



INGRAFFIA
HOME INSPECTIONS

PROPERTY INSPECTION

Report

INSPECTION DATE

July 25, 2026

INGRAFFIA HOME INSPECTIONS



123 Sample Street

Santa Ana, 92701

PREPARED FOR

Sample Customer

INSPECTOR

Sample Inspector

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



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



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

Table Of Contents



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 8 Item: 1	Deck/Balcony	1.3. There is damaged wood observed at railing posts. Post joints at floor open voids. Recommend repair or replacement by a professional contractor.
Exterior		
Page 10 Item: 3	Exterior Doors	3.3. The weather stripping at bottom door is missing or damaged off front door. Recommend replacing the insulation by qualified professional.
Page 11 Item: 5	General Electrical	5.1. Extension cord wiring exists off balcony, installed into house which should never be used as permanent wiring, which is a safety concern. Recommend a licensed electrician repair.
Kitchen		
Page 19 Item: 4	Plumbing	4.1. Sink drain unevenly sloped. Recommend evaluation from licensed plumber to properly install drain.
Page 21 Item: 7	Appliances	7.1. Unable to push oven back to wall, gas valve restricted clearance. Recommend further evaluation and repair by qualified professional. 7.2. There is no tip guard installed at the oven, which is a safety concern. Recommend a professional contractor install a tip guard.
Page 22 Item: 8	Electrical Overall	8.1. Missing GFCI receptacles observed in the kitchen at required locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles as required.
Primary Bathroom		
Page 23 Item: 2	Floors - Walls - Ceilings	2.2. Floor covering apparent damage, grout cracking, tiles popping loose. Recommend further evaluation from qualified professional.
Page 24 Item: 4	Sinks	4.1. Sink was draining slowly during operation. Recommend a licensed plumber repair or replace as necessary.
Page 25 Item: 8	Ventilation Type	8.2. The exhaust fan was noisy in the bathroom. Recommend a professional contractor evaluate and repair or replace as needed.
Guest Bathroom		
Page 26 Item: 4	Sinks	4.1. Sink was draining slowly during operation. Recommend a licensed plumber repair or replace as necessary.
Page 28 Item: 7	Electrical	7.1. Wall outlet loose at wall. Recommend a licensed electrician to repair or replace.
Laundry		
Page 29 Item: 2	Doors - Windows	2.1. Entry doors missing, removed. Recommend repair or replacement by qualified professional.

Fireplace

Page 31 Item: 3	Fireplace Condition	3.1. Fireplace not operating at time of inspection. Recommend further inspection and repairs by a qualified professional or have seller show operation.
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Heating System

Page 36 Item: 4	Overall Condition	4.1. The average life expectancy for a hydronic heating stems is 10-20 years. Recommend budgeting for replacement and having a detailed evaluation from licensed HVAC technician. 4.2. Vibration noticed at unit during AC operation. Inside electrical junction box exposed wires. Unit not tested due to interior unit temperature. Recommend a licensed HVAC contractor evaluation and certification before closing. Repairs or replacements should be made by a qualified licensed contractor.
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Electrical - Sub Panel

Page 37 Item: 2	Wiring Type - Manufacturer	2.1. Panel uneven to wall, open voids around enclosure, which is a safety concern. Recommend licensed electrician evaluate and make necessary repairs.
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Cooling System - Interior

Page 40 Item: 3	Condensate Drain(s)	3.1. The condensate drain line was not installed with proper vent trap. Drain crushed, restricted. Recommend a licensed HVAC contractor to evaluate and repair.
Page 40 Item: 4	Operation - Condition	4.2. The air conditioner temperature differential was lower than normal operating standards. The system was not operating as designed. Recommend a licensed HVAC contractor evaluate and to make recommendations for repair. 4.3. Please note; the cooling system contains R-22 refrigerant (Freon). By EPA Standards this Freon will be obsolete in the year 2020. Accordingly, when the air conditioner requires repair to the "closed refrigerant system" The R-22 refrigerant must be removed. A retrofit option may be available that may be less expensive than replacement. We recommend saving for repairs/replacement. Consult a licensed HVAC contractor as needed. 4.4. The average life expectancy for an air conditioning system is 15-20 years, unit is coming into/passing the theoretical functional life. Recommend budgeting for repairs and/or replacement within years to come.

Overview

1. Scope of Inspection

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

Important Information/Limitations: Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED: There are items that are not inspected/included in a home inspection, such as, but not limited to, fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. Also, any component or appliance that is unplugged or "shut off" is not turned on or connected for evaluation. I don't know why a component may be shut down and can't be liable for damages that may result from activating said components/appliances. Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

2. Main Entrance Faces

- For the purpose of this inspection, this house faces west.

3. State of Occupancy

- Vacant
- Partially furnished

4. Weather Conditions

- Sunny

5. Recent Rain/Snow

- No

6. Ground Cover

- Dry

7. Approximate Age

- 1981

Grounds

The items listed are visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed cleanouts. This inspection is not intended to address or include any geological conditions or site stability information, for information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

LIMITATIONS & EXCLUSIONS: If installed, operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection and was not inspected. We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment.

If installed, property drainage system are not water-tested during the inspection. We make no representations as to its nature or effectiveness. The operation of the drainage system should be observed during adverse weather. Inquires should be made to the sellers) as to their knowledge of its past and present condition.

1. Deck/Balcony



Material Type(s): Wood • Treated • Painted/Stained

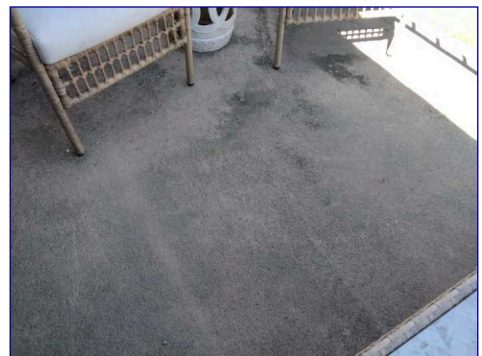
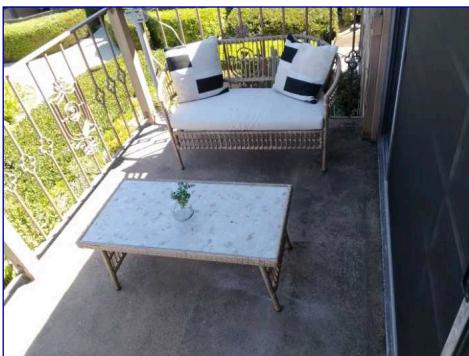
General Overview: Normal wear and tear • Overall adequate condition, other than noted items

Overall Condition:

1.1. General Note: Limited view and evaluation. Recommend detailed evaluation from licensed termite inspection company.

1.2. The balcony finished floor and railings need painting or treating. Recommend painting or treating wood to help protect it from damage.

1.3. There is damaged wood observed at railing posts. Post joints at floor open voids. Recommend repair or replacement by a professional contractor.



Grounds (continued)



Damage



Post voids

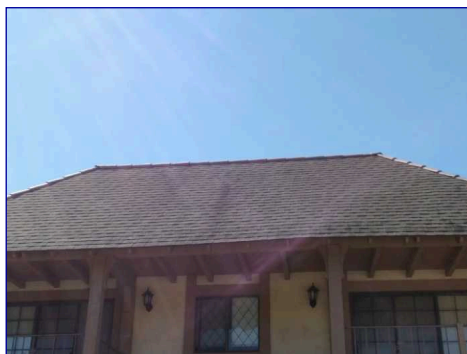
Roof

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

1. Roof View Overall



Roof Overview: General Note: Roofing systems not evaluated with inspection. Recommend consulting HOA regarding ownership and responsibility.



2. Material type

Type of Material: Asphalt Shingle • Built-up

Style: Gable • Flat

Exterior

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors eaves, soffits and fascias accessible from ground level. The exterior surfaces and materials of the structure are visually observed to determine their current condition. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. Areas hidden from view by vegetation and/or stored items can not be observed and are not included in this inspection.

1. Siding



Material Type(s): Stucco

Observation(s):General Overview: Normal wear and tear observed • Overall acceptable condition

Overall Condition:

1.1. Note: Not evaluated with inspection. Refer to HOA regarding ownership and responsibility.

2. Windows - Screens



Material Type(s): Metal

General Overview: Normal wear and tear observed • Overall acceptable condition



3. Exterior Doors



Location(s):General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

3.1. The balcony entry door is weathered, discolored. Recommend a professional contractor service to protect from further damage.

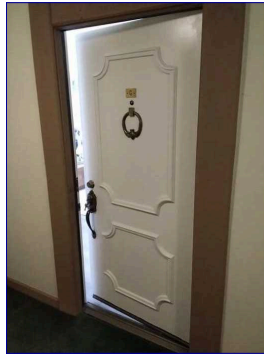
3.2. Balcony screen door was bent, uneven. Recommend a professional contractor repair.

3.3. The weather stripping at bottom door is missing or damaged off front door. Recommend replacing the insulation by qualified professional.

Exterior (continued)



Main entry poor weather stripping



Main entry



Balcony



Balcony screen bent



Balcony weathered



Balcony weathered

4. Electrical Service Entry - Condition



Service Entry Type: Underground
General Overview: N/A, not evaluated

5. General Electrical



General Overview: Overall adequate condition, other than noted items • Safety hazards present in need of evaluation

Overall Condition:

5.1. Extension cord wiring exists off balcony, installed into house which should never be used as permanent wiring, which is a safety concern. Recommend a licensed electrician repair.



Extension

Exterior (continued)



Extension

6. Building Exterior Wall Construction

Material/Type: Wood Framed

Overall Condition: General Note: Limited view and evaluation. Recommend detailed evaluation from licensed termite company.

N/A

7. Slab-On-Grade Foundation

Material/Type: Poured concrete • Not evaluated with inspection

N/A

Living Room

The main area of inspection of the interior habitable rooms is the structural system. This means that all walls, ceilings and floors will be inspected. Personal items in the rooms may prevent all areas to be inspected as the inspector will not move personal items.

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor.

The windows were inspected by operating a representative number of them (We will try and operate every window in the room, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc.

1. Location - Overview

Location: Second Floor Left Front

N/A

Living Room (continued)



2. Floors - Walls - Ceilings

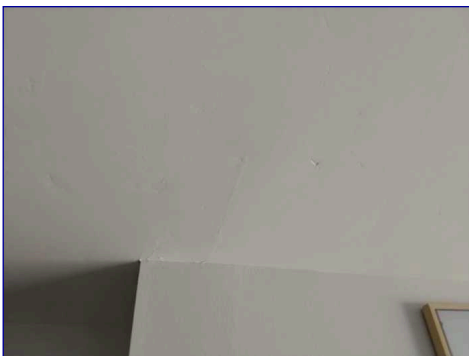
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items



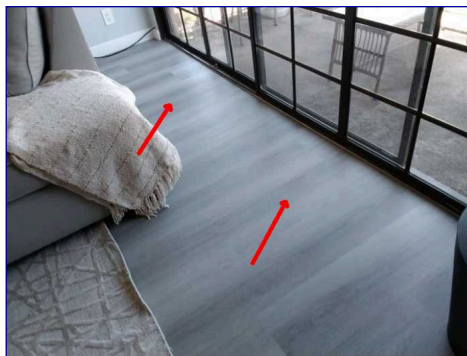
Overall Condition:

2.1. Cracks on ceiling. Recommend a professional contractor evaluate and repair.

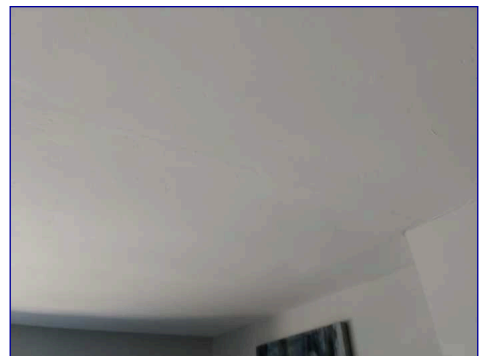
2.2. The flooring system was apparently sloping, uneven. Recommend evaluation from qualified professional and or contractor.



Cracks



Sloping



Cracks

3. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



4. Heating Source

Present: Yes



Dining Room

1. Location - Overview



Location: Second Floor Front Right
General Overview: Room overview



2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall acceptable condition



3. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



4. Heating Source

Present: Yes



Primary Bed

1. Location - Overview

Location: Second Floor Rear Left
General Overview: Room overview



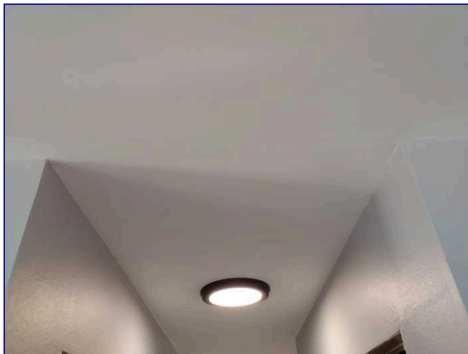
2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

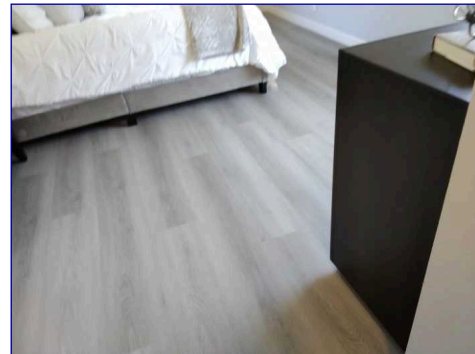


Overall Condition:

- 2.1. There are cracks present in the ceiling. Recommend a professional contractor evaluate and repair.
- 2.2. The flooring system was apparently sloping, uneven. Recommend evaluation from qualified professional and or contractor.



Cracks



Sloping

3. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



Primary Bed (continued)

4. Heating Source

Present: Yes



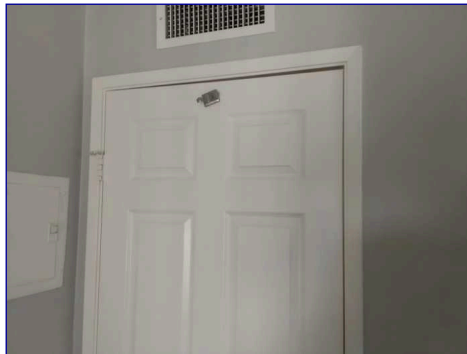
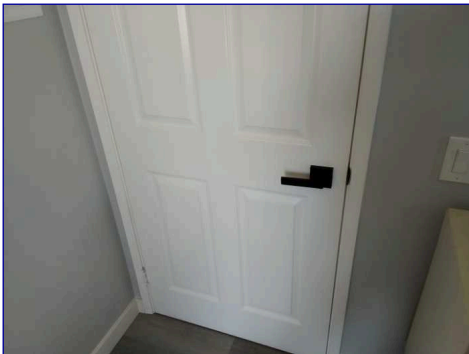
5. Doors



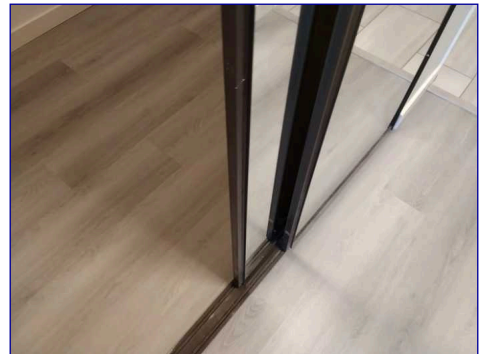
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

5.1. Entry door uneven at casing. Door npt latching strike plate. Recommend a professional contractor repair or replace the door as needed.

5.2. Closet doors not operating easily. Recommend repair or replacement by qualified professional.



Uneven



Closet difficult

6. Windows



General Overview: Normal wear and tear observed • Overall acceptable condition • Dirty, in need of service/cleaning

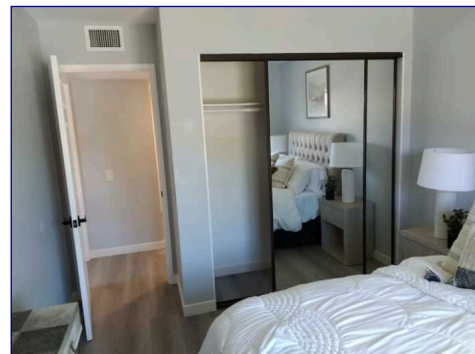
Guest Bed

1. Location - Overview



Location: Second Floor Left Center

General Overview: Room overview



Guest Bed (continued)

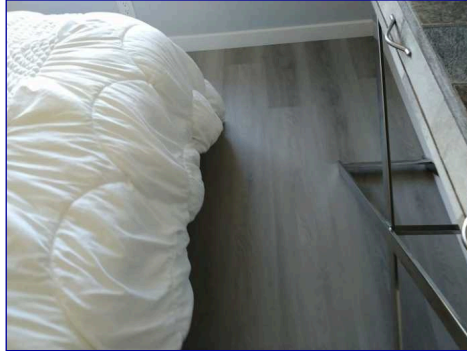
2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items



Overall Condition:

2.1. The flooring system was apparently sloping, uneven. Recommend evaluation from qualified professional and or contractor.



Sloping

3. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



4. Heating Source

Present: Yes



5. Doors

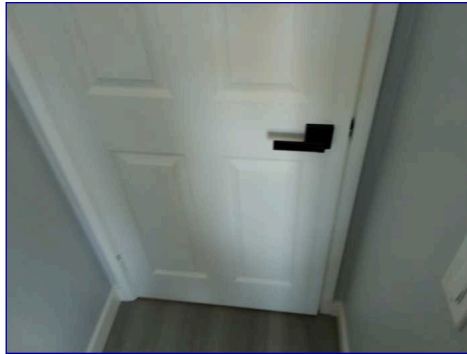
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

5.1. Door not latching strike plate. Recommend repair or replacement by qualified professional.



Guest Bed (continued)



Not latching

6. Windows



General Overview: Normal wear and tear observed • Overall acceptable condition • Dirty, in need of service/cleaning

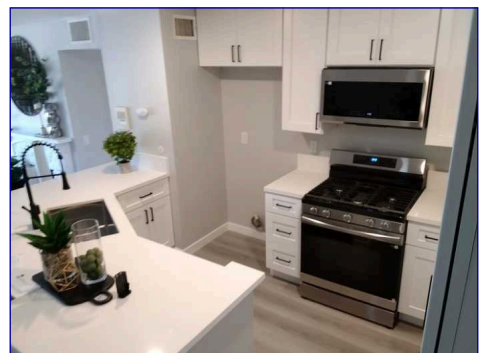
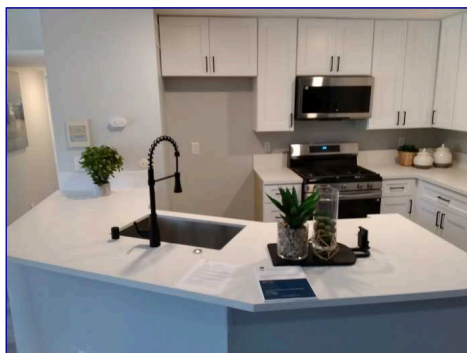
Kitchen

Our inspection of the kitchen includes a visual examination of the readily accessible portions of the appliances, floors, walls, ceilings, cabinets, and countertops. The kitchen was inspected for proper function of components, active plumbing leaks, excessive or unusual wear and general state of repair. We tested basic, major built-in appliances using normal operating controls. Where they are present, this included the dishwasher, garbage disposal, venting system, microwave and checking the burners or heating elements in the stove and oven.

Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

1. Kitchen Overview

General Overview: Kitchen view



2. Countertops



Material Type: Quartz

General Overview: Normal wear and tear observed • Overall acceptable condition

Kitchen (continued)



3. Cabinets



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

3.1. The kitchen cabinet drawers hit near stove and were in need of repair. Recommend repairing or replacing as needed.



4. Plumbing



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

4.1. Sink drain unevenly sloped. Recommend evaluation from licensed plumber to properly install drain.



Kitchen (continued)



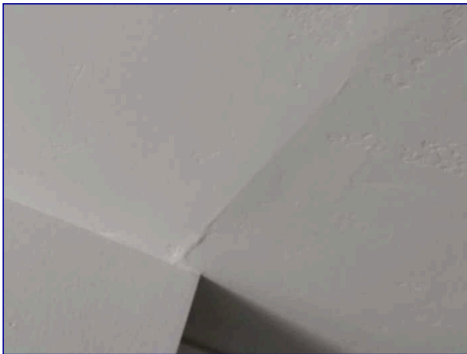
Negative Grade

5. Floors - Walls - Ceilings



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

- 5.1. Finished floor apparently sloping, uneven. Recommend further evaluation by qualified professional.
- 5.2. Cracking present in the kitchen ceiling. Recommend monitoring and repair as needed by qualified professional.
- 5.3. Unfinished drywall, holes in sink cabinet. Recommend monitoring and repair as needed by qualified professional.



Cracks



Holes sink wall



Sloping

6. Heating Source



Heat Source Present:

- Yes



Kitchen (continued)

7. Appliances

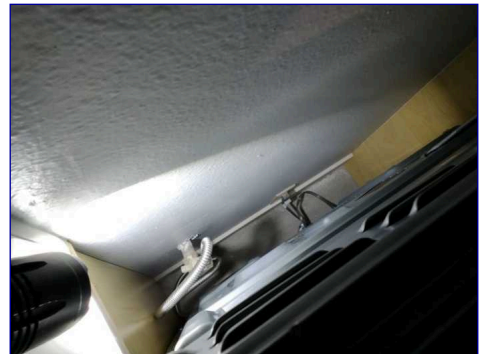


Appliances Installed: Garbage Disposal • Oven/range combo • Dishwasher • Exhaust fan/hood vent • Microwave (not tested)

Overall Condition/Operation:

7.1. Unable to push oven back to wall, gas valve restricted clearance. Recommend further evaluation and repair by qualified professional.

7.2. There is no tip guard installed at the oven, which is a safety concern. Recommend a professional contractor install a tip guard.



Gas restricted



Kitchen (continued)

8. Electrical Overall



GFCI Protection Provided: No

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items • Safety hazards present

Overall Condition:

8.1. Missing **GFCI** receptacles observed in the kitchen at required locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles as required.



No gfci



Primary Bathroom

Our inspection of the bathrooms includes a visual examination of the readily accessible portions of the plumbing fixtures, floors, walls ceilings, cabinets, and countertops. Bathrooms are inspected for active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Fixtures are tested using normal operating features and controls. Vent fans are tested and their ductwork examined where visible. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

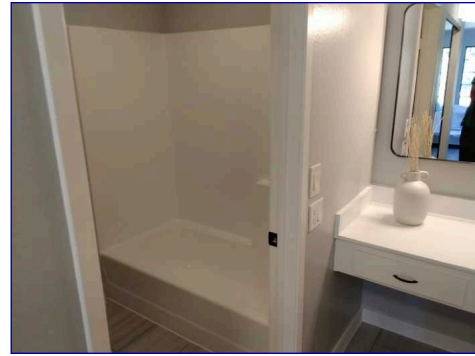
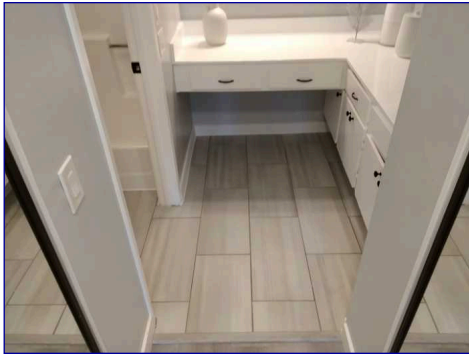
1. Location



Location: Second Floor Rear Right

General Overview: Bathroom view

Primary Bathroom (continued)



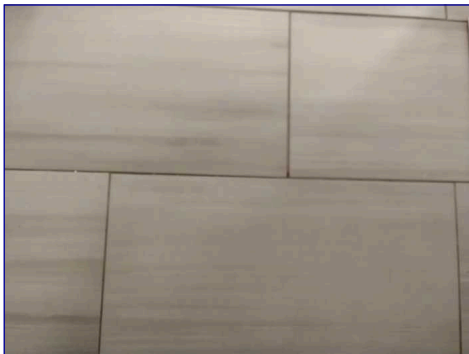
2. Floors - Walls - Ceilings



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

2.1. The flooring system was apparently sloping, uneven. Recommend evaluation from qualified professional and or contractor.

2.2. Floor covering apparent damage, grout cracking, tiles popping loose. Recommend further evaluation from qualified professional.



Loose



Loose

3. Doors - Windows

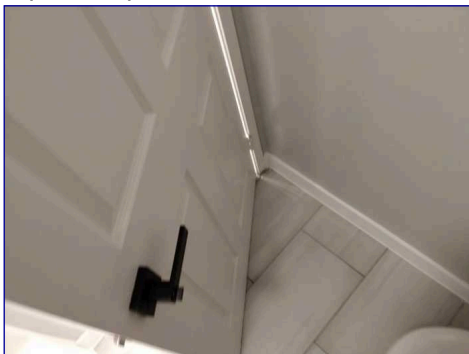


General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

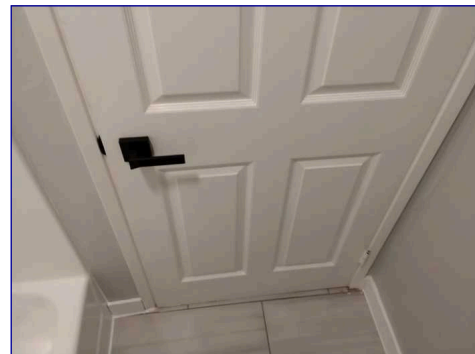
3.1. Entry door not engaging strike plate, unable to lock. Recommend repair or replacement by qualified professional.

3.2. The entry door rubs/binds at casing. Recommend a professional contractor repair or replace for proper operation.

3.3. Door stop missing, recommend repair to prevent damage. Recommend evaluation and repair by qualified professional.



Missing door stop



Door uneven

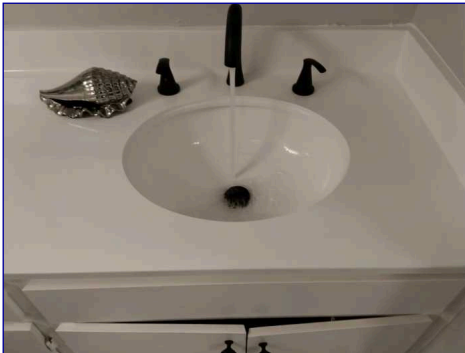
Primary Bathroom (continued)

4. Sinks



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

4.1. Sink was draining slowly during operation. Recommend a licensed plumber repair or replace as necessary.



Slow

5. Bathtubs



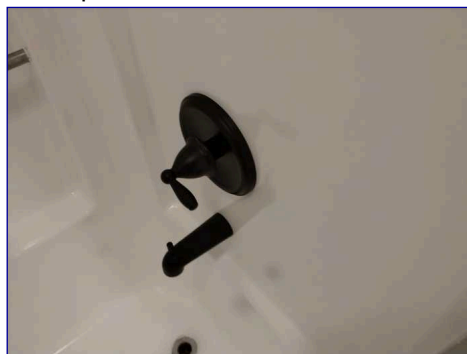
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

5.1. Tub overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be watertight.

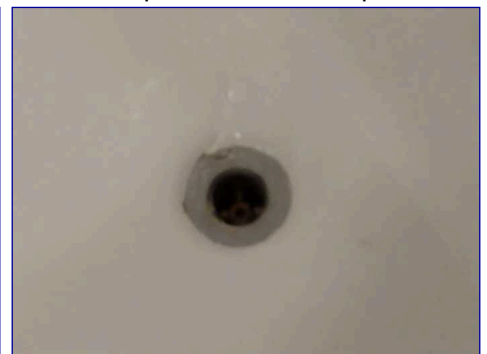
5.2. Recommend caulking/grouting in the tub area to help prevent damage from water penetration. Work should be performed by qualified professional.

5.3. Plumbing drain corroded. Recommend further evaluation and repair from licensed plumber.

5.4. Faucet handle was difficult to operate. Recommend further evaluation and repair from licensed plumber.



Difficult



Drain corroded



Primary Bathroom (continued)

6. Toilet

General Overview: Normal wear and tear observed • Overall acceptable condition



7. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



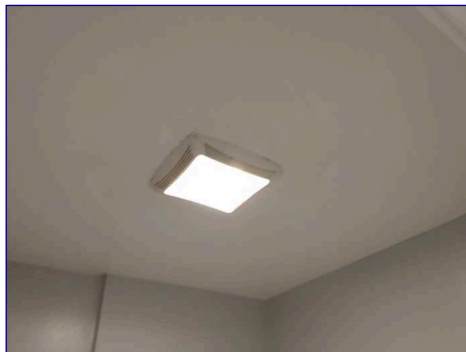
8. Ventilation Type

Type of Ventilation: Mechanical

Overall Condition:

8.1. The exhaust fan was dirty and in need of cleaning, service. Recommend further evaluation by qualified professional.

8.2. The exhaust fan was noisy in the bathroom. Recommend a professional contractor evaluate and repair or replace as needed.



Guest Bathroom

1. Location

N/A

Location: Second Floor Right Center
General Overview: Bathroom view



2. Floors - Walls - Ceilings

Satisfactory

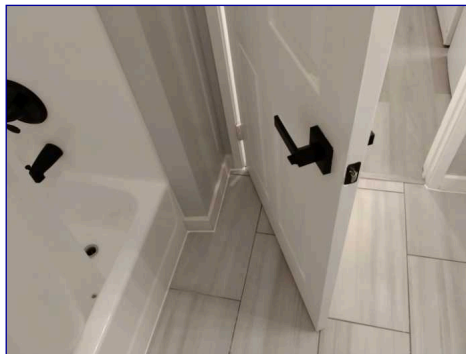
General Overview: Normal wear and tear observed • Overall acceptable condition

3. Doors - Windows

Marginal

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

3.1. Door stop missing, recommend repair to prevent damage. Recommend evaluation and repair by qualified professional.



Missing door stop

4. Sinks

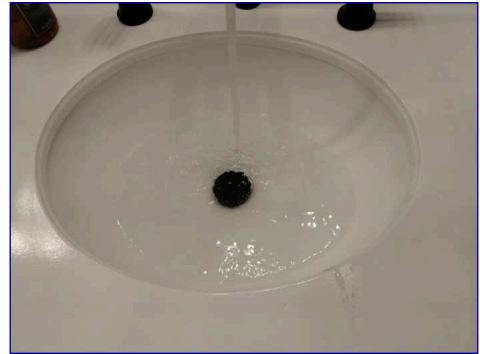
Marginal

Safety

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

4.1. Sink was draining slowly during operation. Recommend a licensed plumber repair or replace as necessary.

Guest Bathroom (continued)



5. Bathtubs



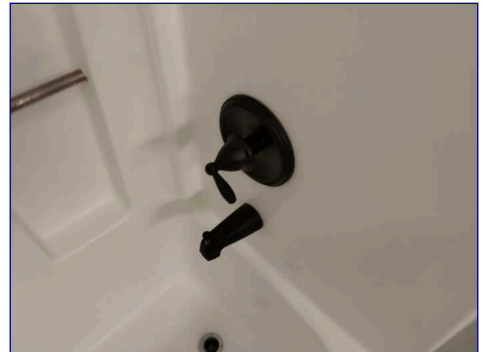
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

5.1. Tub overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be watertight.

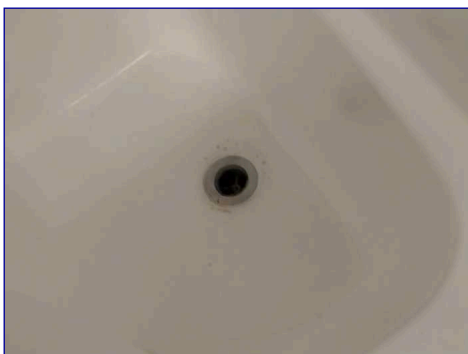
5.2. Tub surface discolored. Recommend cleaning, repairs to prevent condition from growing worse. Work should be completed by qualified professional.

5.3. Recommend caulking/grouting in the tub area to help prevent damage from water penetration. Work should be performed by qualified professional.

5.4. Faucet handle was difficult to operate. Recommend further evaluation and repair from licensed plumber.



Difficult



Peeling



Poor caulking

6. Toilet



General Overview: Normal wear and tear observed • Overall acceptable condition

Guest Bathroom (continued)



7. Electrical

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items • Safety hazards present



Overall Condition:

7.1. Wall outlet loose at wall. Recommend a licensed electrician to repair or replace.



Loose

8. Ventilation Type

Type of Ventilation: Mechanical

Overall Condition:

8.1. The exhaust fan was dirty and in need of cleaning, service. Recommend further evaluation by qualified professional.



Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

Laundry (continued)

1. Location

Location: Hallway

General Overview: Room view

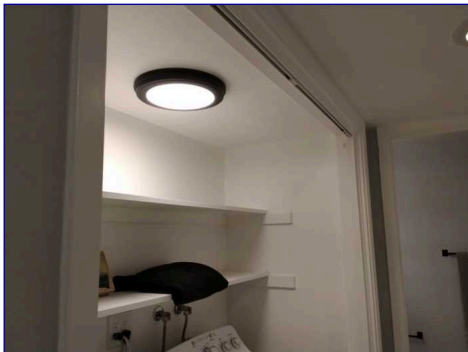


2. Doors - Windows

General Overview: Overall adequate condition, other than noted items

Overall Condition:

2.1. Entry doors missing, removed. Recommend repair or replacement by qualified professional.



Missing



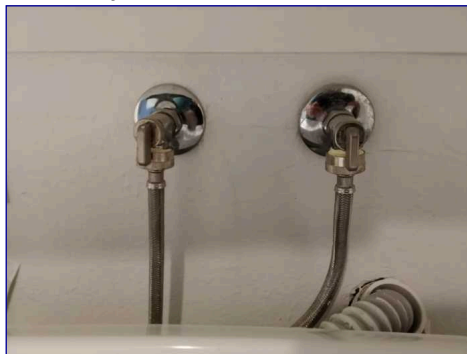
Doors in closet

3. Plumbing

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

3.1. Washer plumbing valves were not installed with water hammer arresters. Recommend a licensed plumber repair or replace as necessary.



4. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



Laundry (continued)



5. Appliances

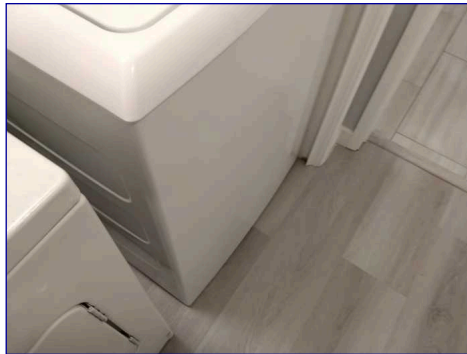


Installed Appliances: Washing machine • Dryer

Dryer Ignition Source: Natural Gas

Overall Condition:

5.1. Washing machine not installed with drip pan. Recommend installation of drip pan by qualified professional.



No pan



Gas dryer

6. Dryer Vent



General Overview: N/A (not visible)

Overall Condition:

6.1. General Note: Recommend that the dryer vent/duct be inspected and cleaned prior to initial use of appliance.



Fireplace

Our inspection of fireplaces includes a visual examination of the readily accessible components. A functional and exhaustive evaluation of fireplaces is outside the scope of this inspection. Our chimney review is limited to the visible and/or accessible components as well. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the structure. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the properties occupants. No seismic damage or stability assessments are made on the fireplace or chimney. We recommended a National Fire Protection Association (NFPA) 211 Standard, Level I/ inspection, including a video scan, by a qualified F.I.R.E. and CSIA certified Fireplace Inspector as part of the property-purchasing process and prior to removing any inspection contingency. A Level I/ inspection may identify problems that exist which cannot be detected during a general property inspection.

1. Location



Location: Living room

Observations: The fireplace view



2. Fuel Type

Fuel Type: Gas

Firebox Material: Metal prefabricated

3. Fireplace Condition



General Overview: Normal wear and tear • Overall adequate condition, other than noted items

Overall Condition:

3.1. Fireplace not operating at time of inspection. Recommend further inspection and repairs by a qualified professional or have seller show operation.



Interior Staircase, Hallways

If staircases were installed, the stairs were inspected by evaluating the risers and treads, applicable railings, etc. Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. Visible portions of the floors throughout the structure were inspected looking for significant deficiencies.

1. Staircase/Guardrail - Hallways



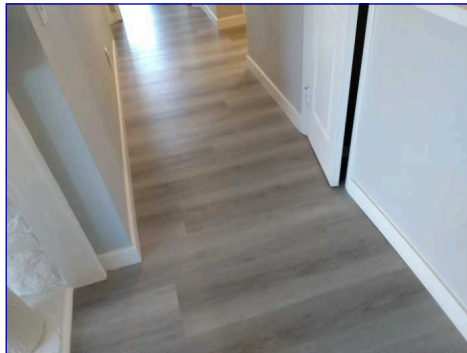
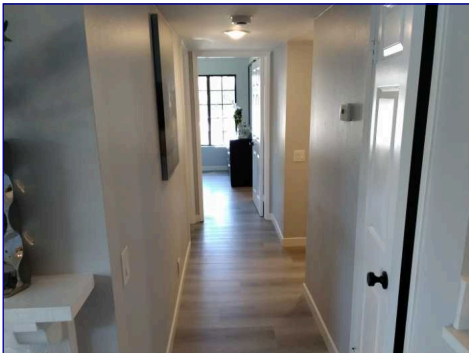
Stairs General Overview: N/A

Hallways General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

1.1. There are popcorn ceilings installed in one or more rooms of the home. If the ceilings were installed prior to 1978, they might contain a higher level of asbestos-type material. Recommend testing be performed by a professional contractor prior to repairs or remodeling. Concealing, removal and replacement options are available. Consult a licensed contractor as needed.

1.2. The hallway floor was apparently sloping, uneven. Recommend further evaluation from qualified professional.



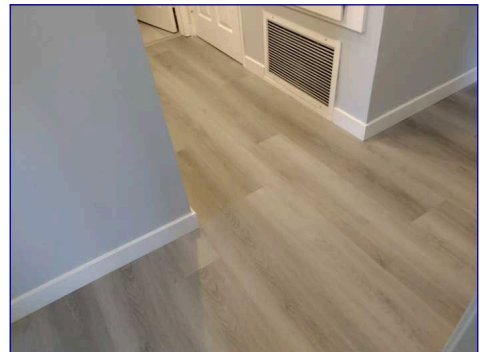
Sloping



Popcorn



Popcorn



Sloping

Smoke/Carbon Monoxide Detectors

Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.

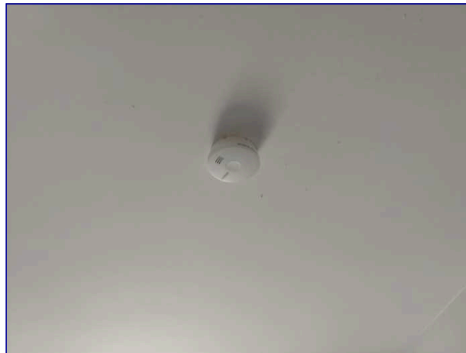
Smoke and CO alarms are not tested by pressing the "Test" button. This, unfortunately, only tests the functionality of the audible alarm and not the ability of the unit to detect smoke and/or a fire. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection.

Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements.

1. Smoke Detectors - CO Detectors



Smoke Alarms Present: Yes
CO Detectors Present: Yes



Plumbing

Visible portions of the water distribution pipes were inspected, looking for leaks or other significant defects. Visible portions of the (DWV) drain, waste, and vent pipes were inspected, looking for leaks or indications of other significant deficiencies. Water was run through all drains in the home for an extended period of time to determine if functional drainage was occurring.

Plumbing (continued)

Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. We recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

Sewer camera inspections are recommended for any home regardless of age due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around \$250.00 but can save thousands if a problem is found.

1. Water Shut-off Location

Water Shut-off Location: Exterior front house wall



Shut off

2. Water Supply - Condition

Installed Material Type(s): Copper

Overall Condition:

2.1. Note: HOA Water heater, not evaluated with inspection. Refer to HOA regarding ownership and responsibility.



3. Main Fuel Shut-off Location - Condition

Location:

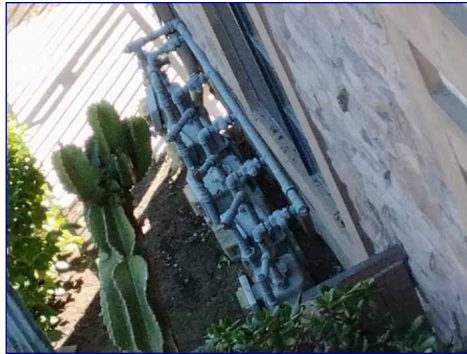
- On the front exterior wall

Overall Condition:

3.1. No safety/emergency shut off tool installed/secured near meter. Recommend securing tool/wrench at meter in case of emergency.



Plumbing (continued)



Heating System

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

The inspection of the heating system is limited to the response of the system at normal operating controls (the thermostat) in the heating mode (weather permitting); a non-invasive visual observation of the equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). An HVAC contractor should be consulted if a more thorough inspection is desired.

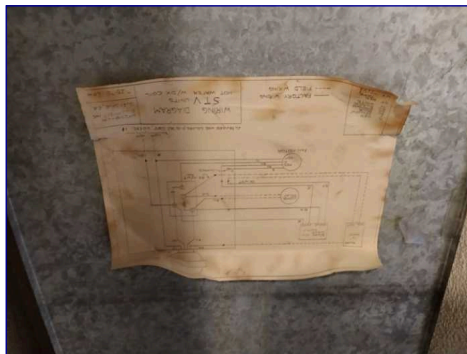
1. Manufacturer Information



Data Tag Info: Location: Hall Closet

Age: 20+

Label: Manufacturer data plate not legible. Limited information and evaluation.



2. Energy Source - System Type



Ignition Source and System Type: Energy Source: Hydronic • System Type: Central system

3. Filter



Condition/Type:

- Standard size
- Filter needs cleaning/replacement

Overall Condition:

3.1. The furnace filter is dirty, return dirty. Recommend changing the filter per the manufacturer's recommendations and cleaning return.

Heating System (continued)



Dirty

4. Overall Condition



System Operational: Unable to operate

General Overview: Overall adequate condition, other than noted items

Overall Condition:

4.1. The average life expectancy for a hydronic heating stems is 10-20 years. Recommend budgeting for replacement and having a detailed evaluation from licensed HVAC technician.

4.2. Vibration noticed at unit during AC operation. Inside electrical junction box exposed wires. Unit not tested due to interior unit temperature. Recommend a licensed HVAC contractor evaluation and certification before closing. Repairs or replacements should be made by a qualified licensed contractor.



Thermostat hall



Corroded



Open junction

Electrical - Sub Panel

1. Location - Clearance



Panel Location: Primary bed behind door
Panel Clearance Proper: Yes

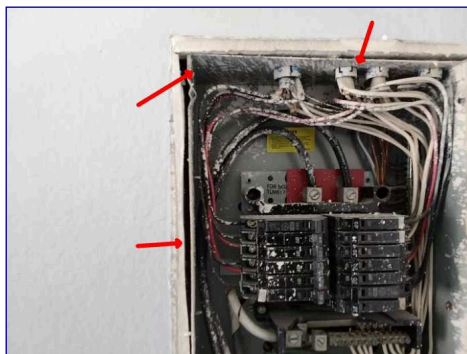
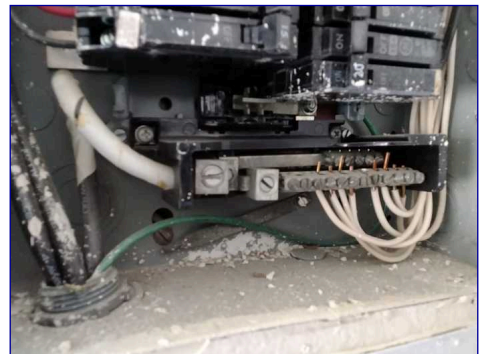
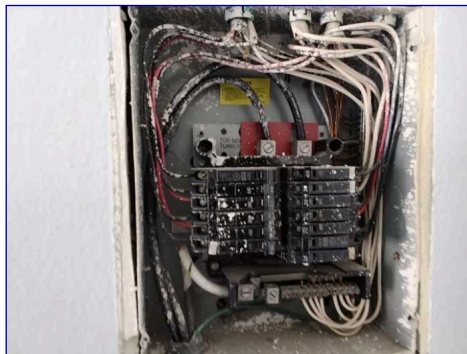
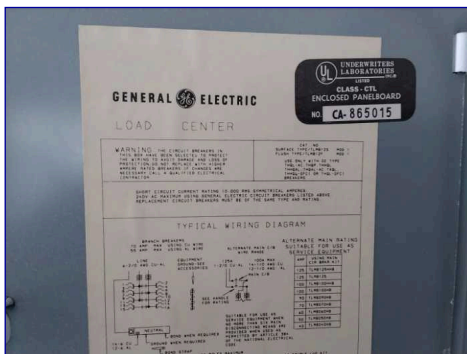


2. Wiring Type - Manufacturer



Wiring Type: Copper • Aluminum • Solid copper • Romex
Panel Manufacturer: GE
Overall Condition:

2.1. Panel uneven to wall, open voids around enclosure, which is a safety concern. Recommend licensed electrician evaluate and make necessary repairs.



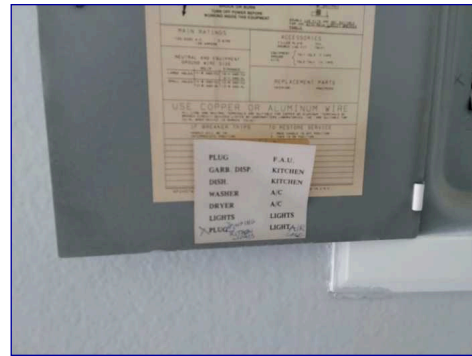
Uneven, voids

3. Disconnect - Breaker Type - Overall Condition



Main Disconnect Size: N/A sub panel • 125amp
Breaker Type/Style: Breakers

Electrical - Sub Panel (continued)



Electrical/Amenities/Communication

This report describes the amperage and voltage rating of the service, the presence of solid conductor aluminum branch circuit wiring, and wiring methods. Inspectors are required to inspect the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in the report should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Type



Wiring Type: Romex • Solid copper wires • Multi strand copper wires
System Grounded: Yes



2. General Amenities



Installed Items: Intercom

General Overview:

- Above listed installed items installed are not evaluated or tested with inspection. Recommend consulting seller regarding ownership and operation.

Electrical/Amenities/Communication (continued)

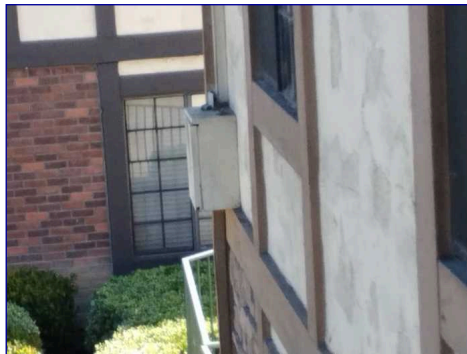


Intercom

3. TV/Phone/Communication

Location(s): TV/Cable entrance exterior wall

N/A



Exterior front

Cooling System - Interior

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

The inspection of the cooling system is limited to the response of the system at normal operating controls (the thermostat) in the cooling mode (weather permitting); a non-invasive visual observation of the equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). An HVAC contractor should be consulted if a more thorough inspection is desired.

1. Manufacturer Information

Data Tag Info: Location: Hall Closet

Age: 20+

Label: Manufacturer data plate not legible. Limited information and evaluation.

N/A

2. Evaporator Coil

Observation(s): Not visible with inspection

N/A

Cooling System - Interior (continued)

3. Condensate Drain(s)



Type/Discharge: Through exterior wall

Overall Condition:

3.1. The condensate drain line was not installed with proper vent trap. Drain crushed, restricted. Recommend a licensed HVAC contractor to evaluate and repair.



4. Operation - Condition



System Operational: Yes

Overall Condition:

4.1. Note: Exterior condensing unit not elevated with inspection. Recommend further evaluation from licensed HVAC technician.

4.2. The air conditioner temperature differential was lower than normal operating standards. The system was not operating as designed. Recommend a licensed HVAC contractor evaluate and to make recommendations for repair.

4.3. Please note; the cooling system contains R-22 refrigerant (Freon). By EPA Standards this Freon will be obsolete in the year 2020. Accordingly, when the air conditioner requires repair to the "closed refrigerant system" The R-22 refrigerant must be removed. A retrofit option may be available that may be less expensive than replacement. We recommend saving for repairs/replacement. Consult a licensed HVAC contractor as needed.

4.4. The average life expectancy for an air conditioning system is 15-20 years, unit is coming into/passing the theoretical functional life. Recommend budgeting for repairs and/or replacement within years to come.



Return 88

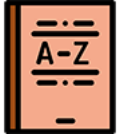


Registered 64



Register 70





Glossary

Term	Definition
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

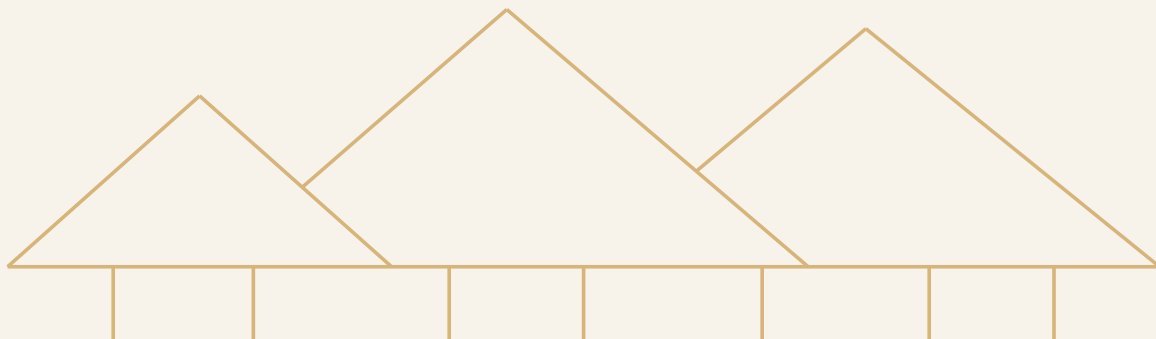


INGRAFFIA
HOME INSPECTIONS

PROPERTY CARE & INSPECTION

Reference Guide

Service walks, systems & preventive maintenance



INSPECTION REFERENCE

FIELD REFERENCE

Practical guidance for the life of the property

Prepared by Ingraffia Home Inspections

SECTION 01

Grounds & Site

Drainage, exterior surfaces, retaining elements and practical condition definitions.

Use this guide as a practical maintenance reference. It supports—but does not replace—professional evaluation, repair recommendations or the findings in a property-specific inspection report.

SERVICE WALKS/DRIVEWAYS

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

PATIOS

that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements/crawlspaces. **EXTERIOR WOOD SURFACES** All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

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

GRADING AND DRAINAGE

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

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

ROOF AND SURFACE WATER CONTROL

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

WINDOW WELLS

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

RETAINING WALLS

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

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

RAILINGS

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

DEFINITIONS**SATISFACTORY**

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

MARGINAL

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

POOR

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

SECTION 02

Roofing & Exterior

Roof coverings, expected service life, chimneys, cladding, openings and weather protection.

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

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

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

Typical Roof-Covering Life Expectancy

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
Asphalt shingles	15–20 years	Used on nearly 80% of residential roofs; requires little maintenance.
Asphalt multi-thickness shingles*	20–30 years	Heavier and more durable than regular asphalt shingles.
Asphalt interlocking shingles*	15–25 years	Especially effective in high-wind areas.
Asphalt rolls	10 years	Used on low-slope roofs.
Built-up roofing	10–20 years	Used on low-slope roofs; typically costs more than asphalt shingles.
Wood shingles*	10–40 years ¹	Treat with preservative every five years to help prevent decay.
Clay tiles*	20+ years	Durable and fireproof, but not watertight; requires a sound subsurface base.
Cement tiles*	20+ years	Durable and fireproof, but not watertight; requires a sound subsurface base.
Slate shingles*	30–100 years ²	Extremely durable, but brittle and expensive.
Asbestos cement shingles*	30–75 years	Durable, but brittle and difficult to repair.
Metal roofing	15–40+ years	Available in sheets and shingles; certain metals require painting and proper grounding.
Single ply	15–25 years	Newer material; long-term performance varies.
Membrane / polyurethane with elastomeric coating	5–10 years ¹	Used on low-slope roofs.

* Not recommended for use on low-slope roofs. ¹ Depending on local conditions and proper installation. ² Depending on slate quality.

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

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

CHIMNEYS

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

NOT EVALUATED

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

CRICKET FLASHING

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

GUTTERS AND DOWNSPOUTS

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

SIDING

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

EIFS

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

DOORS AND WINDOWS

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

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue. New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

CAULKING

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

SECTION 03

Garage & Interior

Interior finishes, appliances, bathrooms, ventilation and common household safety considerations.

OVERHEAD DOOR OPENERS

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

GARAGE SILL PLATES

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

BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18 inches above the floor should be evaluated as a safety concern.

PLASTER ON WOOD LATH

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

PLASTER ON GYPSUM LATH (ROCK LATH)

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

WOOD FLOORING

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

NAIL POPS

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

CARPETING

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

APPLIANCES

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

ASBESTOS AND OTHER HAZARDS

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

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

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

WINDOWS

A representative number of windows are inspected.

STALL SHOWER

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

CERAMIC TILE

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

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

EXHAUST FANS

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

SLOW DRAINS

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

SAFETY HAZARDS

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

WHIRLPOOL TUBS

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

DOOR STOPS

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

CLOSET GUIDES

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

COLD AIR RETURNS

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

AN INSPECTION VERSUS A WARRANTY

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

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

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

WINDOW FRAMES AND SILLS

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

FIREPLACES

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

WOODBURNERS

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

VENTILATION

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

INSULATION

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

SMOKE DETECTORS

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

VAPOR BARRIERS

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

SAFETY GLAZING

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

INSULATED GLASS

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

SECTION 04

Foundation & Crawl Space

Foundations, moisture control, access limitations and signs that call for monitoring or evaluation.

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

FOUNDATION (COVERED WALLS)

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

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

MONITOR

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

HAVE EVALUATED

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

VAPOR BARRIER

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

MOISTURE PRESENT

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet. Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. No representation is made to future moisture that may appear.

PALMER VALVE

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

DRAIN TILE

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

BASEMENT ELECTRICAL OUTLETS

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

CRAWL SPACES

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

HAVE EVALUATED

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

MONITOR

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

FOUNDATION (COVERED WALLS)

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

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SECTION 05

Plumbing

Water supply, fixtures, valves, heaters, wells, septic systems and common piping materials.

WELLS

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

SEPTIC SYSTEMS

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

WATER PIPES

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

HOSE BIBS

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

WATER HEATER

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

WATER SOFTENERS

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

PLUMBING

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

SHUT-OFF VALVES

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

POLYBUTYLENE PIPING

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

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

CSST

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

SECTION 06

Heating, Electrical & Cooling

Equipment life expectancy, service practices, electrical safety and cooling-system operation.

Typical HVAC Equipment Life Expectancy

EQUIPMENT	TYPICAL SERVICE LIFE
Gas-fired hot air	15–25 years
Oil-fired hot air	20–30 years
Cast iron boiler	30–50+ years
Steel boiler	30–40+ years
Copper boiler	10–20 years
Circulating pump	10–15 years
Air-conditioning compressor	8–12 years
Heat pump	8–12 years

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

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

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

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

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

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

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

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

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

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

Every effort has been made to evaluate the size of the service. Three wires going in to the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I. See diagram below: If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

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

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

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

ARC FAULTS

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

REVERSE POLARITY

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

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

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

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

COOLING

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

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

A/C CONDENSER COIL

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

SECTION 07

Preventive Maintenance

A practical checklist for protecting the property and keeping its major systems working safely.

PREVENTIVE MAINTENANCE CHECKLIST**I. FOUNDATION & MASONRY**

- Check basements for dampness and leakage after wet weather.
- Check chimneys for deteriorated caps and loose or missing mortar.
- Maintain grading that slopes away from foundation walls.

II. ROOFS, GUTTERS & EAVESTROUGH

- Check for damaged, loose or missing shingles and blisters.
- Clean gutters, leaders, strainers, window wells and drains. Direct downspouts away from the foundation and cut back tree limbs.
- Check flashings around roof stacks, vents, skylights and chimneys. Check vents, louvers and chimneys for nests and insects.
- Check fascia and soffits for flaking paint, leakage and decay.

III. EXTERIOR WALLS

- Check painted surfaces for flaking or failure and cut back shrubs.
- Check masonry walls for cracks, looseness, and missing or broken mortar.

IV. DOORS & WINDOWS

- Check caulking around doors, windows, corner boards and joints. Recaulk and weatherstrip as needed; check window glazing and putty.

V. ELECTRICAL

- Mark and label each circuit. Trip circuit breakers every six months and test GFCIs monthly.
- Replace worn or damaged lamp cords, extension cords and plugs; inspect exposed wiring and cable.
- Disconnect any appliance that produces a tingling shock and have it repaired. Call a licensed electrician if lights flicker or dim or appliances cycle unexpectedly.

VI. PLUMBING

- Drain exterior water lines, hose bibs, sprinklers and pool equipment in the fall.
- Draw sediment from water heaters monthly or according to manufacturer instructions.
- Have the septic tank cleaned every two years.

VII. HEATING & COOLING

- Change or clean furnace, air-conditioning and electronic filters as needed.
- Clean and service the humidifier periodically and annually.
- Have oil-burning equipment serviced annually.

VIII. INTERIOR

- Keep bathroom tile joints, tub grouting and caulking well sealed to prevent damage below.
- Close crawl-space vents in winter and open them in summer where appropriate.
- Check the underside of the roof for stains, leaks, dampness and condensation, especially in attics and around chimneys.

IX. KNOW THE LOCATION OF

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