
Ingraffia Home Inspections

INSPECTION REPORT

PROFESSIONAL HOME INSPECTION



Clients Name

Property Address

Property Address

Ingraffia Home Inspections

PROFESSIONAL HOME INSPECTION

INSPECTION REPORT INTRODUCTION

CLIENT

Clients Name

PROPERTY

Property Address

Property Address

Approximate Year Built: 1980

1800 S.F. Stucco/Brick

BUYERS AGENT

Agents Name

Agents Profession & Company

INSPECTION DATE

11/13/2009

81 °F

I'm pleased to report that we performed a professional and thorough inspection of the above referenced property.

Included in the body of this Inspection Presentation Report is information pertinent to the inspection performed. The report is formatted according to a checklist system and is written specifically for easy understanding & knowledge of the systems inspected. The final pages of the report consist of summary notes that specifically address any items reported in the body of the checklist report. Separately attached are items that you may want to consider with respect to maintenance and improved efficiency.

It was a real pleasure to be of service to you. If you have any questions or comments, please feel completely free to contact me as I remain at your service.

Respectfully Submitted,

Mark Ingraffia
Owner/Inspector

Ingraffia Home Inspections

PROFESSIONAL HOME INSPECTION

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SPECIALIZED EQUIPMENT

If the property you are preparing to buy has any of the following items or equipment, you may want to consider having them inspected by a specialist in that field. These items are specifically excluded from the scope of this home inspection.

- SEA WALLS
- DOCKS AND EQUIPMENT
- SOLAR POOL EQUIPMENT / SOLAR HEATING EQUIPMENT
- DETACHED STRUCTURES (structures on the property not directly attached to the house such as detached garages, storage sheds, barns, landscaping and playground structures)
- WATER SOFTENER EQUIPMENT
- WATER PURIFICATION EQUIPMENT
- SECURITY SYSTEMS / LIGHTNING PROTECTION SYSTEMS
- RETAINING WALLS THAT DO NOT DIRECTLY AFFECT THE HOUSE
- WELLS / PUMPS
- WELL WATER
- SEPTIC SEWAGE SYSTEMS
- TELEPHONE, CABLE TV, SOUND AND INTERCOM EQUIPMENT, SMOKE DETECTORS
- WOOD DESTROYING ORGANISMS OR PESTS (including termites)
- FIREPLACES (the inspector does not light a fire in the fireplace)
- WASHER, DRYER, REFRIGERATOR, FREEZER, AND OTHER NON-BUILT-IN EQUIPMENT OR APPLIANCES

If you have any questions about these items or equipment, you should contact your real estate representative. If you have questions regarding the risks of not having these items inspected, you may contact your Home Inspector.

NOTE: The above items may not be all inclusive of specialized equipment at the property you are preparing to purchase. Be sure to thoroughly examine your Inspection Report. Items indicated in the report are included in the inspection. Items not specifically indicated in the report are not included in the scope of the home inspection. We have included this page in the report as a courtesy to our clients since our goal is that you be as informed as possible.

LOT GRADING / DRAINAGE

A-01

- | | | |
|--|--|--------------------------------|
| <input checked="" type="checkbox"/> Graded Away From House | <input type="checkbox"/> Graded Toward House | <input type="checkbox"/> Steep |
| <input type="checkbox"/> Level Grade | <input type="checkbox"/> Ravine Lot | <input type="checkbox"/> _____ |

DESCRIPTION	YES	NO	NA	See Note No.
1. Does the yard visually appear to drain water away from the house foundation?	X			
2. Is the site free of visible soil erosion problems in the areas of yard against the foundation?	X			

Note: The inspection does not include geological, soil conditions or underground items. Drainage around the house foundation is viewed by the eye only to see if water appears that it will be carried away from or around the house

DRIVEWAY

A-02

- | | | |
|--|---|--------------------------------|
| <input checked="" type="checkbox"/> Concrete | <input type="checkbox"/> Stone / Pavers | <input type="checkbox"/> Brick |
| <input type="checkbox"/> Asphalt | <input type="checkbox"/> Gravel | <input type="checkbox"/> _____ |

DESCRIPTION	YES	NO	NA	See Note No.
1. Is the surface free of major cracking other than normal shrinkage cracks?	X			
2. Is the surface free of abnormal deterioration?	X			
3. Does the driveway appear to slope away from the garage where it meets the door?	X			

WALKWAYS

A-03

- | | | |
|--|-------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> Concrete | <input type="checkbox"/> Wood | <input type="checkbox"/> Brick /Stone |
| <input checked="" type="checkbox"/> Pavers | <input type="checkbox"/> Tile | <input type="checkbox"/> _____ |

DESCRIPTION	YES	NO	NA	See Note No.
1. Is the surface free of major cracking other than normal shrinkage cracks?	X			
2. Is the surface free of abnormal deterioration?	X			
3. Do the walkways slope away from house?	X			

Note: Only those sidewalks adjacent to the house are included in the inspection (does not include street-side sidewalks).

RETAINING WALLS

A-04

- | | | |
|---|--|--|
| <input type="checkbox"/> Concrete Block | <input type="checkbox"/> Stone | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Poured Concrete | <input checked="" type="checkbox"/> None |

DESCRIPTION	YES	NO	NA	See Note No.
1. Is the wall free of significant cracks?			X	
2. Is the wall free of visible settlement?			X	
3. Does the wall have weep holes?			X	

Note: Only those retaining walls that have a direct effect on the condition of the building are inspected. The inspection of retaining walls is general in nature and only those items above are reported. Future settlement and condition of wall is not warranted nor implied by this inspection, report, or verbally, Sea walls and docks are not included in the inspection and should be inspected by a specialist in this field.

F E N C I N G

A-05

<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Chain Link	<input type="checkbox"/> Masonry / Brick <input checked="" type="checkbox"/> Masonry / Stucco	<input type="checkbox"/> Vinyl <input type="checkbox"/> _____
---	--	--

DESCRIPTION	YES	NO	NA	See Note No.
1. Is the fence free of signs of deterioration/rot or damage where it is adjacent to house?	X			
2. Does the fence appear to be reasonably plumb?	X			
3. If gates exist, do they function properly?	X			

Note: Fencing is inspected only where it is adjacent to the structure (approximately five feet to either side of the house).

S P R I N K L E R S Y S T E M

A-06

<input checked="" type="checkbox"/> Automatic Timers (Manually Tested) <input type="checkbox"/> Manual System (Not Inspected)	<input type="checkbox"/> Timer Location <u>Garage</u> <input type="checkbox"/> Valve Locations <u>Right</u>	<input type="checkbox"/> Number of Zones 6 <input type="checkbox"/> _____
--	--	--

DESCRIPTION	YES	NO	NA	See Note No.
1. Are valves free of obvious signs of leaks?	X			
2. Are all heads in place?	X			
3. Are all heads operational?	X			
4. Is spray directed away from Structure, Fences, etc.?	X			

Note: The inspection of the sprinkler system is limited and includes only the questions of this section.

S O F F I T / F A S C I A / E A V E S

A-07

<input checked="" type="checkbox"/> Wood <u>Fascia</u> <input type="checkbox"/> Open Rafters	<input type="checkbox"/> Aluminum _____ <input type="checkbox"/> Vinyl _____	<input type="checkbox"/> Other: _____ <input type="checkbox"/> _____
---	---	---

DESCRIPTION	YES	NO	NA	See Note No.
1. Is the surface free of visible rot/deterioration?	X			
2. Is the surface free of vermin entry?	X			
3. Is the surface free of water stains?	X			
4. Do materials appear to be secure?	X			

G U T T E R & D O W N S P O U T S

A-08

<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Pre-Finished	<input type="checkbox"/> Galvanized Metal <input type="checkbox"/> Painted	<input type="checkbox"/> Vinyl <input type="checkbox"/> _____
---	---	--

DESCRIPTION	YES	NO	NA	See Note No.
1. Are the gutters and downspouts firm?	X			
2. Are downspouts attached to the gutters?	X			
3. Do downspouts direct water away from the foundation?	X			

Note: Gutters and downspouts are not inspected for leakage.

STEPS, PORCHES, AND DECKS

A-09

<input type="checkbox"/> Covered Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Railings
<input checked="" type="checkbox"/> Patio	<input type="checkbox"/> Steps	<input type="checkbox"/>

DESCRIPTION	YES	NO	NA	See Note No.
Steps & Railings				
1. Are steps free of visible rot/deterioration?			X	
2. Are steps railings free of visible rot/deterioration?			X	
3. If railings exist, do they appear to be firm?			X	

COVERED PORCHES

Covered Porch	Covered Porch	Covered Porch	Covered Porch	None

4. Is the porch free of visible signs of settlement?				
5. Is porch floor surface free of visible rot and/or deterioration?				
6. If supported by posts, do they appear to be in good condition?				
7. If porch is screened, is screen material generally in satisfactory condition?				
8. Is porch ceiling generally in satisfactory condition?				

DECK / PATIO / UNCOVERED PORCH

Patio				Covered Patio
Rear				
Concrete				

9. Is the surface free of visible deterioration/damage?	X			
10. Are floor joists/beams free of visible rot/deterioration?	X			
11. Do support posts appear well supported and free of rot?	X			
OTHER				

WINDOW - EXTERIOR

A-10

<input checked="" type="checkbox"/> Metal	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Vinyl	<input type="checkbox"/>
<input type="checkbox"/> Single Hung	<input checked="" type="checkbox"/> Sliding Glass	<input checked="" type="checkbox"/> Casement	<input type="checkbox"/> Awning <input type="checkbox"/> Jalousie
<input type="checkbox"/> Insulated Glass System	<input type="checkbox"/> Storm Window System		

DESCRIPTION	YES	NO	NA	See Note No.
1. Are windows free of broken glass?	X			
2. Are screens present at all windows (where necessary) ?	X			
3. Do frames appear to be in satisfactory condition?	X			
4. Do sills appear to be in satisfactory condition?	X			
5. Does caulking appear to be in satisfactory condition?	X			
6. If windows are thermal pane (insulated), are they sealed?	X			

DOORS - EXTERIOR

A-11

<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Other
<input type="checkbox"/> French / Swinging	<input checked="" type="checkbox"/> Sliding	<input type="checkbox"/> Storm Door(s)

DESCRIPTION	YES	NO	NA	See Note No.
1. Are doors in satisfactory condition?	X			
2. Are frames in satisfactory condition?	X			
3. If doors have glass, is glass in satisfactory condition?	X			
4. Do doors have weatherstripping?	X			
5. If doors have screens, are they free of damage?	X			

EXTERIOR WALLS

A-12

<input checked="" type="checkbox"/> Wood Frame	<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> Other
<input type="checkbox"/> Wood Siding	<input checked="" type="checkbox"/> Stucco	<input type="checkbox"/> Asbestos Siding
<input type="checkbox"/> Vinyl Siding	<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Wood Shingle
<input type="checkbox"/> Aluminum Siding	<input checked="" type="checkbox"/> Brick Veneer	<input type="checkbox"/> Asphalt Shingle
<input type="checkbox"/> Plywood / T-111	<input type="checkbox"/> Stone	<input type="checkbox"/> EIFS
<input type="checkbox"/> Hardboard Siding	<input type="checkbox"/> Artificial Stone	<input type="checkbox"/> Other

DESCRIPTION	YES	NO	NA	See Note No.
SIDING / WOOD TRIM				
1. Overall, does the siding/trim appear to be firm?			X	
2. Does the siding/trim appear to be free of localized rot?			X	
3. Is substrate fully covered by the siding?			X	
<p>Observations are made of exterior wood siding and trim to try and assess the extent of damage (if any) from wood decay and/or termites. It is not within the scope of the inspection to detect all damage which would require extensive, and time prohibitive probing. Therefore, sampling by probing is employed at various random areas/locations, at visually suspicious areas of wood, and in areas where probability is higher for damage. The inspection does not guarantee that other areas of damage may exist undiscovered. With two story homes or greater, probing of siding, trim, overhang materials, etc. is limited to the first floor. Observations of second floor materials are made from the ground.</p>				
BRICK / BLOCK / STONE				
4. Is the surface free of major cracks (hairline cracks excluded)?	X			
5. Is the surface free of abnormal damage?	X			
6. Does the mortar appear to be in satisfactory condition?	X			
STUCCO				
7. Is the surface free of major cracks (hairline cracks excluded)?	X			
8. Is the surface free of abnormal damage?	X			
9. Does the stucco appear to be firm?	X			
<p>Shrinkage cracks in masonry joints and stucco surfaces are common and are usually normal and arise from shrinkage and/or minor settlement. This type of crack is not reported by the inspector. However, a settlement crack or other structural crack often begin, in their appearance, as a shrinkage crack and then change over the course of time (short or long period of time). The crack may widen, increase, develop a surface differential on either side of the crack, etc. The inspection does not warrant against shrinkage (hairline) cracks that are the beginning manifestations of settlement/structural cracks. Additionally, stucco thickness is not determined.</p>				

ROOF - EXTERIOR

A-13

Roof Profile: ☒ Gable ☐ Hipped ☐ Gambrel ☐ Mansard ☐ Flat
Roof Material: ☐ Shingle ☒ Tile ☐ Wood Shake ☐ Metal ☐ Other
Roof Pitch: Moderate (3/12 to 5/12) ***Approximate Age :** 19-20 years ***Approximate Remaining Life :** 19-20 years
Method of making roof observations: Viewed from ground

DESCRIPTION	YES	NO	NA	See Note No.
1. Does the roofing material appear to be in normal condition (normal wear/tear excepted)?	X			
2. Is the roofing free of visible deterioration/damage?	X			
3. Do visible flashings appear to be in normal condition?	X			
4. Are the stack pipes free of obvious problems?	X			
5. Is the roof free of visible leaks?	X			
6. Does the roof surface appear to be firm?	X			

***Note:** The "Approximated Age" of roofing and the "Approximate Remaining Life" of roofing are approximations only and are not warranted to be accurate. The Client assumes all risk and responsibilities related to the use of this information. Tile roof systems are not traversed which can result in damage to the tile. Observations of tile roofing are made from the ground and poses restrictions in the assessment of the roofing.

AVERAGE LIFE EXPECTANCIES OF ROOFING

The following information is provided for the convenience of the Client. The information contained herein is believed to be accurate but is not warranted as such. The client assumes all risk and responsibilities related to the use of this information.

	ROOFING TYPE	AVER. LIFE EXPECTANCY	SPECIAL REMARKS
	ASPHALT SHINGLES	12-14 Years	Used on nearly 80% of all residential roofs; requires little maintenance. Not recommended for low slope roofs.
	ASPHALT MUTI-THICKNESS SHINGLES	20-30 Years	Heavier and more durable than regular asphalt shingles. Not recommended for low slope roofs.
	ASPHALT INTERLOCKING SHINGLES	15-25 Years	Especially good in high-wind areas. Not recommended for low slope roofs.
	ASPHALT ROLLS	10 Years	Used on low slope roofs.
	BUILT-UP ROOFING	10-20 Years	Used on low slope roofs, 2 to 3 times as costly as asphalt shingles.
	WOOD SHINGLES	10-40 Years	Treat with preservative every 5 years to prevent decay.
X	CLAY TILES	20+ Years	Durable, fire-resistant, but not watertight, requiring a good subsurface base (which is not visible).
	CEMENT TILES	20+ Years	Durable, fire-resistant, but not watertight, requiring a good subsurface base (which is not visible).
	SLATE SHINGLES	30-100 Years	Extremely durable, but brittle and expensive.
	ASBESTOS CEMENT SHINGLES	30-75 Years	Durable, but brittle and difficult to repair.
	METAL ROOFING	15-40+ Years	Comes in sheets and shingles; should be well grounded for protection from fighting; certain metals must be painted.
	SINGLE PLY MEMBRANE	15-25 Years (manufacturers claim)	New material; has not yet passed the test of time.

G A R A G E / C A R P O R T

A-14

<input checked="" type="checkbox"/> Attached / Enclosed	<input type="checkbox"/> Attached / Open	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Detached / Open	<input type="checkbox"/> Detached / Enclosed	<input type="checkbox"/> _____

DESCRIPTION	YES	NO	NA	See Note No:
WALL & CEILING FINISHES				
1. Do walls appear to be in satisfactory condition (cosmetic items excluded)?	X			
2. Does the ceiling appear to be in satisfactory condition (cosmetic items excluded)?	X			
FLOOR				
3. If attached, is the floor of the garage lower than the house?	X			
4. Is the floor free of major cracks (normal shrinkage cracks not reported) ?	X			

GARAGE DOOR ☐ 16' Overhead Door ☒ 8' Overhead Door ☐ Other: _____

<input checked="" type="checkbox"/> Aluminum / Uninsulated	<input type="checkbox"/> Aluminum / Insulated	<input type="checkbox"/> Steel / Insulated
<input type="checkbox"/> Wood	<input type="checkbox"/> Fiberglass / Uninsulated	<input type="checkbox"/> Other

5. Does the Garage Door(s) appear to be in satisfactory condition?	X			
6. Does the Door have weatherstripping at the base of door?	X			
7. Does the Door have an Automatic Opener and does it operate?	X			
8. Does the Auto Reverse (safety) work? <input checked="" type="checkbox"/> Light Beam <input type="checkbox"/> Pressure Sensitive* <input type="checkbox"/> None	X			

Note: Pressure sensitive reversing action is not tested for operation as this may damage the door opener.

S W I M M I N G P O O L & S P A / S C R E E N E N C L O S U R E S

A-15

<input type="checkbox"/> In-ground	<input type="checkbox"/> Above-ground	<input checked="" type="checkbox"/> None
<input type="checkbox"/> Yes <input type="checkbox"/> No Screen Enclosure	<input type="checkbox"/> Yes <input type="checkbox"/> No Fence Enclosure	<input type="checkbox"/> Spa

DESCRIPTION	YES	NO	NA	See Note No:
1. Is the pool pump working and free of obvious leakage?			X	
2. Is the pool filter free of obvious leakage?			X	
3. Does the pool surface generally appear to be in satisfactory condition (wear/tear excepted)?			X	
4. Does the deck topping appear to be in satisfactory condition (wear/tear excepted)?			X	
5. If there is a pool/spa heater, is it operational? <input type="checkbox"/> Electric <input type="checkbox"/> Gas			X	
6. If an underwater pool light exists, does it operate?			X	
7. Are screen enclosure panels secured?			X	
8. Do screen enclosure panels appear to be in satisfactory condition (minor holes & tears excluded)?			X	
9. Do screen doors appear to be in satisfactory condition?			X	

Note: Swimming pools and spas are inspected for their general operation only and the scope of the inspection includes only those questions indicated in this section. It is recommended that a pool specialist inspect the pool or spa if the Client has any concerns as to its condition and operation. Solar pool heating equipment is not included in this inspection and should be inspected by a solar heating specialist. Pools without a barrier such as fence or screen enclosure are a liability.

P L U M B I N G - E X T E R I O R

A-16

<input checked="" type="checkbox"/> Public Water Supply	<input type="checkbox"/> Private Well Supply	<input type="checkbox"/> Irrigation Pump
<input type="checkbox"/> Public Water Supply	<input type="checkbox"/> Septic Tank Sewer System	<input type="checkbox"/> Other:

DESCRIPTION	YES	NO	NA	See Note No:
1. Are hose bibbs operational and firmly secured to structure?	X			
2. Are hose bibbs free of obvious leaks? Water pressure at exterior hose bibb: 65-70 psi	X			
3. Is there a main water shut-off valve? Location if visible: <u>Exterior Front</u>	X			
4. If septic tank system, is it free of strong odors in tank area?			X	
5. Is the septic tank area free of standing water?			X	
6. If there is a well and/or pump, does it (they) work?			X	

Items not included are wells, septic systems (other than the questions noted above), water testing, underground and concealed plumbing and electric lines, water softeners, solar systems. Water from wells should be tested by a specialist prior to use.

E L E C T R I C A L - E X T E R I O R

A-17

<input type="checkbox"/> Overhead Service	<input checked="" type="checkbox"/> Underground Service	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> Exterior Outlets	<input type="checkbox"/> Other Exterior Electrical:	

DESCRIPTION	YES	NO	NA	See Note No:
1. Is entrance conduit free of obvious damage?	X			
2. If service is overhead type, is there a drip loop?			X	
3. If service is overhead type, does the mast appear stable?			X	
4. If service is overhead type, are wires free of obstructions?			X	
5. Do visible entrance wires appear undamaged?			X	
6. Is there a main disconnect switch at the exterior? <u>Left Exterior</u>	X			
7. Is there a grounding rod visible (often buried beneath sod or mulch)?			X	
8. Are exterior outlets operational & free of obvious damage?	X			
9. Do exterior outlets have GFI devices (if not, see Section "F" of this report)?	X			
10. Do exterior outlets have weatherproof covers?	X			
11. Are exterior light fixtures operational (fixtures controlled by photocell excluded)?	X			
12. Do exterior light fixtures appear to be in acceptable condition?	X			

L A N D S C A P I N G - E X T E R I O R

A-18

<input checked="" type="checkbox"/> Grass	<input checked="" type="checkbox"/> Trees	<input type="checkbox"/> Shrubs
<input checked="" type="checkbox"/> Flower/Planting Beds	<input checked="" type="checkbox"/> Elevated Planting Beds	<input type="checkbox"/> Other:

DESCRIPTION	YES	NO	NA	See Note No:
1. Are shrubs & plantings away from the exterior surface of the house?	X			
2. Are trees away from the roof such that they do not come into contact with its surface?	X			

STRUCTURAL - FOUNDATION				B-01
<input checked="" type="checkbox"/> Concrete Block	<input checked="" type="checkbox"/> Poured Concrete Footings	<input type="checkbox"/> _____		
<input type="checkbox"/> Crawl Space w/ Piers	<input checked="" type="checkbox"/> _____	<input checked="" type="checkbox"/> No Crawl Space		
DESCRIPTION	YES	NO	NA	See Note No.
1. Are visible foundation walls free of cracks (minor hairline cracks excluded)?			X	
2. Are visible foundation walls straight?			X	
3. If crawl space, was it accessible to the inspector?			X	
4. If crawl space, is there a vapor barrier?			X	
5. If crawl space, is there ventilation?			X	
6. Does the crawl space have a sump pump, and does it work?			X	

STRUCTURAL - FIRST FLOOR				B-02
<input checked="" type="checkbox"/> Slab-On-Grade	<input type="checkbox"/> Wood Joists w/ Crawl Space	<input type="checkbox"/> _____		
DESCRIPTION	YES	NO	NA	See Note No.
1. Is the floor free of obvious sagging or sloping?	X			
2. Does the floor feel firm?	X			
3. If crawl space, is the floor structure free of visible signs of water damage?			X	

STRUCTURAL - SECOND FLOOR				B-03
<input type="checkbox"/> Wood Joists	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> None		
DESCRIPTION	YES	NO	NA	See Note No.
1. Is the floor free of obvious sagging or sloping?			X	
2. Does the floor feel firm?			X	
3. Is the floor free of obvious signs of deterioration/damage where it is visible?			X	

STRUCTURAL - CEILING				B-04
<input checked="" type="checkbox"/> Wood Trusses	<input type="checkbox"/> No Attic Space	<input type="checkbox"/> Attic above w/ limited storage		
<input checked="" type="checkbox"/> Wood Joists	<input checked="" type="checkbox"/> Attic Above w/ no Storage	<input type="checkbox"/> Attic above w/ Finished Space		
DESCRIPTION	YES	NO	NA	See Note No.
1. Is the ceiling free of obvious sagging or sloping?	X			
2. Are visible ceiling joists free of signs of water penetration (see Note B-05.1) ?	X			
3. Are finished ceilings free of visible water stains?	X			

STRUCTURAL - ROOF STRUCTURE

B-05

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Pre-Engineered Trusses | <input type="checkbox"/> Stick Frame | <input type="checkbox"/> Wood Sheathing |
| <input checked="" type="checkbox"/> Insulated R-30 (+,-) | <input checked="" type="checkbox"/> Ventilated | <input checked="" type="checkbox"/> Skylights |
| <input type="checkbox"/> Sloped / Pitched Roof | <input type="checkbox"/> Flat Roof | <input type="checkbox"/> Other: |

DESCRIPTION	YES	NO	NA	See Note No.
1. Was the attic space accessible to the inspector?	X			
2. Are roof framing members free of visible water penetration?	X			
3. Are roof framing members free of obvious sagging?	X			
4. Is roof sheathing free of visible signs of water penetration?	X			
5. Is roof sheathing free of obvious sagging.	X			
6. Is the attic space insulated?	X			
7. Is insulation uniform and provide coverage throughout?	X			
8. Is the attic space provided with outlet ventilation?	X			
Ridge Vents _____ Gable Vents _____	X			
9. If electric power vents exist, are they operational?			X	
10. If skylights exist, do they appear to be in good condition?	X			
11. Are other roof penetrations free of visible signs of water penetration?	X			

Observations are made to reveal roof leakage. However, this inspection does not guarantee against roof leakage. Conditions concealed underneath attic insulation and in smaller attic areas are excluded. During warm weather attic spaces can become very hot. The inspector will use his personal judgment as to whether the attic is too hot to safely traverse. Additionally, hot attic spaces limit the amount of time the inspector can spend making observations in these areas. The Client is advised that hot attic spaces impose observation restrictions on the inspector and his ability to detect all possible defects or damage.

STRUCTURAL - INTERIOR WALLS

B-06

- | | | |
|--|--------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Wood Frame | <input type="checkbox"/> Metal Frame | <input type="checkbox"/> _____ |
|--|--------------------------------------|--------------------------------|

DESCRIPTION	YES	NO	NA	See Note No.
1. Are interior walls free of unusual bows?	X			
2. Are interior walls free of separation cracks where they intersect the ceiling?	X			
3. Are interior walls plumb?	X			
4. Do doorway openings appear to be plumb and level?	X			

General Note

This inspection does not include disassembly of any item or portion of building nor performing any procedure which may damage the property. A crawl space with less than 36" clearance or where other dangerous or adverse conditions exist is not traversed or checked. Items below grade are not inspected nor included. Engineering, soils testing, presence of hazardous substances, presence of wood destroying organisms or pests, and governmental codes compliance are excluded.



STRUCTURAL - MISCELLANEOUS

B-07

- | | | |
|---|---|---|
| <input type="checkbox"/> Stairway | <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> 2nd Floor Guardrails |
| <input type="checkbox"/> Interior Columns | <input type="checkbox"/> Other: | <input type="checkbox"/> Other: |

DESCRIPTION	YES	NO	NA	See Note No.
Stairway: # _____			X	
1. Do the stairs feel solid under foot (do not bounce/squeak excessively)?			X	
2. Are risers generally uniform?			X	
3. Are treads generally uniform?			X	
4. Does each stairway have a handrail?			X	
5. Are stair handrails firm?				
Fireplace: # One Type: <u>Masonry</u> See General Note about fireplace inspection at bottom of this page.	X			
6. Does the damper fit tight and operate easily?	X			
7. Do fire brick and/or fire box appear to be in acceptable condition?	X			
8. Does grout in fire box appear to be in satisfactory condition ?	X			
9. If exterior of fireplace is brick, stone, tile, does it appear to be in satisfactory condition?	X			
10. Does the hearth generally appear to be in satisfactory condition?	X			
11. Does the mantle generally appear to be in satisfactory condition?	X			
12. If a lintel exists, is it free of sagging?	X			
13. Does fireplace have a gas log starter?	X			
14. Does gas log starter operate?	X			
15. Does the chimney coping/cap appear to be in satisfactory condition?	X			
16. Does fireplace have an electric recirculating fan?			X	
17. Does recirculating fan operate?			X	
Second Floor / Balcony Guardrails			X	
18. Are guardrails firm?			X	
19. Are guardrails generally in satisfactory condition?			X	

Master Bedroom Fireplace



General Note: Fireplace flues and chimneys should be cleaned and inspected periodically by a chimney specialist. The inspection of the fireplace by the home inspector is very limited and general in nature and does not include lighting a fire in the fireplace to check for proper operation. It is recommended that the flue be inspected and cleaned by a chimney specialist prior to use.

INTERIOR - FLOORS, WALLS, & CEILINGS

C-01

[illegible]


INTERIOR - DOORS & WINDOWS				C-02
DESCRIPTION	YES	NO	NA	See Note No.
1. Do interior doors and hardware operate properly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Are doors generally in satisfactory condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Is door hardware generally in satisfactory condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Is door trim in satisfactory condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Do windows operate?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Do windows generally appear to be in satisfactory condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Do window locks operate satisfactory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Is window trim in satisfactory condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Are windows free of visible signs of water penetration?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

The inspector tries to inspect at least one window per room if it is accessible. Each bedroom should have at least one window or exterior door that is operational to provide a means for emergency and should exit directly to the exterior. Refer to "Exterior", sections 10 & 11, for more information about windows and doors. See also "Exterior", section 14, for information about garage overhead door(s).


INTERIOR - KITCHEN/BATH/OTHER CASEWORK			C-03	
Kitchen Cabinets <u>Wood</u> Countertops <u>Granite</u>	Bathroom Cabinets <u>Wood</u> <u>Wood</u> Countertops <u>Granite</u> <u>Corian</u>	Other Built-In Casework <u>Wood</u> Countertops 		
DESCRIPTION	YES	NO	NA	See Note No.
1. Do Kitchen cabinets appear to be in acceptable condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Do Kitchen countertops appear to be in satisfactory condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Do Bathroom cabinets appear to be in acceptable condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Do Bathroom countertops appear to be in satisfactory condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Does other "Built-In" casework appear to be in satisfactory condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Kitchen and Bathroom cabinets are inspected for basic function, operation, and major deficiencies. The terms "satisfactory" and "acceptable" from the above questions are with respect to function only and do not include cosmetic items. Normal wear and tear and minor "cosmetic" flaws are not included in the scope of this inspection. For water leakage and related damage to bottom of base cabinets, refer to "Part D - Plumbing" of this report.

Kitchen



Guest Bathroom



INTERIOR - BUILT-IN APPLIANCES

C-04

Only "Built-In" Appliances are Included in this Inspection Report

APPLIANCE	OPERATIONAL		Approximate Age	Average Life Expectancy	Condition (Good, Fair, Poor)	See Note No:
	Yes	No				
✓ Range (Stove / Oven Combo)	X		8-10 years	15-20 yrs.	Good	
Oven(s)				15-20 yrs.		
Stove Top				15-20 yrs.		
✓ Range Exhaust Hood <input type="checkbox"/> Recirculating <input checked="" type="checkbox"/> Exhaust to Exterior	X		Over 10 years	10 -15 yrs.	Fair	
✓ Dishwasher	X		8-10 years	7-10 yrs.	Good	
✓ Garbage Disposal	X		2-4 years	10 yrs.	Good	
✓ Microwave (built-in)	X		8-10 years	15-20 yrs.	Good	
Trash Compactor				5-10 yrs.		
✓ Other: Washer & Dryer	X		8-10 years		Good	
Other:						
Other:						

Appliances are checked for basic operation only by using their normal operating control devices. Excluded from the inspection are self-cleaning modes of ranges, clocks and timers, dishwasher soap dispensers, microwave oven leakage, and non-built-in appliances such as washer, dryer, refrigerator, etc.. Water softeners and water filtering systems are not included in this inspection and should be serviced by a specialist before use. If age of appliance is indicated, this information was provided by the current Home Owner. Otherwise, the Buyer is encouraged to obtain the age of appliances from the Seller.

Other appliance average life expectancies are:

Refrigerator 1-5 yrs

Washer 5-10 yrs

Dryer 12-15 yrs



Washer & Dryer



Oven-Stove Top Combo

PLUMBING - INTERIOR

D-01

Water Supply Lines	Drain / Waste Lines	Water Heater
<input checked="" type="checkbox"/> Copper (where visible)	<input checked="" type="checkbox"/> Plastic (PVC)	<input type="checkbox"/> Electric
<input type="checkbox"/> Galvanized Metal (where visible)	<input type="checkbox"/> Cast Iron	<input checked="" type="checkbox"/> Gas
<input type="checkbox"/> Polybutylene Plastic	<input type="checkbox"/> Not Visible	<input type="checkbox"/> Oil
<input type="checkbox"/> CPVC	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Capacity: 70 Gallons

DESCRIPTION	YES	NO	NA	See Note No.
1. Are exposed pipes free of visible signs of leakage and/or deterioration?	<input checked="" type="checkbox"/>			
2. Is the water heater operational and appear to be in satisfactory condition ?	<input checked="" type="checkbox"/>			
3. Hot water temperature at kitchen sink: <u>115-120</u> °F (See General Note below)	<input checked="" type="checkbox"/>			
4. Are faucets in satisfactory condition and free of leaks?	<input checked="" type="checkbox"/>			
5. Are areas under sinks free of signs of leaks or water damage?	<input checked="" type="checkbox"/>			
6. Are sinks in satisfactory condition?	<input checked="" type="checkbox"/>			
7. Are commodes in satisfactory condition and operate properly?	<input checked="" type="checkbox"/>			
8. Are tubs and shower units in satisfactory condition?	<input checked="" type="checkbox"/>			
9. Do tubs, showers, sinks, and commodes drain properly?	<input checked="" type="checkbox"/>			
10. Do tubs have whirlpool operation?	<input checked="" type="checkbox"/>			
11. Does whirlpool operate?	<input checked="" type="checkbox"/>			
12. Do all plumbing fixtures have a shut-off valve?	<input checked="" type="checkbox"/>			
13. Does kitchen sink have a vegetable sprayer?	<input checked="" type="checkbox"/>			
14. Does vegetable sprayer operate properly?	<input checked="" type="checkbox"/>			

GENERAL NOTES

Items excluded are wells, water testing, items concealed in walls and underground lines, septic systems, water softeners, solar systems, hot tubs. Leakage is checked throughout the house where accessible. However, a guarantee against leakage is not provided. Pressure relief valves are not manually tested as this may permanently damage the valve. A certain amount of damage is expected at the bottom of the cabinet beneath Kitchen and Bathroom sinks as a result of prior water leakage. If the inspector finds that the bottom of the cabinet is not abnormally deteriorated and/or if this area of the cabinet remains in functional condition, the condition will not be reported as needing repair (functional is defined as the ability of the cabinet to be used for household storage).

Hot Water Temperature: 110°F minimum required to kill microbes. Scalding/burns can occur quickly at hot water temperatures above 125 °F.

Water Heater

Manufacturer: Bradford White Date of Manuf: 1991

Location: Garage

Model # 6GN45-5675 Serial # 22514GG198 -7

The Buyer may wish to inquire of the Seller if the Water Heater is still under warranty.



HEATING & AIR CONDITIONING

E-01

Heating	Air Conditioning	Fuel Type
<input checked="" type="checkbox"/> Central Forced Air	<input checked="" type="checkbox"/> Central Forced Air	<input type="checkbox"/> Electric
<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Heat Pump	<input checked="" type="checkbox"/> Gas
<input type="checkbox"/> Baseboard	<input type="checkbox"/> Room A/C	<input type="checkbox"/> Oil
<input type="checkbox"/> Boiler	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:
<input type="checkbox"/> Other:	<input type="checkbox"/> Capacity:	<input checked="" type="checkbox"/> Capacity: 30 Gallons

DESCRIPTION	YES	NO	NA	See Note No.
1. Is the thermostat operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Do all living spaces have supply vents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Are supply vents adjustable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Is the air conditioner mode operating?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Is air flow detected at all supply vents?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Does the air feel adequately cool in the cooling mode? (see temperature differential below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the heat mode operating? NOTE: emergency electrical back-up strips are not inspected/tested.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Does the air feel adequately warm in the heating mode?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Is return air provided and equipped with a filtering device?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Is the blower fan free of excessive noise or vibration?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Does the condensate pan provide drainage and is it clean (if visible)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12. Is exposed ductwork in attic insulated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Is the condensing unit free of excessive noise/vibration?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Is there a clear area around the condensing unit (12-16")?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Do bathroom exhaust fans operate normally?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

The inspection of air conditioning and heating equipment is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Refrigerant levels/leaks are not tested. Any system requiring ignition of an open flame is not operated or tested. Adequacy of systems design is excluded from this inspection and report.

A/C and Heating System #1

Air Handler / Furnace

Manufacturer: Coleman

Date of Manufacture: 1983

Model Number: G435-695W

Location: Attic

Condensing Unit

Manufacturer: Kenmore

Date of Manufacture: 1987

Location: Exterior - rear

Boiler

Manufacturer: _____

Date of Manufacture: _____

Location: _____

A/C and Heating System #2

Air Handler / Furnace

Manufacturer: _____

Date of Manufacture: _____

Model Number: _____

Location: _____

Condensing Unit

Manufacturer: _____

Date of Manufacture: _____

Location: _____

Boiler

Manufacturer: _____

Date of Manufacture: _____

Location: _____



Condensing Unit



Air
Handler/Furnace

ELECTRICAL - INTERIOR

F-01

Service Entrance

- ☐ Three wire 220V
- ☒ Two wire 120V
- ☐
- ☐

Distribution Panel

- ☒ Circuit Breaker Panel

- ☐ Fused Panel

Number of Circuits:

Amperage Capacity:

Branch Wiring Type

- ☒ Copper
- ☐ Aluminum (solid)
- ☐ Aluminum (multi-strand)
- ☐ Other:

DESCRIPTION	YES	NO	NA	See Note No.
1. Do all breakers operate (turn off and on)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Do breakers / fuses feel cool to the touch?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Is distribution panel in an accessible location? <u>Exterior Left</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Is distribution panel secured to structure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Is distribution panel in satisfactory condition?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Are breaker slot covers present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is there a main disconnect switch or breaker?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Are outlets operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Are outlets three hole type?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Are there any ground fault circuit interrupters, (GFCI)? (see below for more information)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Are all switch and outlet covers present (where visible)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F-01.11
12. Are switches operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Are permanently mounted light fixtures operational?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
14. Are light fixtures free of obvious damage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

GENERAL NOTES

The inspection of electrical items is for testing of operation only using normal operating controls. It is not intended to be technically exhaustive and no dismantling of any system is performed. Adequacy of system design is excluded from this report. Telephone and television wiring and outlets, security systems, smoke detectors, carbon monoxide detectors, central vacuum systems, intercoms, timing devices, and low voltage items are excluded. Receptacles, switches, and light fixtures are randomly checked. Ceiling fan and light fixture mountings are not inspected.

SMOKE DETECTORS

Generally speaking, it is recommended that a smoke detector be located inside of each Bedroom and one outside of Bedrooms. The Buyer is strongly encouraged to check smoke detector locations and operation and can contact the local fire department for more information regarding recommended locations and maintenance/care. Inspection of smoke detector locations and operation are not included in this home inspection.

G.F.C.I. DEVICES (Ground Fault Circuit Interrupters)

GFCI's are devices that greatly enhance shock protection at outlet locations and are required by code in newer homes. Older homes constructed before the newer code may not have these devices and it is not required by code that older homes be upgraded to provide these devices. However, our company recommends that if your home does not have GFCI devices, that you consider having this protection installed at all outlets within 6 feet of a water source such as kitchens, bathrooms, laundry rooms. GFCI's are also recommended at garages and all exterior outlets.

Your home has the following level of GFCI protection: GFCI protection at most recommended locations.

Electrical Panel



An Ounce of Prevention is worth a pound of cure.

Maintaining your Home!

HOME CARE SUGGESTIONS

NOW	PERIODICALLY	SPRING	FALL	YEARLY	MAINTENANCE ITEM
					GRADING / DRAINAGE
				X	Check soils at perimeter of foundations for positive drainage away from house.
				X	Check for soil erosion at downspout locations and below roof valleys.
					DRIVEWAYS / SIDEWALKS / PATIO SLABS
				X	Check for settlement cracks, heaving, and surface deterioration. Caulk/patch as needed.
					RETAINING WALLS
				X	Check for tilting and settlement cracks.
					FENCING
				X	Check masonry fencing for tilting and settlement cracks. Check for decay at wood fences. Periodically lubricate and adjust hardware and level/plumb.
					SPRINKLER SYSTEM
	X				Check and adjust heads to assure that water is not spraying against the house or related equipment. Check valves for leakage. Check timer back-up battery and clock setting.
					SOFFIT / FASCIA / EAVES
				X	Check for decay, insect/rodent access locations, staining on soffit (indicating possible roof leakage). Check for damaged soffit vent screen and at gable vents.
					GUTTERS & DOWNSPOUTS
		X	X		Clean-out gutters and downspouts. Check slope at gutters. Check for leakage.
					DOORS & WINDOWS
				X	Check for decay and insect damage at door jambs, door edges, and window trim. Check for window trim for decay. Seal any cracks in window sills and check caulking.
	X				Check operation of windows making sure that one window per bedroom is operational.
	X				Lubricate overhead Garage door, track, and opener (rail, guide, chain, etc).
	X				Check operation of auto-reverse safety device on garage door openers.
					EXTERIOR WALLS
		X			Check siding and trim for damage, looseness, warping and decay. Caulk siding where nail heads have penetrated surface and at joints where caulking has pulled loose.
		X			Check exterior masonry walls for cracks, looseness, missing or broken mortar.
	X				Check stucco for cracks. Caulk to prevent water penetration.
		X			Check painted surface for paint flaking or paint failure.

HOME CARE SUGGESTIONS

NOW	PERIODICALLY	SPRING	FALL	YEARLY	MAINTENANCE ITEM
					ROOFING
				X	Check for damaged, loose or missing shingles, blisters.
				X	Check flashings around roof stacks, vents, skylights, chimneys, etc. as sources of leakage.
					Do not close-off roofing vents. The attic space needs to ventilate year round.
				X	Thoroughly check for water stains on ceilings (which can often be difficult to see).
				X	Check roof sheathing water stains, mildew/mold growth, dampness, etc. Give particular attention to areas where roof surface is penetrated and at overhang edges.
					PLUMBING
	X				Inspect faucets, hose bibbs and shut-off valves, under sinks for leakage and operation.
				X	If you have well water, test water for bacterial contamination at least once per year.
				X	Check operation of main water shut-off valve which can become stuck in the open position.
					Have septic tank cleaned and inspected every 2-3 years.
					Familiarize yourself with the location of the main water shut-off valve.
					HEATING & AIR CONDITIONING
					Change or clean return air filters monthly.
		X	X		Clean outside cooling equipment. Trim vegetation away from equipment (disconnect power).
					Check condensate drain line monthly to be sure that the line is free of obstructions.
		X	X		Air conditioning / heating equipment should be serviced/inspected twice per year.
	X				Have coils cleaned every 3-4 years.
					ELECTRICAL
					Make sure breakers are labeled. Don't assume old labeling to be correct.
		X			Test trip/reset buttons at ground fault circuit interrupters (G.F.C.I.) monthly.
		X			Check exposed electrical wiring for wear or damage (do not touch ... call electrician).
					If breakers trip frequently, contact a licensed electrician.
					Familiarize yourself with the location of the electrical main disconnect/breaker.
					LANDSCAPING
		X			Trim tree branches from making contact with roof surface and building surfaces.
	X				Cut back and trim shrubbery away from walls to allow ventilation.
					OTHER
					Visit the Cal State Fullerton University website for home maintenance. This is a great resource for home care and how-to information.