / Lead (at plumbing stacks)
<b>Chimneys:</b>	•Masonry •Rain Pans and Vermin Screens
<b>Roof Drainage System:</b>	•Aluminum Gutters / Downspouts •Downspouts Partially Piped / Discharge above grade
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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The roof coverings are reported to be 10 years old and are considered to be in generally good condition. The typical overall life for roofing material such as this is 15-20 years. Minor repairs are needed to the roofing, which should be performed by a qualified roofing contractor. The gutters and downspouts also need minor repairs.

The chimney does not show signs of significant deterioration and is in generally good condition. Rain covers with screening were noted at the chimney caps, which reduces the risk of blockages in the flues and moisture damage to the dampers and other chimney components.

## RECOMMENDATIONS / OBSERVATIONS

- **Repair:** *Minor repairs to the roofing are needed, which should be performed by a qualified roofing contractor. Damaged or missing roofing shingles as noted at the front right corner should be replaced (see photo #1). All “eyebrows” (shingles that are lifted up by protruding nail heads) as noted at several locations (see photo #2) should be repaired by lifting the shingles and re-driving the nails in the decking. All holes and exposed nail heads should be caulked and sealed. All roof penetrations should also be examined and sealed as necessary. Signs of previous leaks were noted in the roof decking (e.g. at the front gable (see photo #3), at a rear valley (see photo #4), and at the chimney (see photo #5)), which should be monitored and repaired as necessary. It appears that previous repairs have been made at the chimney flashing (see photo #6).*
- **Repair:** *Repairs are needed to the gutters and downspouts to avoid spilling roof runoff around the building and into the cornice – a potential source of water entry and damage, which should be performed by a qualified gutter contractor. Leaks in the gutters as noted at the rear next to the sunroom should be repaired by re-sealing the joints to prevent damage to the cornice (see photo #7). Have all connections inspected and repaired as necessary. Damaged gutters as noted at the front left gable should be repaired or replaced as necessary (see photo #8). The gutters over the garage door opening do not appear to have sufficient slope to drain properly and should be adjusted as necessary. All gutters should be checked and cleaned for proper function. All loose gutter nails as noted should be re-nailed.*
- **Improve:** *It appears that old concrete piping is used for the downspout piping, which is prone to blockages and damage by tree roots. Recommend replacing this material with smooth wall plastic piping for proper flow. All downspouts (e.g. as noted at the front) should be piped away from the foundation so that they discharge water at least ten (10) feet from the house or into an underground drainage system to prevent moisture infiltration into the basement and settlement of the foundation. Storm water should be encouraged to flow away from the building at the point of discharge.*
- **Improve:** *All dead and overhanging limbs as noted at the front should be cut back to prevent further damage to the roofing shingles and gutters (see photo #9).*

## **LIMITATIONS OF ROOFING INSPECTION**

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing can be inspected for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior Components

## DESCRIPTION OF EXTERIOR COMPONENTS

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<b>Wall Covering:</b>	•Brick •Stucco
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Solid Wood •Raised Panel •Decorative Glass (at front door) •Half French Doors •Dead Bolts
<b>Window/Door Frames and Trim:</b>	•Wood
<b>Entry Driveways:</b>	•Asphalt •Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Brick (at front stoop) •Iron Handrailings
<b>Overhead Garage Door(s):</b>	•None
<b>Surface Drainage:</b>	•Level Grade (at front) •Level Grade
<b>Fencing:</b>	•Wood •Chain Link

## EXTERIOR OBSERVATIONS

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The house has mostly brick constructed exterior walls, which is a durable material. There was no visible evidence of major settlement in the brickwork. The window and door frames, and other wood trim components appear to be fairly well painted. No significant areas of wood rot or damage were noted. Overall, the exterior of the home shows normal wear and tear for a home of this age with fairly typical repairs and improvements recommended.

## RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The grade appears to be above the sill plate at the front wall of the garage (see photo #10). This condition can lead to termite infestations and moisture damage to the structure. A minimum of 4" (optimum 6") of clearance should be provided between the grade and the top of the slab. The grade in these areas should be lowered to provide such clearance. A drainage structure may be needed to remove water from the area. The ground should slope away from the house at all locations at a rate of one 6" within ten feet of the foundation to prevent moisture intrusion into the basement, especially as noted at the rear next to the sunroom.
- **Repair, Monitor:** The front steps and stoop have settled in the past exposing gaps in the brick (see photo #11). These openings should be grouted and sealed to prevent moisture intrusion into the structure and further deterioration of the stoop. These areas should then be monitored for future movement and re-supported if necessary.
- **Improve:** All exterior light fixture and outlet boxes should be caulked and sealed to prevent moisture intrusion into the structure and to protect the wiring. Make sure all other penetrations in the exterior veneer are well caulked and sealed.
- **Monitor:** Minor areas of wood distress and mild rot were noted in some wood components as noted at the lower left basement door. Repairs should be undertaken as needed when re-painting.
- **Monitor:** Consult with the seller concerning the outfalls of all underground piping and drainage structures (e.g. as noted at rear yard) for proper maintenance and monitoring of water flow in the future.

## Discretionary Improvements

The lawn irrigation system was not turned on (testing of the system is not within the scope of this inspection). Consider having the system fully tested by a lawn irrigation service company to make adjustments as necessary for a full coverage of all landscaping components. Make sure all heads next to the foundation are directed away from the structure to prevent damage to wood components and to prevent moisture infiltration into the basement. Consider relocating heads away from the foundation altogether.

## LIMITATIONS OF EXTERIOR INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, or hydrological conditions, or environmental hazards.
- The identification and inspection of possible underground facilities such as underground storage or fuel tanks and underground service lines or piping is not included in this inspection.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, and outbuildings are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 150 Amps
<b>Service Drop:</b>	•Overhead
<b>Service Entrance Conductors:</b>	•Aluminum - 2/0 AWG
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 150 Amps •Breaker •Located: In the Panel
<b>Service Grounding:</b>	•Ground Connection Not Found
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 225 Amps •Breakers •Located: In the Basement
<b>Sub-Panel(s):</b>	•None Visible
<b>Distribution Wiring:</b>	•Copper •Aluminum-Multi-Strand (240v circuits only)
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•None Found
<b>Smoke Detectors:</b>	•Present (Tied into Security System – Could not Test)

## ELECTRICAL OBSERVATIONS

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The size of the service (150 amps) appears to be sufficient for typical electrical requirements. It appears that the main panel has been replaced. Most 3-prong outlets that were tested were appropriately grounded. Inspection of the electrical system revealed the need for typical, minor repairs. A licensed electrician should be consulted to undertake the repairs recommended below and to evaluate the entire system for further repairs that may be needed.

### RECOMMENDATIONS / OBSERVATIONS

- **Repair, Safety Issues:** *Electrical repairs are needed, which should be performed by a licensed electrician for improved safety.*
  - *Ungrounded 3-prong outlets as noted in the main floor rear sunroom and downstairs basement room (one outlet in each room marked with orange dot) should be repaired. In this case, a ground wire may be present in the electrical box and simply needs to be connected since the remaining outlets in the house are grounded. The electrician should check all outlets and switches for proper wiring.*
  - *The circuits in the electrical panel box should be labeled for proper identification of the equipment served by the breakers as would have been required by applicable codes when the panel was replaced.*
  - *All open junction boxes as noted in the attic should be fitted with cover plates, in order to protect the wiring and to reduce the risks of potential fires that may be caused by poor connections (see photo #12).*
- **Monitor, Possible Repair:** *Some lights did not come on with the wall switches as noted at the front door, main hallway, and basement door. Check all lighting fixtures for operable bulbs and then check circuits for proper operation. Consult with seller concerning all switch locations and/or automatic switches that may be controlling the lights.*
- **Improve, Safety Issue:** The installation of ground fault circuit interrupter (GFCI) outlets is recommended in the kitchen, baths, and at the exterior as required by present day codes. A ground fault circuit interrupter (GFCI) offers increased protection from shock or electrocution. Up to date weatherproof covers should be installed at all exterior outlets.
- **Improve, Safety Issue:** The installation of smoke detectors inside all bedrooms and within 10' of all sleeping areas is recommended as required by present day codes. Current codes also now require carbon monoxide alarms in all sleeping areas and are recommended for proper safety.

- **Improve, Safety Issue:** There was no bonding connection at the water piping above the water heater and at the pressure reducing valve as required by current day codes and should be installed as necessary. The installation or verification of a driven ground rod would insure proper grounding of the electrical system.
- **Improve:** The dryer outlet does not meet current codes for grounding requirements (4-pronged outlets now required). Recommend having an electrician change this outlet to the newer 4-pronged outlet if a newer model dryer is used.

## LIMITATIONS OF ELECTRICAL INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were tested. Exterior lighting can not always be fully tested due to the lack of clear identification of the switches and/or motion detectors that may control the lights.
- The inspection does not include remote control devices, alarm systems, telephone and cable TV wiring, low voltage lighting, stereo wiring, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating System

## DESCRIPTION OF HEATING SYSTEM

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<b>Energy Source:</b>	•Gas •Electricity
<b>Heating System Type:</b>	•Forced Air Gas Furnace •Resistant-Electric (for sunroom) •2 Systems
<b>Vents, Flues, Chimneys:</b>	•Manufacturer: Trane •BTUh Input: 135,000
<b>Heat Distribution Methods:</b>	•Metal-Single and Multi Wall •Masonry-Lined •Ductwork

## HEATING OBSERVATIONS

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The gas furnace appears to be approximately 23 years old based on the serial number. The typical life for such a unit is 15-20 years based on proper maintenance scheduling. As the heating system was inoperative, it could not be tested at the time of the inspection. The electric heating system for the rear sunroom is also older but functioned properly at the time of the inspection. As the heating systems are older, they may be approaching the end of their intended life. Servicing, repairs, and possible replacement of some components is needed, which should be performed by a licensed heating and air conditioning company.

## RECOMMENDATIONS / OBSERVATIONS

- **Concern, Safety Issue:** *The heating system requires service and cleaning by a qualified HVAC service company due to rust in the burner chamber area, which can indicate corrosion and damage to the heat exchanger (see photo #13). Soot was noted at several registers, which could also indicate damage to the heat exchanger (see photo #14). Condensate leakage as noted (see “Cooling” Section) may also have caused damage (see photo #15). The heat exchanger should be checked for cracks, which can allow carbon monoxide poisoning to infiltrate the supply air. The air filter should be replaced. This should be a regular maintenance item to assure safe, reliable heat. Given the age of the furnace, it may be near the end of its useful life.*
- **Repair, Safety Issue:** *Asbestos tape as noted on the ductwork in the basement should be encapsulated with mastic for proper protection by a licensed professional (see photo #16). Because of the age of this structure, there may be other material in the home that may contain asbestos not identified by this report. Visit <http://www.epa.gov/asbestos/ashome.html#3> for further information on asbestos in the home.*
- **Repair, Safety Issue:** *Due to the age of the ductwork and dirt noted in the system, recommend having all supply and return lines vacuumed and cleaned to reduce dust and mold build-up in the systems, which can produce unhealthy air.*
- **Improve:** Recommend installing an overflow pan with a drain connection under the furnace in the basement to prevent damage to interior finishes from future condensate leaks in the system (e.g. as noted – see “Cooling” Section).
- **Monitor, Possible Improvement:** When one heating and air conditioning system serves two floors such as this (i.e. basement and main floor), expect temperature differentials between these floors. Because heated air rises, the upper floor will tend to be warmer. The thermostat, which is located on the main floor, will only turn the system on based on the temperature at that location. If this poses a problem, consider adding a dampering system controlled by a thermostat for the ductwork supplying to the basement, which will better direct the conditioned air where it is needed. Or, in the alternative, consider some other type of supplemental heat for this area.

## Discretionary Improvements

The installation of a “set back” thermostat may help to reduce heating costs.

The installation of a more efficient air filtration system (i.e. the “Space-Gard” system) would help keep the air cleaner and freer from dust and allergy causing agents.

## LIMITATIONS OF HEATING INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not analyzed. The interior of the ductwork is not analyzed for air quality control purposes.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The heat exchanger on a gas furnace is only partly visible and cannot be fully inspected.
- The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, and electronic air filters cannot be verified in a one time visit.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling System

## DESCRIPTION OF COOLING SYSTEM

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<b>Energy Source:</b>	•Electricity •240 Volt Power Supply
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Trane / Westinghouse
	•Location of Outdoor Condensing Unit(s): Left Yard
	•Tonnage Capacity: 4 Tons Total (1 ton serves approximately 500-600 SF)
<b>Other Components:</b>	•Condensate Pump

## COOLING OBSERVATIONS

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The outdoor unit for the main system appears to be approximately 23 years old based on the serial number. The outdoor unit for the sunroom also appears to be older (+25). The typical life for such components is 12-15 years based on proper maintenance scheduling. The air conditioning system responded to normal operating controls. Repairs are needed, however, which should be performed by a qualified heating and air conditioning company.

### RECOMMENDATIONS / OBSERVATIONS

- **Concern, Repair:** Evidence of active condensate leakage was observed below the coil of the air conditioning system at the furnace in the basement (see also photo #15). This condition should be investigated and repaired as necessary by the heating and air conditioning service company to prevent further damage to the furnace and other surrounding components. The air conditioning systems should also be serviced and cleaned along with the furnaces. Freon levels should be checked for proper operation and pressure.

## LIMITATIONS OF COOLING SYSTEM INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The cooling supply adequacy or distribution balance is not analyzed.
- Freon levels and pressure balances are not checked.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION COMPONENTS

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<b>Attic Insulation:</b>	•R15-20 Fiberglass in Main Attic
<b>Exterior Wall Insulation:</b>	•Not Visible (R11 assumed)
<b>Basement Insulation:</b>	•None Visible
<b>Vapor Retarders:</b>	•Unknown
<b>Roof Ventilation:</b>	•Soffit Vents •Power Ventilators see (see comment below)
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Kitchen •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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The visible areas of the attic appear to be fairly well insulated. The wall insulation was not visible. Further insulation improvements will help to reduce utility costs. Repairs are recommended to prevent further rodent infestations as noted.

## RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Repair, Safety Issue:** *There is evidence of rodent or pet feces in the attic (over the front entry hall). A pest control specialist should be consulted for treatment and control advice. All feces should be removed and the area sanitized to prevent odors and unhealthy bacteria growth in the area. All outside openings into the attic as noted at the roof to the right of the front gable (see photo #17) and also at the left should be covered with screen wire or otherwise sealed. Rodents can damage electrical wiring and other building components and can create unhealthy conditions within the home.*
- **Repair:** *One of the power ventilators in the attic appears to be inoperative and needs repair for proper ventilation of the attic. The other power ventilators were not running at the time of the inspection (temperature in the attic was over 100 degrees) which means that they are either inoperative or the thermostats need adjustment. The thermostats were out of reach for proper testing. Have these checked for proper operation and settings and repair as necessary.*
- **Improve:** Attic insulation should be evened out, as noted over the kitchen (see photo #18), to cover all exposed areas of ceilings. The insulation over the master bedroom was minimal and has not been improved. All attic insulation should be improved to R30, which is present day standard. The attic access door should be insulated with foam board and weatherstripped to limit unconditioned air infiltration into finished areas.
- **Improve:** Installing storm windows on the older single pane windows would help to limit the loss of conditioned air to the exterior. Make sure all outside frames and joints are well caulked and sealed.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper (as noted at front foundation wall only)
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper •Pressure Reducing Valve (PRV): Located at Main Water Shut-off
	•Water Pressure (at exterior faucet): 100 psi (40-80 psi is normal)
<b>Waste System:</b>	•Unknown (see comment below)
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Cast Iron
<b>Water Heater(s):</b>	•Gas •2 Tanks Noted •Approximate Capacity (in gallons): 50 each
	•Manufacturer: AO Smith •Age: 8 (typical life is 7-12 years)
	•Location: Basement
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Gas Meter (located: Left Side Yard)

## PLUMBING OBSERVATIONS

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The plumbing fixtures in the bathrooms and kitchen are older components. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required. It appears that the galvanized water piping to the street has been replaced with copper (beyond foundation wall). Two water heaters were noted, which should provide adequate hot water supply. The plumbing system requires several repairs, which should be performed by a licensed plumber.

## RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Repairs are needed to the plumbing system, which should be performed by a licensed plumber. Because of the numerous leaks noted, the plumber should check all plumbing lines and fixtures for leaks and proper function.
  - The shower in the middle front bathroom experienced major leaks when tested. All piping and fixtures should be inspected and repaired as needed. It may be necessary to replace the tiled shower surround in this bath (see "Interior" Section). Signs of previous leaks were also noted under the middle rear bath, which were dry at the time of the inspection (see photo #19).
  - The waste piping as noted under several sinks is leaking into the cabinets below. The plumber should check all piping and connections at all sinks and make all repairs necessary.
  - The water pressure at the laundry connection was 100 psi, which is higher than normal (40-80 psi is typical). It may be necessary to adjust or otherwise replace the pressure regulator valve to prevent future leaks in piping, fittings or other equipment caused by higher than normal water pressure. Consult with the plumber concerning this condition and make repairs made as needed.
  - The drain in the basement next to the furnace should be checked for proper flow (appears to be clogged or slow draining – see photo # 20)
- **Monitor, Possible Repair:** Due to the excessive water at the furnace in the basement, it could not be determined if leaks were present under the water heaters. These areas should be observed after the water is removed to determine if repairs are needed. Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is in this age range. There was no expansion tank or valve visible above the water heaters. Expansion devices are now required by most municipalities to prevent the back up of hot water into the potable drinking water system and to prevent excessive pressure build-up in the piping systems and will need to be installed when replacing the water heater(s).
- **Monitor, Possible Repair:** It could not be determined if the plumbing system drains into a public sewer or private septic system (disclosure stated that this was unknown). Recommend consulting with the local health department for further information concerning this condition. Based on the amount of usage, septic tanks typically need servicing and cleaning every 3-5 years for proper operation and function. The typical life of the drain fields is 30-40 years. If a septic tank is present, we recommend having this inspected by a licensed septic contractor (the inspection of a septic system is outside the scope of this inspection). The use of a disposal is typically not recommended with a septic tank system.

- **Monitor, Future Repair:** *The old stainless steel P-traps as noted under some sinks are prone to rusting from the inside out which will cause leaks into the cabinets. Recommend replacing these with PVC.*

## **LIMITATIONS OF PLUMBING INSPECTION**

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes, below the structure, or beneath the ground surface are not inspected.
- Water quantity and quality standards are contingent on local municipality systems and are not tested.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, swimming pools, outdoor whirlpool baths, private waste disposal (septic tanks), and water (well) systems are not inspected.
- With homes that have not been occupied such as this, latent plumbing leaks and blockages in the sewer lines cannot always be identified at the time of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior Components

## DESCRIPTION OF INTERIOR COMPONENTS

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<b>Wall And Ceiling Materials:</b>	•Drywall •Wood Paneling •Brick •Acoustical Tile
<b>Floor Surfaces:</b>	•Tile •Vinyl/Resilient •Wood
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Sliders •Fixed Pane •Single Pane •Double Glazed
<b>Doors:</b>	•Wood-Solid Core •Raised Panel •Metal •Louvered Doors •Bi-fold Doors

## INTERIOR OBSERVATIONS

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On the whole, the interior finishes of the home are in average condition. Typical minor flaws were observed in some areas. The bath cabinetry and counter tops are older and should be budgeted for replacement in the future. The majority of the older windows are modest quality units. While there is no rush to substantially improve these, replacement windows would be a logical long term improvement. The bath tile is older and will be more prone to leakage. Keep all open joints well caulked and sealed (see comment below).

## RECOMMENDATIONS / OBSERVATIONS

- **Concern, Repair:** *The basement shows evidence of active moisture penetration, especially at the back wall (see photo #21). While it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home, the visible evidence suggests that basement leakage will be a chronic occurrence. Further monitoring of the foundations will be required to determine what improvements will be required. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least ten (10) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that these improvements do not solve the moisture problems, excavation, damp-proofing and/or the installation of interior drainage systems may be necessary. Your plans for using the basement may also influence the approach taken to curing any leakage that is experienced.*
- **Repair:** *The bathtub enclosure as noted at the middle front bathroom may need to be rebuilt due to the excessive leakage noted in the basement when this shower was tested (see "Plumbing" Section). Structural damage behind and under the enclosure should also be repaired as needed. Cracked, deteriorated, and missing bathtub and/or shower enclosure grout and caulk as also noted in the basement shower floor tile should be replaced to prevent moisture intrusion into the wall and floor framing, which can cause structural damage (see photo #22). Make sure all escutcheon plates and tub spouts in all shower enclosures are kept well caulked and sealed.*
- **Improve:** Some of the windows are painted or otherwise stuck shut, although it does appear that there was at least one operable window per bedroom for emergency egress and ventilation. Causing the windows to open properly throughout the house will improve ventilation and functionality. The sliding windows in the sunroom were also difficult to operate.
- **Improve:** Damaged, stained, and missing acoustical ceiling tiles as noted in the basement should be replaced and monitored for future leaks and/or damage.
- **Monitor, Safety Issue:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless, and has been found to be a risk when the gas percolates through the ground and enters an enclosed structure. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picoCuries per liter of air represents a health hazard and can lead to a higher incidence of cancer. A radon evaluation is currently in progress. For more information, consult the Environmental Protection Agency (E.P.A.) or visit <http://www.epa.gov/iaq/radon/>.

## **LIMITATIONS OF INTERIOR INSPECTION**

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Appliances are not moved to permit inspection and may block defects. Interior shutters or blinds obscured the view of the windows.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances / Fireplaces

## DESCRIPTION OF APPLIANCES / FIREPLACES

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<b>Appliances Tested:</b>	•Electric Cooktop •Built-in Electric Ovens •Dishwasher •Waste Disposal
<b>Laundry Facility:</b>	•240 Volt Circuit for Dryer (3 Pronged Plug)
<b>Fireplace(s):</b>	•Dryer Vented to Garage (see comment below) •Waste Standpipe for Washer
<b>Other Components:</b>	•Masonry Firebox •Masonry Flue – Lined •Dampers •Gas Logs •Kitchen Exhaust Hood (Vented to Exterior) •Door Bell •Security System (not tested)

## APPLIANCE / FIREPLACE OBSERVATIONS

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The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain. Several repairs for the appliances are recommended, which should be performed by a qualified appliance repair company.

The fireplaces are constructed with masonry products which provides a long lasting and durable flue and firebox. The main chimney flue and damper are clean and appear to be well maintained. Consult with the seller concerning the last service date for the fireplaces.

## RECOMMENDATIONS / OBSERVATIONS

- **Repair:** *Some of the kitchen appliances need servicing and repairs, which should be performed by a qualified service company.*
  - *Several elements at the electric cooktop are either inoperative or improperly installed.*
  - *The dishwasher is loose in the opening should be better secured for proper operation and to prevent leaks.*
  - *The waste disposal appears to be frozen. The unit should be checked and repaired or replaced as necessary.*
- **Improve:** The clothes dryer should be vented to the building exterior to prevent humidity build-up in the garage. Recommend using rigid smooth wall piping where possible to prevent lint build-up in the line which can cause damage and possible fires at the dryer element.
- **Improve:** Recommend installing a metal overflow pan connected to a drain line under the washing machine to prevent damage to interior finishes from possible leaks at the washing machine. A better solution would be to install a tiled floor with a curb and floor drain. Recommend installing metal braided hoses for the water connections for added protection.
- **Monitor, Safety Issue:** Since the chimney flue(s) are not entirely visible, we recommend that you consult with the seller concerning recent inspections and cleaning performed on the fireplace components and have this performed before closing as needed. Fireplaces and chimneys should be inspected and cleaned once a year under normal usage.

## LIMITATIONS OF APPLIANCE / FIREPLACE INSPECTION

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As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features (e.g. self-cleaning mechanisms) and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Dishwashers (if tested - see above) are checked by running these appliances through their normal cycles and inspecting for leaks only.
- The interiors of flues or chimneys are not inspected. Wood and ashes in the firebox may restrict the inspection.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appendix A - Maintenance Advice

## UPON TAKING OWNERSHIP

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After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Install carbon monoxide detectors near all furnaces, water heaters, gas ovens, and any other gas appliances to warn occupants of possible carbon monoxide emissions.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Label all furnace shut-off switches (switch closest to the furnace) to prevent someone from shutting off the furnace by accident. Label all plumbing shut-off valves for proper identification (consult with seller concerning exact locations).
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Check all dryer flue vents for lint build-up in the line, which can cause damage and possible fires at the dryer element. Flexible piping should be replaced with rigid smooth wall piping, which is less prone to blockages.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you. If you are leaving the home for extended periods of time (i.e. during vacations), it is recommended that the water to the house be shut off to prevent damage to interior finishes from possible plumbing leaks.

## REGULAR MAINTENANCE

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### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary. Inspect and clean humidifiers and electronic air cleaners, if present.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate (i.e. ten feet away from the foundation). Remove debris from window wells, if present.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering.
- Clean and sanitize all whirlpool tub jet supply piping to reduce the chance of bacteria growth in the lines, which can cause infections. This can be achieved by running bleach through the system (refer to manufacturer's recommendations).
- Check below all plumbing fixtures for evidence of leakage. Repair or replace leaking faucets or shower heads. Secure loose toilets, or repair flush mechanisms that become troublesome.

## SPRING AND FALL

- Have the heating and/or cooling and water heater systems cleaned and serviced. Have all furnace heat exchangers checked for cracks and damage. Consider having the ductwork cleaned and sanitized for better air quality.
- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement.
- Watch for bird nests in vents and flues and other signs of vermin or insect activity within the attic, crawlspace, or basement. Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

## ANNUALLY

- Replace smoke detector batteries.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases. Put in place a "Structural Repair" bond on the home, which will cover any structural damage caused by wood destroying insects.

## PREVENTION IS THE BEST APPROACH

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Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of any components within the house. We at The Cornerstone Inspection Group hope you enjoy your home!

## Appendix C - Photographs



Sample - Rear View



Sample (1)



Sample (2)



Sample (3)



Sample (4)



Sample (5)



Sample (6)



Sample (7)



Sample (8)



Sample (9)



Sample (10)



Sample (11)



Sample (12)



Sample (13)



Sample (14)



Sample (15)



Sample (16)



Sample (17)



Sample (18)



Sample (19)



Sample (20)



Sample (21)



Sample (22)