SUMMARY REPORT

AmeriSpec Inspection Services
PO Box 862
Hockessin, DE 19707
302-996-0405

SUMMARY

Doc #:	201908-44982	Client Name:	Sean McCleary
Dwelling Address:	1600 Bay Ave Lewes DE 19958	Inspector:	Lisa Roddis

This summary is only part of the inspection report, only Major Defect are listed here. The entire inspection report must be reviewed prior to close.

This summary does not reflect the overall visible condition of the property. We strongly recommend that you review the inspection agreement, cover letter and the entire report with your agent (if applicable) as a means of obtaining full disclosure of the overall visible condition of the property at the time of the inspection and to address any other concerns you may have.

Client is advised that this is not a proposal for execution of work. Cost/estimates are not given; actual cost of repair, replacement, upgrading or maintenance varies between contracting companies; sometimes significantly. This list is compromised from the inspectors general knowledge of similar defects and is not intended to imply and should not be construed as a warranty or guarantee of any kind.

It is recommended that any items listed below, have the entire system pertaining to that item further evaluated by the appropriate licensed professional and that any subsequent defects found be repaired/replaced as necessary.

Major Defect Items: The item was inspected and found to have significant deficiencies, was operating incorrectly, is a possible health, safety concern. Further evaluation by a qualified licensed contractor or specialty tradesman dealing with that item / system prior to settlement is strongly recommended. In addition, it is recommended that any subsequent defects found be repaired/replaced as necessary to ensure proper operation of the system and/or component

1. Exterior

1.8 Doors

(1) **MD:** Fog and condensation was noted in this double glazed insulated window panes at the side porch door. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.
(2) **MD:** Door lock, located at the side porch door is inoperable, repair/replace as needed to ensure security.
(3)

1.8 Item 1(Picture)

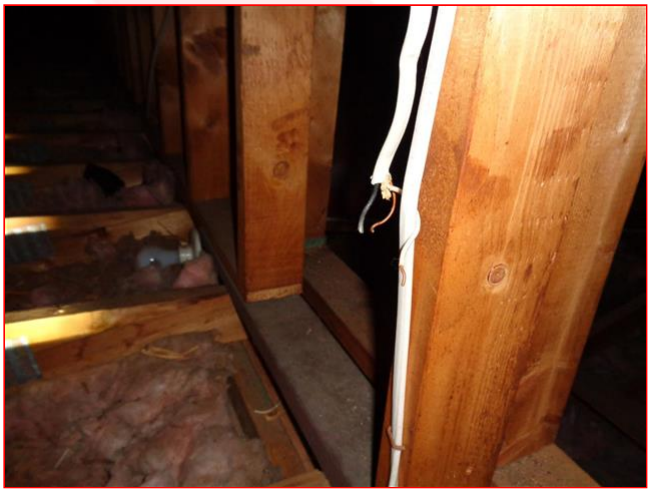
MD: Door is difficult to operate at right side porch when closing. In addition, the door does not close flush to frame. Door is currently strapped together to possible hold it together. Recommend further review and repair / replacement as necessary.

3. Attic

3.5 Electrical Wiring, Switches and Fixtures

(1)

3.5 Item 1(Picture)



3.5 Item 2(Picture)

MD: Open splices (capped and uncapped) were observed. This is a "Safety Concern". Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Recommend repairs/replacement as needed.

(2)

3.5 Item 3(Picture)

MD: Light is in contact with insulation. This is a fire safety concern. Recommend relocation to ensure safety. .

10. Kitchen and Built-in Appliances

10.5 Range Hood(s)

(1)

10.5 Item 1(Picture)

MD: Vent fan is inoperable. Recommend repair / replacement as necessary.

11. Bathroom(s)

11.8 Switches, Fixtures and Receptacles (representative number)

11.8 Item 1(Picture)

MD: vanity light is pulled out of wall. Recommend repair to correct.

13. Interior Rooms and Areas

13.4 Windows (representative number)

(1) **MD:** Fog and condensation was noted in the double glazed insulated window panes in the living room (bottom right pane). This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.

14. Smoke Detectors & Carbon Monoxide Testing

14.0 Smoke Alarms

MD: Smoke alarm at hallway did not respond to test. Recommend repairing / replacing as necessary for safety.

Licensed To Lisa Roddis

Home Inspection Report

Sean McCleary

Property Address:
1600 Bay Ave
Lewes DE 19958

Inspected by:
AmeriSpec Inspection Services
PO Box 862
Hockessin, DE 19707
302-996-0405

Lisa Roddis DE-H4-0000015

GENERAL INFORMATION

Thank you for choosing AmeriSpec for your inspection. We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

We can perform verification of repairs for $125 to ensure corrections were made. We advise the client to obtain all paperwork from licensed professionals concerning the work performed.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. It is strongly recommended that you bring your home inspection report with you and use the Final Walk-Through Checklist we provided. Your home inspector may not have been able to identify certain conditions in the home due to lack of evidence, obstruction by personal property or restricted view.

The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. The inspection is performed in compliance with the American Society of Home Inspectors Standard of Practice. If not commented on in the report then the item was not a part of the inspection.

The inspection report should not be construed as a manufacturer specitifaction or compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components.

This inspection does NOT take into account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

DEFINITION OF TERMS

Items not found in this report are either beyond the scope of this inspection and should not be considered inspected at this time OR were considered insignificant / minor / cosmetic. Please read the entire report for important details. Inspected items may be generally rated as follows:

Serviceable = Item is functional and we did not observe conditions that would lead us to believe problems existed with this item allowing for normal wear and tear.

Maintenance / Monitor (MM) = Item warrants attention to improve operation, safety and prolong remaining life AND/OR requires monitoring as although functioning during the inspection, may have a limited remaining useful life expectancy. Client may want to consider budgeting for future repair / replacement as necessary.

Upgrade (UG) = Item may not have been common practice at time of construction, however, client may want to consider upgrading to improve safety, enhance economy or comfort. Note: Upgrade items do not appear on the summary as they are considered an improvement. Seller is not required to make improvements to the home to meet current construction practices for resale as construction codes are constantly changing.

Major Defect (MD) = The item was inspected and found to have significant deficiencies / safety concerns and/or was operating incorrectly. Items with the heading 'Major Defect' will appear in the 'Summary Report.' Further evaluation of the entire system pertaining to the item by a qualified licensed contractor or specialty tradesman prior to settlement is strongly recommended. In addition, it is recommended that any subsequent defects found be repaired/replaced as necessary to ensure proper operation of the system and/or component.

Confirm (C) = Item was off, not accessible, blocked by storage OR the inspector could not determine if an active defect was present. It is strongly recommended to confirm the operation or condition with the seller AND/OR a qualified licensed contractor or specialty tradesman dealing with that item / system prior to settlement. In addition, it is recommended that any subsequent defects found be repaired/ replaced as necessary to ensure proper operation of the system and/or component.

TABLE OF CONTENTS

GENERAL CONDITIONS

In Attendance:
Buyer, Selling Agent

Occupancy:
Seasonal - Rental

Type of building:
Single Family (1 story)

Approximate age of building:
Unknown

Temperature:
85 degrees (F)

Weather:
Sunny,, Hot

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

1. Exterior

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Painting weathered wood, caulking gaps at service penetration and trim joints is recommended to prevent wood rot and water intrusion. Often, window sills of older homes are wrapped, hiding possible moisture damage. Seasonal accessories such as screens, shutters, awnings are not considered. We suggest you double check these items, if concerned. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Any reference to the grade is limited to only the areas around the exterior of the exposed foundation or exterior walls. Water is the most common cause of a homes deterioration. All exterior grading should allow for surface and roof water to flow away from the foundation. It is important to clean gutters on a regular basis and to install 4 to 6 foot long downspout extensions to ensure proper drainage away from the foundation. This inspection does not attempt to determine drainage performance of the site including surface drains and the condition of underground piping; including roof drainage, municipal water and sewer service piping or septic systems. Minor cracks are typical in walks, driveways, patios, porches and foundations and most do not represent a structural concern. All concrete slabs experience some degree of settlement.

Often, the soil is in contact with the siding, wood deck, stairs and walkways which is not recommended as this condition promotes moisture damage and pest activity. Ideally, 4 to 6 inches of the foundation should be visible. 6 inches is preferred for masonry siding and 8 inches for wood siding. Often this is difficult to achieve in order to maintain positive lot drainage away from the foundation. In addition, deck posts should be above grade, resting on concrete or metal footers to eliminate soil contact. We are unable to determine if footers are present where deck posts are buried

Retaining walls are mostly used for stabilizing and controlling erosion on steep banks, or are used in terracing a portion of the yard for recreation or landscaping. Retaining walls should be vertical or inclined slightly toward the embankment. Walls that are leaning forward, cracking or heaving have reacted to the soil pressure and / or movement. The wall may remain in the leaning position for years, however, ongoing movement can cause the wall to eventually fail.

Styles & Materials

Driveway:
Extra Info : Stone

Walkways:
Paver/Tile
Wood

Patios / Porches / Decks / Balconies:
Wood

Windows:
Wood

Doors:
Metal Clad
Sliding Glass

Trim Soffits and Fascias:
Aluminum / Metal
Wood

Siding:
Composite Board

Items

1.0 Driveways
Serviceable.

1.1 Walkways
Serviceable.

1.2 Lot Grade and Drainage

1.2 Item 1(Picture)

(1) **MM:** Soil erosion due to missing gutter at rear. Recommend installing gutter to ensure water drains away from the foundation to prevent foundation water penetration. See gutters / downspouts.

(2) **MM:** Recommend adding dirt back-fill to any low lying areas around the foundation to ensure proper drainage away from the foundation at all times. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation

(3) **MM:** Trimming and/or removal of vegetation / trees away from the structure is recommended as overgrowth can promote moisture damage and / or pest infiltration.

1.3 Spigots

Serviceable.

1.4 Deck/Patio/Porch/Balcony

Serviceable.

1.5 Siding

(1) **MM:** Composite board siding present on this home are siding materials that are considered high maintenance. If not properly maintained siding will absorb moisture and become damaged/deteriorated. Any damage/deterioration should be immediately repaired or replaced to prevent additional water/moisture penetration. Note: There are a number of wood composite siding class action suits (some of which have ended), we will not attempt to determine type or brand of siding used or make any claim that siding is part of an ongoing class action suit or one that has ended. Positive identification would require removal of siding which is beyond the scope of a general home inspection.

1.5 Item 1(Picture)

(2) **MM:** Warped boards at lower rear. No immediate action needed.

1.6 Trim, Soffits and Fascias

1.6 Item 1(Picture)

(1) **MM:** Missing at lower rear left corner.
(2) **MM:** Soffit is displaced at rear right creating a small gap, recommend correcting to prevent pest infiltration.

1.6 Item 2(Picture)

(3) **MM:** Loose / missing trim pieces observed at font of porch. Recommend repair / replacement as necessary.

1.7 Windows

Serviceable.

1.8 Doors

(1) **MD:** Fog and condensation was noted in this double glazed insulated window panes at the side porch door. This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.
(2) **MD:** Door lock, located at the side porch door is inoperable, repair/replace as needed to ensure security.

1.8 Item 1(Picture)

(3) **MD:** Door is difficult to operate at right side porch when closing. In addition, the door does not close flush to frame. Door is currently strapped together to possible hold it together. Recommend further review and repair / replacement as necessary.

(4) **MM:** Handle is loose at exterior side of slinging door. Recommend tightening, repairing, replacing as necessary..

1.9 Electrical (exterior)

UG: Not Ground Fault Circuit Interrupters (GFCI) protected at left side and right porch. Suggest client consider installing to enhance safety.

1.10 Retaining Walls

(1) **MM:** Drainage holes are not present. Recommend drilling drainage holes along bottom of retaining wall to allow moisture to drain

(2) **MM:** Wall is leaning. Future repairs may be needed.

(3) **MM:** Damaged/deteriorated mortar observed; suggest tuck pointing..

2. Roof System

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and damage and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Although not required to, we attempt to evaluate various roof types by walking on their surfaces as long as weather conditions, height and pitch allow. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane and flashings beneath roofing materials are generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Areas most vulnerable to leaks are low slopes that change pitch or direction, and intersecting roof/wall lines. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up and other factors. Flashings are the most common source of leakage. These areas should be checked on an annual basis to ensure that sealants have not opened or that flashing materials have not become damaged.

We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors. In addition, skylights are not operated as part of this inspection. Recommend confirming operation through seller or operating prior to close.

Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.

Styles & Materials

Method Used to Inspect Roof:	**Roof Material Type:**	**Roof-Type:**
Layers:	**Age (approximate):**	

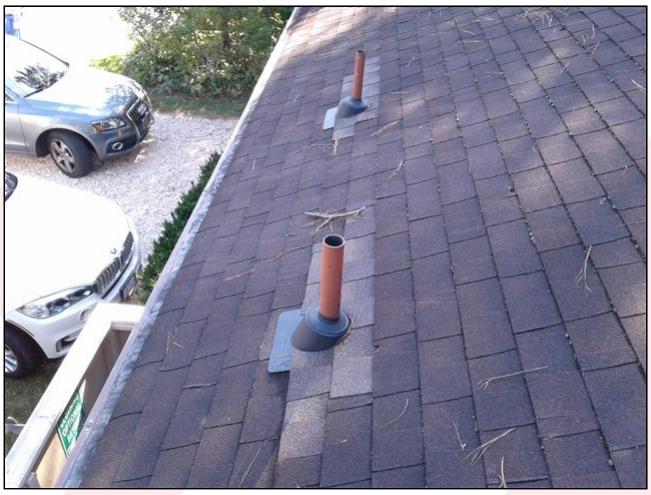
Items

2.0 Roof Conditions

(1) **Serviceable.** Roof shows normal wear for its age and type. No damaged or missing roofing materials were observed.

2.0 Item 1(Picture)

(2) **MM:** Moss observed on roof covering at various locations. Suggest having moss removed to prevent accelerated roof deterioration. No evidence of leakage at this time.



2.0 Item 2(Picture)

(3) **MM:** Patching observed at front.

(4) **MM:** Tree limbs in contact with the roof covering at rear. No damage at this time. Recommend trimming to prevent future damage.

2.1 Roof Penetrations and Exposed Flashings

2.1 Item 1(Picture)

MM: The vent collar is raised at front. Recommend nailing and sealing the vent collar to ensure leak free conditions.

2.2 Roof Drainage Systems (Gutters/Downspouts)

(1) **MM:** A partial gutter system is provided; client may wish to consider installing a full gutter system to divert roof runoff away from all foundation areas.

(2) **MM:** Suggest installing downspout extensions to ensure proper drainage away from foundation.

2.3 Roof Comments

2.3 Item 1(Picture)

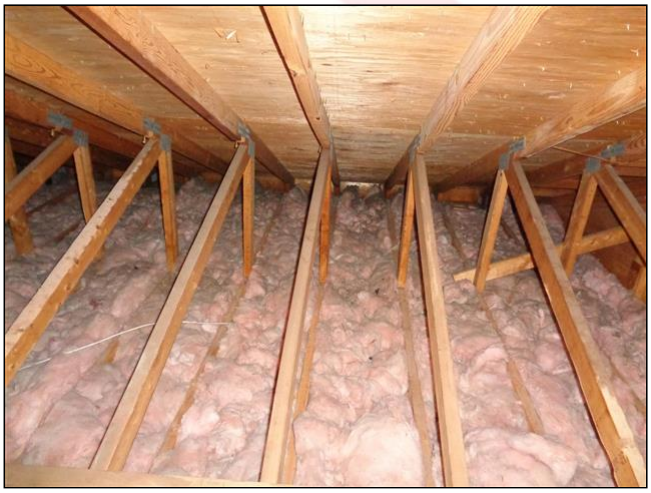
C: Limited review due to pine needles.

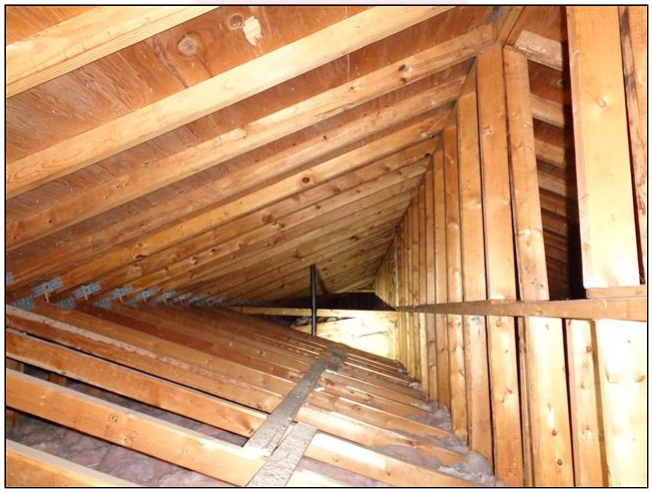
3. Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point.

Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm.

In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. If purchasing an older home, you may want to consider additional attic insulation as older homes typically fall short of adequacy in this category. The Department of Energy website (http://www.eere.energy.gov/) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area. Insulation is rated by R value. 1 inch of fiberglass insulation has an R value of 3.14 and 1 inch of blown cellulose has an R value of 3.21. An R value of 30 - 60 is recommended for our region. Be sure to follow manufacturer installation instructions as you don't want to install a faced insulation over existing insulation nor do you want to block soffits, cover electrical fixtures, bath fans, soffit vents etc. Don't forget to insulate over the attic stair area as this is a large source of loss of the homes conditioned air.





Styles & Materials

Method Used to Inspect Attic:
Walked

Attic Access Type:
Hatch

Structure:
Web Truss
Solid Sheathing

Attic Insulation:
Rolled

Ventilation:
Ridge Vents
Soffit Vents

Items

3.0 Attic Access
Serviceable.

3.1 Attic Framing

Serviceable.

3.2 Attic Sheathing

Serviceable.

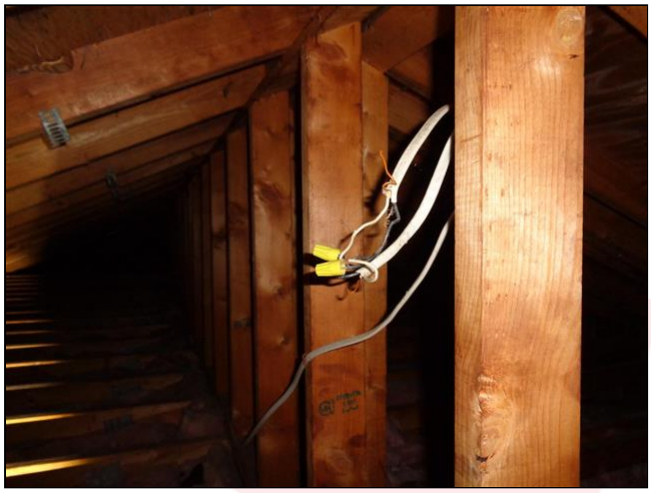
3.3 Attic Insulation

Serviceable.

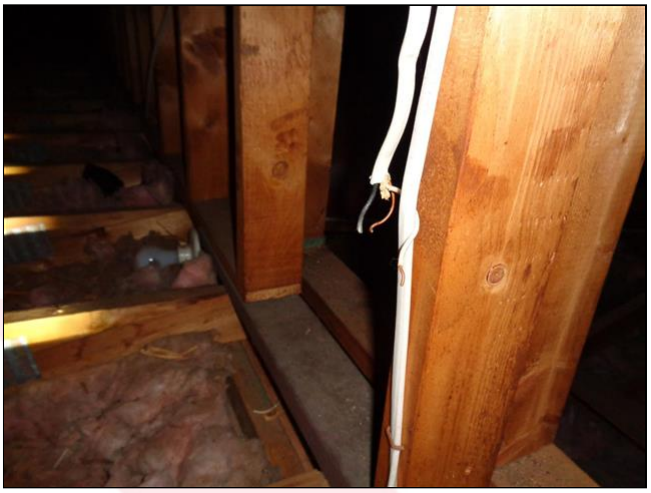
3.4 Attic Ventilation

Serviceable.

3.5 Electrical Wiring, Switches and Fixtures



3.5 Item 1(Picture)



3.5 Item 2(Picture)

(1) **MD:** Open splices (capped and uncapped) were observed. This is a "Safety Concern". Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Recommend repairs/replacement as needed.

3.5 Item 3(Picture)

(2) **MD:** Light is in contact with insulation. This is a fire safety concern. Recommend relocation to ensure safety. .

4. Foundation System

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We cannot certify the basement against future water infiltration. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement. Cracking of walls and floors is common and most are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. Block, stone and brick foundations are prone to absorb ground moisture. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when gutters are not kept clean and, downspouts are not extended away from the foundation. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. Minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Be sure to check these areas again during the final walk thru. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Wood columns are commonly added for framing support and are placed in contact with the soil which is not recommended as this condition promotes moisture damage and pest activity. Ideally wood columns should be on a masonry base to eliminate soil contact.

Slab foundations have no access beneath, therefore the only review that can be made is from visible and accessible portions at the exterior / interior. Homes built with a slab on grade construction may have heating ducts, plumbing, gas and electrical lines running beneath the slab. As it is impossible to determine the condition of these items by a visual inspection, they are specifically excluded from the scope of this inspection.

The inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. In accordance with our standards, we are not required to enter crawlspaces that are too low, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. Ceiling tiles and insulation are not removed.

Styles & Materials

Foundation Type:
Crawlspace
Crawlspace (encapsulated)

Wall Structure:
Block Walls

Method Used To Inspect Crawlspace:
Crawled

Crawlspace Floor Type:
Extra Info : Not Visible

Columns or Piers:
Masonry Block

Framing Structure:
Conventional Framing
Wood Beams

Framing System Insulation:
Foam
Extra Info : Rim Joists & partial wall

Items

4.0 Foundation Floor

(1) **Serviceable.**

4.0 Item 1(Picture)

(2) **MM:** Staining is present at near entry which is an indication of prior moisture. See gutters and lot drainage.

4.1 Foundation Walls

Serviceable.

4.2 Columns or Piers

Serviceable.

4.3 Foundation Framing

(1) **Serviceable.**

4.3 Item 1(Picture)

(2) **MM:** Cracked/damaged joist observed in the crawlspace from the removal of a clamp. This is a horizontal crack and not an immediate concern. Client may want to consider having board sistered (scabbed).

4.4 Receptacles, Switches and Fixtures (Basement)

Serviceable.

4.5 Vapor Barriers

Serviceable.

4.6 Dehumidifier (Crawlspace)

Serviceable.

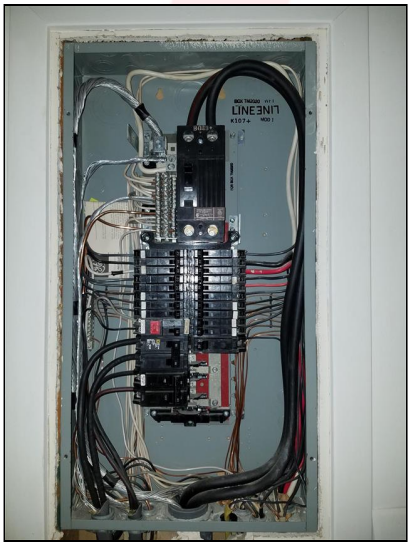
5. Electrical System

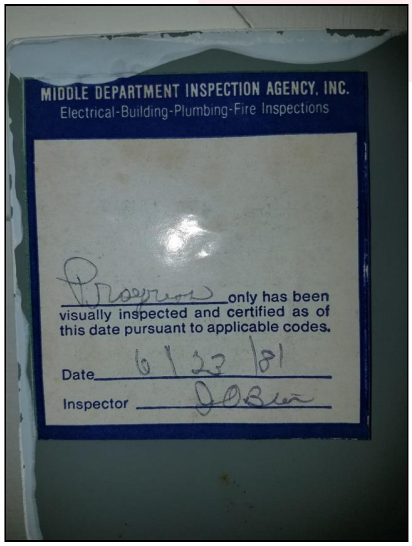
We are not electricians and in accordance with our industries standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors and motion lighting is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Many older homes still have ungrounded wiring systems, such as Knob & Tube wiring or "Rag" wiring using two pronged outlets. While this is fine for lights or clocks, it is recommended to either ground or install GFCI protection on outlets that will be used for equipment such as office or entertainment products. Many homeowner insurance companies have limited their risk by not insuring homes with Knob & Tube wiring.

Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built as this is a recent change in the building code. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician





Styles & Materials

Electrical Main Service:	Service Amperage:	Main Disconnect Location:
Overhead Service	200 AMPS	Main Panel

Aluminum
240 Volts

Main Electrical Panel Location:
Bedroom

Equipment Grounding Present:
Yes

Electric Panel Manufacturer:

Panel Type:
Breakers
GFCI Breakers

Branch Wiring Type:
Copper

Wiring Methods:
Romex (Non Metallic Sheathed Cable)

Outlet Types:
3 Prong Grounded
GFCI

GFCI Reset Location(s):
Main Electrical Panel

AFCI Reset Location(s):
Not Present

Items

5.0 Electrical Main Service Equipment
Serviceable.

5.1 Equipment Grounding
Serviceable.

5.2 Main Electrical Panel Condition
Serviceable.

6. Heating System

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as drains, and distribution inside walls, floors and underground are beyond the scope of this inspection. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is NOT EQUIPPED TO INSPECT furnace HEAT EXCHANGERS for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building is beyond the scope of this inspection. We suggest you ask the sellers/occupants if any areas of the home do not properly heat. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. If a boiler is present, The TPR (temperature pressure relief) valve is not tested due to the possibility of the valve leaking after it has been opened.

Styles & Materials

Location:	Energy Source:	Heating System Type:
Crawlspace	Electric	Heat Pump Forced Air (electric back up)

Brand:
AMERICAN STANDARD

Serial Number:
Serial # : 13265LC3AV

Model Number:
Model # : TAM4A0A30S215CA

Age (approximate):
Per Manufacturer Plate
+/- Years : 6

Heating System Services:
Entire Home

Thermostat Location:
Hallway

Filter Type:
Disposable

Filter Size:
16x20x1

Items

6.0 Heating Equipment Condition

(1) An electric heat pump is present. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pumps are only tested in one mode or the other (Heating or Cooling). If the outside temperature is above 65 degrees F. the heat pump is tested in the cooling mode only. If the outside temperature is below 65 degrees F. the heat pump is tested in the heating mode only. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. See heating system section for performance of emergency back up heat.

6.0 Item 1(Picture)

(2) **Serviceable.** The emergency back up heat was tested and found to be serviceable with a supply temperature of 112 degrees which is within normal operating range of 90 - 120 degrees

6.1 Thermostat

Serviceable.

6.2 Air Filters

MM: Filter is dirty; recommend replacement for proper operation of the system. Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.

6.3 Distribution / Ducting Systems

6.3 Item 1(Picture)

MM: Minor damage to exterior wrap in the crawlspace. No immediate action needed, client may want to consider taping with foil tape.

7. Air Conditioning System

Our evaluation of cooling systems is both visual and functional provided power is supplied to the component. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. Items not listed here as well as things we cannot see, such as drains, and distribution inside walls, floors and underground are beyond the scope of this inspection. The inspector only opens readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. Safety devices are not tested by the inspector. The inspector is NOT EQUIPPED TO INSPECT concealed portions of evaporator and condensing coils, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building is beyond the scope of this inspection. We suggest you ask the sellers/ occupants if any areas of the home do not properly cool. We also suggest you obtain the maintenance history of the system as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since equipment can require repair or replacement at any time. Modern systems are complicated appliances and should be treated with care. Regular cleaning or replacement of filters is vital to the health of your system and can improve its efficiency. No fume-producing products such as paint cans should be in the same room. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. We perform a conscientious evaluation of the system, but we are not specialists. This inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating, type of refrigerant or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report.

Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night (must be above 60 degrees for at least 12 hours). Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. *DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.*

Styles & Materials

A/C Condenser Unit Location:
Exterior Left Side

Cooling Equipment Energy Source:

Air Condtioner Brand:
AMERICAN STANDARD

Serial Number:
Serial # : 132543454F

Model Number:
Model # : 4A6H3024D1000AA

Age (approximate):
Per Manufacturer Plate
+/- Years : 6

Cooling System Type:

A/C System Services:

Items

7.0 Cooling and Air Handler Equipment Condition

7.1 Operation / Temperature Readings

7.1 Item 1(Picture)

7.1 Item 2(Picture)

Serviceable. The condenser was tested in the a/c mode only and was serviceable at time of inspection. A temperature drop was performed across the evaporator coil of this unit. When tested, temperature at supply register was 52 degrees, temperature at return was 69 degrees, which is a difference of 17 degrees which is within the 14 to 22 degree normal operating range

8. Plumbing System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the homes plumbing and obtain receipts for any recent work or for anything for which a warranty may apply

Waste pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

There is a period between the time of the home inspection and taking possession of the home that varies greatly. Seals, gaskets and hoses can become dried out or brittle when not operated over a period of time. You are advised to operate all plumbing fixtures and appliances during the final walk through. We can not predict future failure.

Imperfections in caulk and grout can allow water penetration into the wall / floor areas and cause damage which is not always visible to the inspector. It is important to maintain caulk and grout at water locations.

Main Water Shut Off

Styles & Materials

Water Source (To Home):
Public

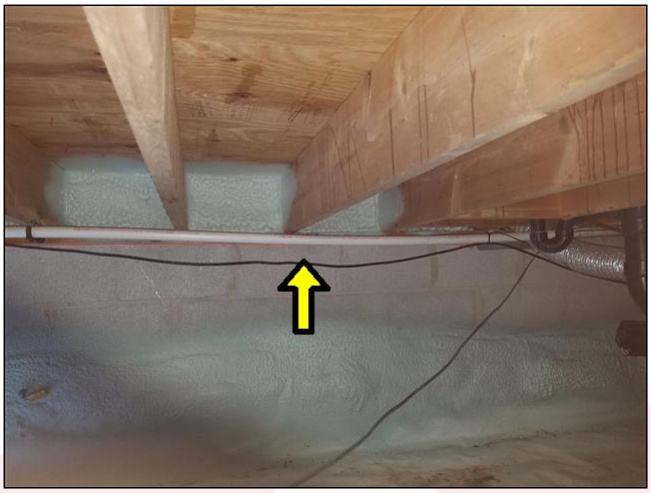
Plumbing Water Distribution (Inside home):
Copper

Plumbing Waste & Vent Pipes:
PVC
ABS

Main Water Shut Off Location:
Enclosure at Street

Items

8.0 Plumbing Water Supply System



8.0 Item 1(Picture)

MM: Poorly supported piping observed in the crawlspace (copper and pvc). Recommend installing additional pipe hangers as necessary.

8.1 Drain Waste and Vent Systems

9. Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater; do not store paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The TPR (Temperature Pressure Relief) valve was not tested due to the possibility leaking after it has been opened. The water heater temperature settings should be set to 120 degrees to prevent scalding.

Styles & Materials

Water Heater Location:
Laundry Room

Water Heater Design Type:
Electric

Water Heater Capacity:
50 Gallon

Water Heater Brand:
RHEEM

Serial Number:
Serial # : A081809412

Model Number:
Model # : text 502-0684 v you one

Age (approximate):

Items

9.0 Water Heater Condition
Serviceable.

9.1 Hot Water Temperature

9.1 Item 1(Picture)

The water temperature at time of inspection was 118 degrees.

9.2 Supply Lines

Serviceable.

9.3 Temperature / Pressure Release Valve

Serviceable.

9.4 Overflow Pan

Serviceable.

10. Kitchen and Built-in Appliances

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. We test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than five years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or roisterers, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection.

Styles & Materials

Dishwasher Brand:	Disposal Brand:	Exhaust/Range Hood Brand:
GENERAL ELECTRIC	BADGER	RECIRULATING BROAN
Range/Oven Brand:	**Range / Oven Energy Source:**	**Refrigerator Brand:**
GENERAL ELECTRIC	Electric	WHIRLPOOL

Items

10.0 Counters and Cabinets

Serviceable.

10.1 Sinks

Serviceable.

10.2 Garbage Disposal

Serviceable.

10.3 Dishwasher(s)

Serviceable. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.

10.4 Ranges/Ovens/Cooktops

10.4 Item 1(Picture)

10.4 Item 2(Picture)

Serviceable. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

10.5 Range Hood(s)

10.5 Item 1(Picture)

(1) **MD:** Vent fan is inoperable. Recommend repair / replacement as necessary.

(2) **MM:** This is a recirculating-type fan (does not vent to the exterior). The carbon filter should be changed/cleaned regularly to control odors.

10.6 Refrigerator

10.6 Item 1(Picture)

10.6 Item 2(Picture)

The refrigerator/freezer, freon levels, icemaker operation and other specialty items are beyond the scope of inspection. A temperature reading ONLY was taken for your information only. The refrigerator should be kept at or below 40 degrees celsius and the freezer at or below 0 degrees. The refrigerator supplied temperature at 42 degrees and the freezer at 9 degrees

10.7 Windows

Serviceable.

10.8 Switches, Fixtures and Receptacles (representative number)

UG: A Ground Fault Circuit Interrupter (GFCI) is not present, suggest installing GFCI for safety.

11. Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay.

Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/ further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold/mildew growth and harmful condensation

Showers are visually inspected for leakage, but leaks often do not show except when the shower has the weight of the person and is in actual use. Determining whether shower pans and tub / shower surrounds are water tight is beyond the scope of this inspection. Steam saunas are not part of this inspection.

If a jetted tub is present, the tub was filled and operated to check intake and jets. Pump and supply lines were not completely accessible. If a more detailed report is desired, the client is advised to consult a licensed plumber. To clean your jets simply fill your tub with warm water (be sure to cover all jets) and add a small amount of white vinegar or a spa jet cleaner product made specifically for cleaning jetted tubs. Then run water for approximately 10 minutes, drain the tub and let air dry.

Styles & Materials

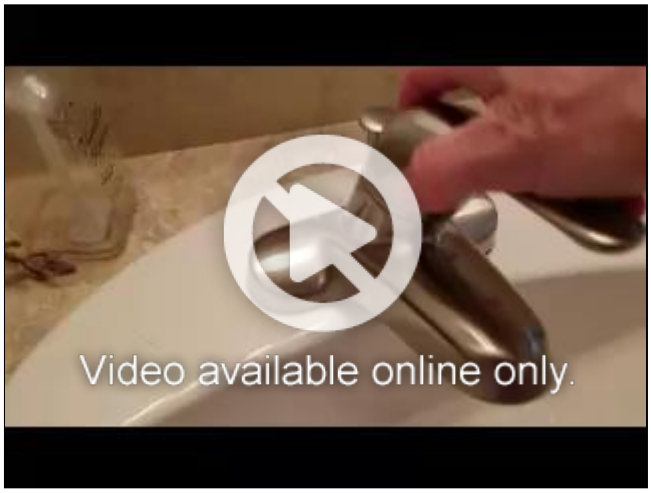
Bathtub / Shower:
Shower stall
Combined Tub & Shower Unit

Ventilation Type:
Exhaust Fan(s)

Items

11.0 Counters and Cabinets
Serviceable.

11.1 Sinks
(1) **Serviceable.**



11.1 Item 1(Video)

(2) **MM:** Faucet is loose at the hall bathroom, recommend securing.

11.2 Toilet

Serviceable.

11.3 Bath Tub

Serviceable.

11.4 Shower

Serviceable.

11.5 Outdoor Shower

MM: Moisture damage present at exterior surround. Typical, client may want to consider repairing..

11.6 Exhaust Fan

Serviceable.

11.7 Heat / Cooling Source

Serviceable.

11.8 Switches, Fixtures and Receptacles (representative number)

11.8 Item 1(Picture)

MD: vanity light is pulled out of wall. Recommend repair to correct.

12. Laundry Area

The supply hoses to the washer are not disconnected nor are they connected during the inspection and valves are not operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. We test these appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their setting cycles. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Styles & Materials

Dryer Power Source:
240 Volt Electric

Dryer Vent:
Flexible Foil

Items

12.0 Clothes Washing Machine

(1) **Serviceable.** Washer was tested using normal operating controls and appeared to function properly at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning.

(2) **UG:** The overflow pan is missing the drain line. Recommend installing drain line as the unit is located above or within living space

12.1 Clothes Dryer

Serviceable. Dryer was tested using normal operating controls and appeared to function properly at the time of inspection. No warranty or guarantee is given as to the efficiency or functionality of this unit. As with all appliances, they can fail at any time without warning.

12.2 Clothes Dryer Exhaust Venting

UG: Dryer vent material is foil type, recommend replacing with smooth metal vent pipe upon taking ownership as this is considered a potential fire hazard. This may not have been required when the home was built. The seller is not required to upgrade to current building standards

12.3 Switches, Fixtures and Receptacles (representative number)

Serviceable.

13. Interior Rooms and Areas

Our interior review is visual and evaluated with similar aged homes in mind. Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies such as common drywall/plaster cracking, nail pops, stained carpets, torn screens are not considered. We suggest you double check these items, if concerned.

Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage

Your home may have thermal pane windows installed. Seal failure is beyond the scope of this inspection as seal failure is not readily apparent 24 hours a day 7 days a week. Conditions such as temperature, humidity, dust and lighting limit the ability to review these windows visually, thus we suggest you check with owners for further information and review windows prior to the close of sale.

Our inspection of fireplaces and woodstoves is limited to the visible portions of the fireplace flue. Drop light, mirrors and smoke testing are not a part of the inspection. Visibility of the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended. Fireplaces and woodstoves should be cleaned and inspected on a regular basis to make sure no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Styles & Materials

Floor Covering(s):	Wall Material(s):	Ceiling Material(s):
Laminent	Paneling	Gypsum Board (Drywall)
Vinyl		
Interior Doors:	**Window Type(s):**	**Ceiling Fans:**
Hollow Core	Double Glazed Insulated	Present
	Double-Hung	

Items

13.0 Floors
Serviceable.

13.1 Walls
Serviceable.

13.2 Ceilings
Serviceable.

13.3 Doors (representative number)
(1) **Serviceable.**

(2) **MM:** Sliding door not in bottom guide in rear bedroom. Recommend correcting.

(3) **C:** Owners closet is locked. Not inspected..

13.4 Windows (representative number)

(1) **MD:** Fog and condensation was noted in the double glazed insulated window panes in the living room (bottom right pane). This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.

(2) **C:** Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to closing.

13.5 Heat / Cooling Source

Serviceable.

13.6 Switches, Fixtures and Receptacles (representative number)

Serviceable.

14. Smoke Detectors & Carbon Monoxide Testing

Smoke detectors are recommended to be installed on each level of the home, including basements, live-in attics, utility/mechanical rooms, in bedrooms and any hallway adjoining a bedroom. Regular testing is recommended to ensure proper working order. If your detector uses batteries, change the batteries immediately upon moving into your home. It is also recommended that you replace the batteries every 6 months or when the smoke detector chirps, signaling a low battery. Most smoke detectors have a life span of 10 years. If you suspect a smoke detector is near this age or you are not sure, be safe and replace the unit. It is also recommended you develop and rehearse escape plans for use in the event of a fire emergency. Smoke detectors tied into security systems are not tested.

Carbon monoxide testing was conducted for fuel burning appliances present and functioning on the day of the inspection. CO readings were obtained in parts per million (ppm) at the locations noted. As established by the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), readings in excess of 9 ppm in a living area indicate that excessive carbon monoxide is evident. Health effects are related to the level of CO concentrations and length of exposure. New Studies indicate that chronic, low level exposure can have serious health consequences.

0 PPM - Desired level
9 PPM - Acceptable level of CO in a living space
50 PPM - Maximum concentration for continuous exposure in any 8 hour period
400 PPM - Frontal headaches 1 to 2 hours, death within 2 hours
800 PPM - Nausea and convulsions, death within 2 hours
1,600 PPM - Nausea within 20 minutes, death within 1 hour
12,800 PPM - Death within 1 to 3 minutes

Note: Health effects can vary significantly based on age, sex, weight and overall state of health.

A carbon monoxide analyzer was utilized to determine if the heating and exhaust venting system in this home was contributing carbon monoxide to the internal home environment at the time of the inspection. The CO readings were obtained using normal operating controls of the equipment and following manufacturer's instructions and protocol for the carbon monoxide analyzer. The use of this analyzer does not certify or de-certify the condition of equipment tested, such as the furnace or heat exchanger. Evaluation of the internal and inaccessible components of the furnace such as the heat exchanger, remain beyond the scope of this report. Further, the absence of CO does not mean that a problem might not develop in the future. We, therefore, recommend installation of CO detectors which are available in stores.

Gas ovens are not tested as ASHRAE has not determined an acceptable level for this appliance. Gas oven burners cycle on and off continuously causing a CO production higher than 9 ppm. Ventilation is recommended during extended periods of use. It is recommended to have gas ovens serviced regularly as with any fuel burning appliance to ensure the most efficient operation possible.

Styles & Materials

Smoke Detectors:
Hardwired

CO Testing:
N/A. Home has electric fuel only

Items

14.0 Smoke Alarms

MD: Smoke alarm at hallway did not respond to test. Recommend repairing / replacing as necessary for safety.