



# Home Inspection Report

**Mary Jane Egan**

**Property Address:**  
87 Woodpecker Way  
Big Canoe GA 30143

**Inspection Date:**  
8/8/2020



**Hawkeye Property Inspections**

**Ray Perryman**  
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Alpharetta, Georgia 30004  
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**Report: 20-Egan-87 Woodpecker Way**

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## Summary



2120 Country Ridge Road  
Alpharetta, Georgia 30004  
Phone: 404-313-3175  
Fax: 866-924-3449

**Customer**  
Mary Jane Egan

**Address**  
87 Woodpecker Way  
Big Canoe GA 30143

In addition to the "Repair" items listed in the summary below, a number of "Improve" and "Monitor" items are also included within the body of this report. These items typically consist of improvements that are considered to be more discretionary in nature and/or items that may require monitoring going forward.

### Major Concerns

#### Heating: Furnace / Air Handler

1. **Possible Concern, Safety Issue:** Because of the age of the furnaces (22 years), it is important to have them serviced and inspected on a regular basis, which should be performed by a licensed heating and air conditioning service company. Have the heat exchangers checked for cracks during servicing (a complete inspection of the heat exchanger is not included in this report). Repairs could possibly prolong the life of the units, however, you should budget for replacement of the furnaces in the near future.

### Repair Items

#### Roofing: Gutters / Downspouts

2. **Repair:** Downspout connections to underground piping need to be better secured and sealed as noted at both front house corners. The piping should be screwed to the downspout and sealed to prevent moisture leakage next to the foundation, a potential source of leaks into the basement. Make sure all piping is clear and free flowing. Ribbed (black corrugated) piping is more prone to become blocked with debris than smooth wall piping.

#### Exterior Veneer: Siding / Trim Eaves

3. **Monitor, Future Repair:** *The clearance between the roofing and siding at the flashing is insufficient (1" minimum clearance required) as noted at the roof lines at the rear dormers. This condition leaves the siding vulnerable to rot. This detail is usually repaired when siding needs repair or replacement or when re-roofing work is performed. In the meantime, all wood components should be kept well painted and sealed to prevent future damage.*

4. **Repair:** *The siding material is delaminating (coming apart) as noted at the roof lines at the rear dormers, which is due to inadequate clearance between the siding and the roof shingles (see preceding comment). Recommend that damaged siding be repaired or replaced as needed. Also, the paint is peeling on the siding and trim at the dormers and the areas should be repainted as needed for proper weather protection.*

#### Exterior: Windows / Doors

5. **Repair:** *Non-operative exterior door locks as noted with the deadbolts lock for the rear garage door and lower floor French door and the bottom latch for the family room French door should be repaired or replaced for proper locking of the doors.*

#### Exterior: Garage

6. **Repair, Safety Issue:** *The electric eyes (safety beams) for the right garage door opener (as facing garage doors from exterior) are not set at a proper height for safe operation (should be set at 5" - 6" from floor per manufacturer's recommendations). These should be adjusted as necessary for proper operation and safety.*

#### Exterior: Lot / Drainage

7. **Monitor, Possible Repair:** *Signs of soil erosion and wash were noted at the rear of the property. If this condition persists, drainage improvements or grade stabilization measures may be necessary to prevent further erosion of the ground and undermining of the footings for the deck support posts.*

#### Electrical: Outlets

8. **Repair, Safety Issue:** *A ground fault circuit interrupter (GFCI) outlet as noted at the lower covered deck did not respond correctly to testing with an outlet tester. The receptacle and circuit should be investigated and repaired by a licensed electrician as needed for proper protection. The electrician should check all GFCI outlets for proper operation and locations and make repairs as needed.*

9. **Repair:** *Loose outlets were observed at a number of locations throughout the house (marked with orange dots). A number of outlets were obscured by furniture or stored items and could not be checked. Recommend that all outlets be checked and tightened as needed prior to moving into house. This is a relatively simple repair that usually involves tightening the outlet to the in-wall receptacle box.*

#### Electrical: Switches

10. **Repair:** *The loose light switch as noted in the rear master closet should be secured to prevent the loosening of wiring connections in the future.*

#### Electrical: Lighting

11. **Monitor, Possible Repair:** *The light in the closet for the main-floor Jack & Jill bath did not come on with the wall switch. Have all lighting fixtures checked for operable bulbs and then check circuits for proper operation.*

*Consult with the seller concerning all switch locations and/or automatic switches that may be controlling the lights and ceiling fans, if any.*

#### **Heating: Furnace / Air Handler**

12. **Monitor, Possible Repair:** *Evidence of previous condensate leakage was noted in both high efficient condensing furnaces. This condition should be monitored and repaired if needed by a licensed heating and air conditioning service company to prevent further damage to the furnace and other surrounding components.*

#### **Heating: Combustion / Exhaust**

13. **Repair:** *The plastic vent terminations for the furnaces as noted at the left exterior wall should be screened to prevent rodent infestations and/or bird nesting inside the flues.*

#### **Cooling: Central Air System**

14. **Monitor, Possible Repair:** *The air conditioning systems should be serviced and cleaned by a licensed heating and air conditioning company before closing if this has not been performed for this current cooling season (no recent service stickers noted - check with seller). Refrigerant levels should be checked for proper operation and pressure. The air filters should be checked and replaced as needed.*
15. **Monitor, Future Repair:** *The air conditioning system serving the lower floor utilizes older equipment. These components may require a higher level of maintenance, and may be more prone to mechanical breakdowns. While repairs may prolong the life of this equipment somewhat, it should be budgeted for replacement in the near future.*
16. **Monitor, Future Repair:** *The outdoor condensing unit located at the rear (serving lower floor) appear to have been manufactured before 2010 and more than likely used an older R-22 refrigerant (typically known as "Freon"). This refrigerant is no longer allowed in equipment manufactured after 2010 due to environmental concerns and was replaced by R-410A refrigerant (typically known as "Puron"). By the year 2020, the older "Freon" will no longer be available as would be needed for servicing and recharging A/C equipment. You should therefore budget for the replacement of these components in the near future as needed to meet this requirement.*

#### **Cooling: Outdoor Condensing Unit**

17. **Repair:** *The rear outdoor unit of the air conditioning system is out of level. This condition should be corrected to allow for proper operation of the fan motor and compressor.*

#### **Cooling: Thermostat**

18. **Monitor, Future Repair:** *The thermostats are older components and may need replacement in the near future for proper function and reliability. The installation of a "set back" thermostat may help to reduce heating costs.*

#### **Plumbing: Supply Piping**

19. **Repair:** *The water pressure at the rear exterior hose faucet was over 100 psi, which is higher than normal (40-80 psi is typical). It may be necessary to adjust or otherwise replace the pressure regulator valve to prevent future leaks in piping, fittings or other equipment caused by higher than normal water pressure. Consult with a plumber concerning this condition and make repairs made as needed.*

#### **Plumbing: Waste / Vent Piping**

20. **Monitor, Possible Repair:** Based on the amount of usage, septic tanks typically need servicing and cleaning every 3-5 years for proper operation and function. Consult with the seller concerning the last service date and have this performed as needed. Also, check with the seller concerning the location of the storage tank and drain fields for future servicing. The typical life of the drain fields is 30-40 years. Since the inspection of the septic system is not within the scope of this inspection, we recommend having this inspected by a licensed septic contractor. The use of a disposal is typically not recommended with a septic tank system.

21. **Monitor, Possible Repair:** An exterior clean-out for the main sewer line was not located. Clean outs are needed when attempting to remove obstructions within the drainage piping. It may be necessary to have a clean-out installed now, or verify its location with the existing owner.

#### Plumbing: Sinks / Faucets

22. **Repair:** The kitchen faucet is stiff and difficult to operate (does not pivot from sink-to-sink) and needs repair and lubrication for proper operation. Replacing the fixture may be a preferred option.

23. **Monitor, Possible Repair:** The left master bath sink appears to be cracked and may need repair. No signs of leaks were noted through the sink, however.

24. **Repair:** The sink stopper located in the main-floor Jack & Jill bathroom (left sink) did not function properly and needs adjustment for proper seating of the plug.

25. **Repair:** The left sink in the Jack & Jill bath was draining slowly indicating that an obstruction may exist or the sink stopper needs adjustment. Have the stopper adjusted and then check the P-trap and drain line for blockages and clear as needed.

#### Plumbing: Tubs / Showers

26. **Monitor, Possible Repair:** Access to the whirlpool motor should be provided (or its whereabouts should be verified with the current owner).

27. **Repair:** The shower faucet valve is loose in the wall as noted at the main-floor Jack & Jill bath. This condition may cause future leaks in the piping. The valve should be properly secured and the escutcheon plates caulked and sealed to prevent moisture intrusion behind the tile.

#### Plumbing: Water Heaters

28. **Monitor, Future Repair:** The water heater is an older unit (14 years) that has lasted beyond its typical life span (9-12 years). It would be wise to replace this unit in the near future. One cannot predict with certainty when replacement will become necessary.

#### Interior: Doors

29. **Repair:** "Fogged" glass was noted with the double-pane exterior doors at the dining room and kitchen. This condition is typically caused by damaged seals around the perimeter of the insulated glass, which in turn allows condensation to develop between the panes. All damaged glass panels in this area should be replaced by a qualified glass replacement contractor to prevent further moisture damage to wood components and for proper visibility through the glass. The contractor should inspect all other insulated panels in the house for

*additional condensation that may be occurring in the glass. Other windows/doors may be fogged but cannot be positively determined until the glass is cleaned.*

#### **Interior: Environmental Issues**

30. **Monitor, Possible Repair, Safety Issue:** *No evidence of active rodent infestation was visible in the home at the time of the inspection; however, a rodent trap was noted in the basement furnace room. Also, apparent bat droppings were noted on the exterior of the gable vents in the house and garage attics. It should be understood that it is impossible to predict if this will become a problem in the future. All outside openings into the structure should be kept covered with screen wire or otherwise sealed. If infestations occur, a pest control specialist should be consulted to eliminate future activity. Consult with the seller concerning remedies taken to address past activity, if any. Rodents can damage electrical wiring and other building components and can create unhealthy conditions within the home.*

#### **Appliances: Disposal**

31. **Repair:** *The waste disposal is excessively noisy indicating debris in the unit or other type of damage. The disposal should be cleaned and then checked for damage of the grinding mechanisms and repaired as needed.*

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Ray Perryman

## **THE HOUSE OVERVIEW**

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Several defects of varying importance were found with this approximately 22 year old home. As with all homes, ongoing maintenance and improvements to the systems are continually required. This home has been carefully evaluated, increasing the possibility of discovering routine problems and deferred maintenance issues. Therefore, most identified defects are typical for a home of this age and geographic location.

## **DEFINITION OF KEY INSPECTION INDUSTRY TERMS**

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For your convenience, here are the definitions of building inspection industry standard terms used in this report.

**Concern, Major Concern:** Refers to a deficient or unsafe system or component likely to involve significant expense.

**Safety Issue:** Refers to a violation of established safety standards.

**Repair:** Refers to an excessively worn, non-functioning, or missing component of a system. Generally, corrective action is required to ensure proper functioning and improve system reliability.

**Improve:** Refers to items which require attention, but do not necessarily require 'repair' (i.e. shrubs too close to the home, installation of clothes washer drain pan, etc.) and are considered discretionary improvements.

**Monitor:** Refers to a worn, but functioning system component that may need further evaluation or a condition which indicates a past issue (water stained areas that are currently dry). It is possible that repairs will be necessary in the foreseeable future.

Please note that any observations listed as "Improve" are considerations for improvements that would be cost effective in the long run or improvements that would make the home significantly more comfortable.

## **SCOPE OF A VISUAL INSPECTION**

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The purpose of a home inspection is to give the client a comprehensive, clear-cut, unbiased review of the property. During the inspection, this company attempts to identify significant problems, although minor items may also be mentioned. Where repairs or replacements are suggested, it is recommended that you engage licensed professionals with experience and expertise in that specific trade. After further investigation by a qualified contractor, identified defects may be more serious than previously thought at the time of the inspection. The client is advised to obtain quotes for repairs from contractors they have personally selected, and repairs should be made prior to the sale of the home so any increase in scope will be known prior to closing. A reinspection can be performed to verify that repairs were performed, but it is strongly advised that you obtain proper documentation (with warranty language clearly outlined) from each vendor performing the work.

All house structure components designated for inspection in the ASHI Standards of Practice are inspected. Items not inspected are described in the "Limitations of Inspection" sections within this report.

A home inspection is designed to offer the home buyer additional information that will reduce risk and assist in making the buying decision. Not all improvements will be identified during this inspection, and unexpected repairs should still be anticipated. A common rule of thumb is to budget 1% of the home's value each year for maintenance and unexpected repairs. This inspection should not be considered a warranty or guarantee of any kind.

This is a visual inspection supported with advanced instrumentation. However, only a representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Items in the home can and do experience failure without prior indication. This report is a snapshot of the condition of the home at the time of inspection. It cannot be determined if or when an item will experience failure. Therefore, Hawkeye Property Inspections cannot be held responsible for future failure. Please refer to the inspection agreement for a full explanation of the scope of the inspection.

The directions given in this report (i.e. left side, rear, etc.) are provided as if you are facing the buildings from the front entry.

## **STRUCTURE USE**

Occupied house. Occupied dwellings with furniture as well as storage of occupant's property restrict access to areas normally inspected and, therefore, limit the scope of a visual inspection. The inspector is not liable for deficiencies in structures or components hidden by furniture, occupant's storage, or other property that otherwise would have been normally accessible to a visual inspection.

#### **WEATHER CONDITIONS**

Conditions were dry at the time of the inspection.

The estimated outside temperature was approximately 80-90 degrees Fahrenheit.

#### **RECENT WEATHER CONDITIONS**

Weather conditions leading up to the inspection have been relatively dry.

# Structural Components

## STRUCTURAL OBSERVATIONS

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The framed construction of the home is of good quality. The materials and workmanship, where visible, are within acceptable standards. The inspection did not discover evidence of substantial structural movement in the floors or walls. There was no evidence of active leakage through the basement walls. No apparent repair to structural components is necessary at this time.

### Foundation:

Basement Configuration  
Slab on Grade (Basement and Garage Slab)  
Poured Concrete Walls

### Columns/Piers:

None - Load Bearing Walls

### Floor Structure:

"Open Web" Floor Trusses  
Plywood Floor Decking

### Wall Structure:

Wood Frame  
Stud Size: 2x4 (2x6 in Basement)

### Ceiling Structure:

Wood Joist - 2x8  
Roof Rafters

### Roof Structure:

Wood Rafters - 2x6  
Composite Sheathing  
Cross-Ties / Purlins

### Attic Access:

Accessible via Scuttle Hole  
Accessible via Walkup Stairs  
Located: Hallway  
Located: Garage

## 1.9 Structural: Wood Boring Insects

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

## LIMITATIONS OF STRUCTURAL INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components were inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The framing components in the attic were not totally visible due to the insulation and floor decking in place, which obscures the view of these members.
- Furniture and/or storage restricted access to some structural components, especially as noted in the unfinished areas of the basement.
- The attic area was viewed from the access hatch/attic opening only.
- The basement was mostly finished, which concealed portions of the framing and foundation components.
- The exterior wall studs and band boards in the basement were also not totally visible due to insulation in place.

# Roofing System

## ROOFING OBSERVATIONS

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The roof coverings are reported to be 10 years old and are considered to be in generally good condition. The typical overall life for roofing material such as this is 20-25 years. No visible signs of active leakage were noted in the accessible areas of the roof decking or finished ceilings. A rain cover with screening was noted at the chimney cap, which reduces the risk of blockages in the flues and moisture damage to the dampers and other chimney components.

Most of the downspouts are piped away from the foundation, which will reduce the risk of leaks into the basement. Consult with seller concerning the location of the outfalls for this piping. Make sure the piping is kept free of blockages.

**Roof Type:**

Composition Shingle – Architectural Style

**Roof Flashings:**

Metal  
Vinyl (at plumbing stacks)  
"Kick-out" Flashing

**Chimneys:**

Metal Flue / Siding Veneer

**Gutters and Downspouts:**

Aluminum  
Gutter Screens  
Downspouts Partially Piped

**Skylights:**

None

**Method of Inspection:**

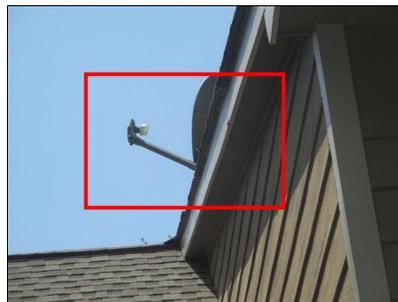
Viewed from Ladder at Eave and Viewed with Binoculars

## 2.0 Roofing: Shingles / Membrane

**Improve:** All overhanging limbs as noted at the house left, right, and rear and the garage right should be cut back to prevent further damage to the roofing shingles and gutters and to prevent rodent infestations into the attic.



**Improve:** If the TV / "Dish" antenna as noted at the left dormer is no longer in service, it should be removed from the roof along with all related hardware and wiring. The roofing shingles at the mounting bracket will need repair or replacement to prevent future leakage.



### 2.3 Roofing: Gutters / Downspouts

**Repair:** Downspout connections to underground piping need to be better secured and sealed as noted at both front house corners. The piping should be screwed to the downspout and sealed to prevent moisture leakage next to the foundation, a potential source of leaks into the

*basement. Make sure all piping is clear and free flowing. Ribbed (black corrugated) piping is more prone to become blocked with debris than smooth wall piping.*



**Improve:** All of the downspouts should be piped away from the foundation so that they discharge water at least ten (10) feet from the house or into an underground drainage system to prevent moisture infiltration into the basement and settlement of the foundation. Recommend using smooth wall piping as opposed to the black ribbed piping, which is more prone to blockages. Storm water should be encouraged to flow away from the building at the point of discharge.

## LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing can be inspected for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Due to the steep slope and/or height of the roof structure, the roof could not be safely walked and was viewed from the ground only using binoculars. Some sections of the roof could not be viewed.

# Exterior Components

## EXTERIOR OBSERVATIONS

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The exterior of the home shows normal wear and tear for a home of this age with fairly typical repairs and improvements recommended. The exterior siding that has been installed on the house is relatively low maintenance. The siding, window and door frames, and other wood trim components appear to be fairly well painted. No significant areas of wood rot or damage were noted, however some areas of minor siding damage were noted (see below). The driveway and walkways are in good overall condition.

Metal garage doors as noted are low maintenance units and provide good protection against weather damage. The auto reverse mechanism on the overhead garage doors responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or damage vehicles. Refer to the owner's manual or contact the manufacturer for more information.

### Wall Covering:

Stone  
Fiber Cement Siding  
Wood Shingle

### Eaves / Soffits / Fascias:

Wood

### Exterior Doors:

Wood  
Metal  
French Doors

### Window / Door Frames and Trim:

Wood

### Entry Driveway / Walkways / Patios:

Asphalt  
Pavers  
Wood Steps

### Front Entry / Porch:

Wood Deck  
Wood Handrailings  
Covered Porch

### Other Porches / Decks / Steps and

#### Railings:

Wood Railings  
Wood Decks  
Covered Wood Deck

### Overhead Garage Doors:

Metal  
Automatic Opener Installed (electric eye reversing mechanism)

### Surface Drainage:

Level and Graded Away at Various Locations

### Retaining Walls:

Wood Landscaping Timbers  
Wood Cross-Tie

### Fencing:

None

### 3.1 Exterior Veneer: Siding / Trim Eaves

**Monitor, Future Repair:** *The clearance between the roofing and siding at the flashing is insufficient (1" minimum clearance required) as noted at the roof lines at the rear dormers. This condition leaves the siding vulnerable to rot. This detail is usually repaired when siding needs repair or replacement or when re-roofing work is performed. In the meantime, all wood components should be kept well painted and sealed to prevent future damage.*



**Repair:** The siding material is delaminating (coming apart) as noted at the roof lines at the rear dormers, which is due to inadequate clearance between the siding and the roof shingles (see preceding comment). Recommend that damaged siding be repaired or replaced as needed. Also, the paint is peeling on the siding and trim at the dormers and the areas should be repainted as needed for proper weather protection.

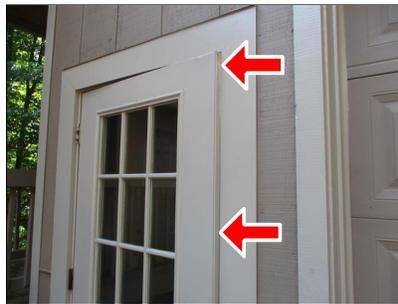


### 3.4 Exterior: Windows / Doors

**Repair:** Non-operative exterior door locks as noted with the deadbolts lock for the rear garage door and lower floor French door and the bottom latch for the family room French door should be repaired or replaced for proper locking of the doors.



**Improve:** The left garage entry door binds in the door jamb and could use adjustment for improved ease of operation.



**Improve:** Missing window screens noted at a number of the windows. Client may wish to have screens installed to prevent pest intrusion if windows are to be opened for ventilation. Consult with seller regarding location of missing screens.

### 3.5 Exterior: Garage

**Repair, Safety Issue:** *The electric eyes (safety beams) for the right garage door opener (as facing garage doors from exterior) are not set at a proper height for safe operation (should be set at 5" - 6" from floor per manufacturer's recommendations). These should be adjusted as necessary for proper operation and safety.*

**Improve:** The garage door rollers and tracks are noisy and could use lubrication for improved operation.

### 3.6 Exterior: Decks

**Improve:** Some of the joists supporting the deck flooring for the breezeway to the garage are only attached with nails. Installing joist hangers at these locations would help to prevent future settlement of these structural components.



**Improve, Safety Issue:** The pickets for the porch, decks, and breezeway railings do not meet current safety standards for child protection (max. 4" between pickets allowed). Recommend covering these with mesh or a plastic shield if young children are present.



### 3.9 Exterior: Retaining Walls

**Monitor:** Wood cross-tie retaining walls as noted at the front left and at the air conditioner units have a limited life (typically 15-20 years) and should be monitored closely for repairs and movement that may need attention in the future. Be sure to keep storm water from collecting above the wall, which can cause damage if left unattended. Recommend installing a storm drainage system that would remove water away from this area.



### 3.10 Exterior: Lot / Drainage

**Monitor, Possible Repair:** Signs of soil erosion and wash were noted at the rear of the property. If this condition persists, drainage improvements or grade stabilization measures may be necessary to prevent further erosion of the ground and undermining of the footings for the deck support posts.



**Monitor:** Because the discharge location of underground drainage lines are not always visible, it is recommended that you consult with the seller concerning the outfalls of all underground piping and drainage structures as needed for proper maintenance and monitoring of water flow in the future.

## LIMITATIONS OF EXTERIOR INSPECTION

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

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

# Electrical System

## ELECTRICAL OBSERVATIONS

In all, the electrical system appears to be in good condition, with minor repairs/improvements recommended, which should be performed by a licensed electrician. The size of the electrical service (300 amps) appears to be sufficient for typical electrical requirements. The sizing of the main panels is also ample with slots available for additional breakers. All 3-prong outlets that could be tested were appropriately grounded.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. Most GFCI's that were tested responded properly. Smoke detectors were noted in the common areas/hallways, which responded properly to normal testing procedures. These should be tested on a regular basis by the occupants (see instructions on the unit).



Sub Panel (Garage)



Main Breaker Panels and  
Electrical Disconnects (Furnace  
Room)

**Size of Electrical Service:**

**Main Service Disconnect(s):**

Main Breaker Rating 150 Amps (x2)

**Overcurrent Protection:**

Breaker Panel Rating 200 Amps (x2)

**Distribution Wiring:**

Copper  
Multi-Strand Aluminum  
"Romex"

**Arc Fault Circuit Interrupters (AFCI):**

None

**Service Drop:**

Underground

**Main Service Disconnect Location:**

Located: In the Electrical Panel

**Distribution Panel Location(s):**

Basement Furnace Room

**Switches and Receptacles:**

Grounded

**Smoke Detectors:**

Present

**Electrical Service Conductors:**

Aluminum - 2/0 AWG

**Service Grounding:**

Copper Ground Wire  
Ground Connection Not Found

**Distribution Sub-Panel(s):**

100 Amp Breaker Panel(s)  
60 Amp Feed  
Located: Garage

**Ground Fault Circuit Interrupters:**

Exterior  
Bathrooms  
Kitchen  
Garage  
Whirlpool  
Main Panel

#### 4.0 Electrical: General

**Monitor, Possible Repair:** The ceiling fan in the basement den did not come on with the wall switch or pull-chain switch on the fan. Consult with the seller concerning all switch locations and/or remote control device that may be controlling the fan, as repair or replacement could be needed..



#### 4.4 Electrical: Outlets

**Repair, Safety Issue:** A ground fault circuit interrupter (GFCI) outlet as noted at the lower covered deck did not respond correctly to testing with an outlet tester. The receptacle and circuit should be investigated and repaired by a licensed electrician as needed for proper protection. The electrician should check all GFCI outlets for proper operation and locations and make repairs as needed.



**Repair:** Loose outlets were observed at a number of locations throughout the house (marked with orange dots). A number of outlets were obscured by furniture or stored items and could not be checked. Recommend that all outlets be checked and tightened as needed prior to moving into house. This is a relatively simple repair that usually involves tightening the outlet to the in-wall receptacle box.

**Improve, Safety Issue:** The installation of "arc-fault" breakers for the circuits in all living areas is recommended by current safety standards and provides added protection against faulty wiring. Consult with an electrician concerning the installation of these for the enhanced safety of these circuits.

#### 4.5 Electrical: Switches

**Repair:** *The loose light switch as noted in the rear master closet should be secured to prevent the loosening of wiring connections in the future.*

#### 4.6 Electrical: Lighting

**Monitor:** The exterior low voltage lighting system is not part of the primary electrical system for the house and was not inspected. These systems are often controlled by timers or photocells, which also impedes testing. Recommend consulting with the seller concerning the proper operation of this system and maintenance required.

**Monitor, Possible Repair:** *The light in the closet for the main-floor Jack & Jill bath did not come on with the wall switch. Have all lighting fixtures checked for operable bulbs and then check circuits for proper operation. Consult with the seller concerning all switch locations and/or automatic switches that may be controlling the lights and ceiling fans, if any.*

#### 4.7 Electrical: Smoke / CO Detectors

**Improve, Safety Issue:** The installation of smoke detectors inside all bedrooms and within 10' of all sleeping areas is recommended as outlined by current safety standards. Also recommend installing carbon monoxide alarms in all sleeping and living areas for improved safety.

## LIMITATIONS OF ELECTRICAL INSPECTION

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

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

# Heating System

## HEATING OBSERVATIONS

The furnaces are original equipment (22 years old). The typical life for units such as this is 15-20 years based on proper maintenance scheduling. The furnace were turned on for a short period of time (due to hot weather conditions) and responded to normal operating controls at the time of the inspection. As the heating systems are older, they may be approaching the end of their intended life.

The furnaces are high efficiency 90% AFU heating systems, which will save on future gas consumption. Humidifiers were noted on both furnaces (not tested). Humidifiers should be set on a maximum of 30-35% relative humidity in the heating season only. Humidifiers need regular cleaning and servicing to prevent bacterial growth. Read owner's manuals for further information.



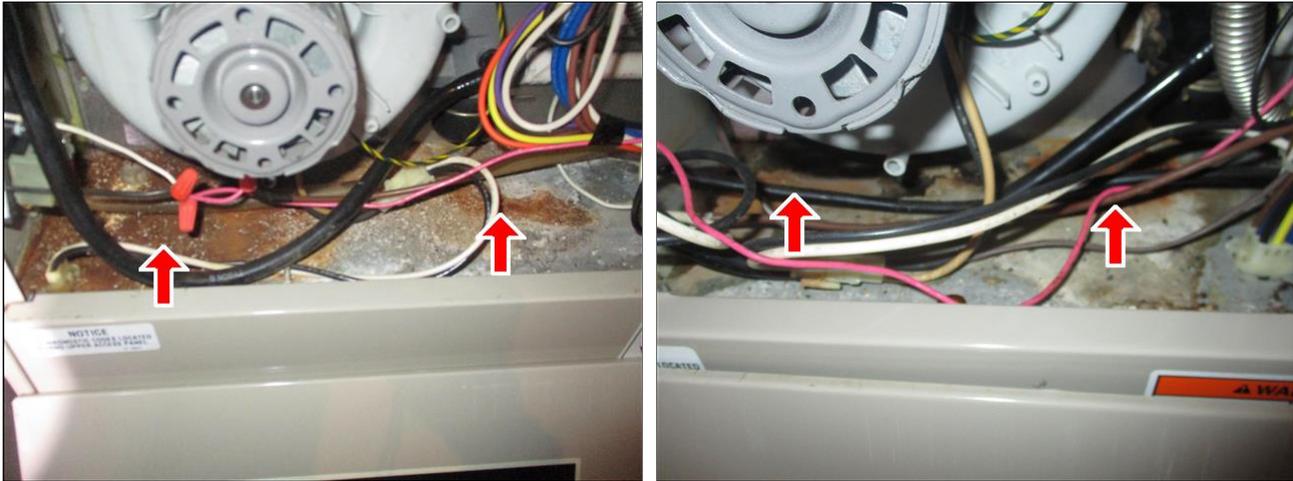
Air Filter Location (Next to Furnaces)

<b>Equipment Energy Source:</b> Propane	<b>Heating System Type:</b> Forced Air Gas Furnace(s)	<b>BTU Input (For Each Gas Furnace):</b> 75,000 100,000
<b>System Brand:</b> LENNOX	<b>Vents/Flues/Chimneys:</b> Plastic PVC	<b>Distribution Methods:</b> Ductwork
<b>Number of Systems:</b> Two	<b>Other Components:</b> Filter Location: Beside Furnace Condensate Pump(s) Humidifier(s)	

### 5.0 Heating: Furnace / Air Handler

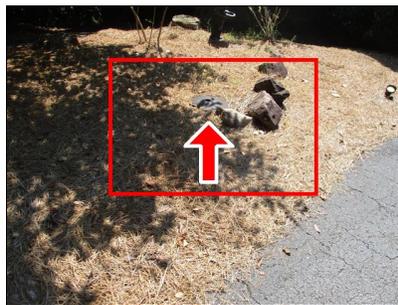
**Possible Concern, Safety Issue:** *Because of the age of the furnaces (22 years), it is important to have them serviced and inspected on a regular basis, which should be performed by a licensed heating and air conditioning service company. Have the heat exchangers checked for cracks during servicing (a complete inspection of the heat exchanger is not included in this report). Repairs could possibly prolong the life of the units, however, you should budget for replacement of the furnaces in the near future.*

**Monitor, Possible Repair:** Evidence of previous condensate leakage was noted in both high efficient condensing furnaces. This condition should be monitored and repaired if needed by a licensed heating and air conditioning service company to prevent further damage to the furnace and other surrounding components.



### 5.1 Heating: Gas Piping

**Monitor:** It appears that the gas service for the furnaces and fireplaces is provided by propane as evidenced by a tank located in the front left yard. Because the inspection of this tank and related piping are outside the scope of this inspection, it is recommended that it be inspected by the HVAC technician during servicing or the propane company that is providing it's supply.



### 5.2 Heating: Combustion / Exhaust

**Repair:** The plastic vent terminations for the furnaces as noted at the left exterior wall should be screened to prevent rodent infestations and/or bird nesting inside the flues.



## LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not analyzed. The interior of the ductwork is not analyzed for air quality control purposes.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The heat exchanger on a gas furnace is only partly visible and cannot be fully inspected.
- The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, and electronic air filters cannot be verified in a one time visit.
- Although the heating system was operated, there are testing limitations at this time of year. The furnaces are not left on for a long period of time and temperature outputs are not checked.

# Cooling System

## COOLING OBSERVATIONS

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The outdoor A/C condensing units appear to be approximately ??? years old based on the serial numbers. The typical life for such components is 12-15 years based on proper maintenance scheduling. As the system serving the lower floor is older, it will require a higher level of maintenance and/or replacement in the near future. The air conditioning systems responded to normal operating controls. Upon testing in the air conditioning mode, a normal temperature drop (between 12 to 15 degree differential) at the closest supply registers was observed. This suggests that the systems are operating properly.

Servicing is recommended for the air conditioning components if this has not already been performed for this cooling season, which should be performed by a qualified heating and air conditioning service company. Check with the seller concerning all prior service records for the heating and air conditioning equipment.

<b>Cooling Equipment Energy Source:</b>	<b>Cooling System Type:</b>	<b>Number of A/C Systems:</b>
	Integrated Gas Heat and Air Conditioning	Two
<b>Central Air Manufacturer:</b>	<b>Distribution Methods:</b>	<b>Outdoor Unit Location(s):</b>
LENNOX	Ductwork	Left Yard
<b>Tonnage Capacity:</b>		
6 Tons Total (1 ton serves +600 SF)		

### 6.0 Cooling: Central Air System

**Monitor, Possible Repair:** *The air conditioning systems should be serviced and cleaned by a licensed heating and air conditioning company before closing if this has not been performed for this current cooling season (no recent service stickers noted - check with seller). Refrigerant levels should be checked for proper operation and pressure. The air filters should be checked and replaced as needed.*

**Monitor, Future Repair:** *The air conditioning system serving the lower floor utilizes older equipment. These components may require a higher level of maintenance, and may be more prone to mechanical breakdowns. While repairs may prolong the life of this equipment somewhat, it should be budgeted for replacement in the near future.*

**Monitor, Future Repair:** *The outdoor condensing unit located at the rear (serving lower floor) appear to have been manufactured before 2010 and more than likely used an older R-22 refrigerant (typically known as "Freon"). This refrigerant is no longer allowed in equipment manufactured after 2010 due to environmental concerns and was replaced by R-410A*

refrigerant (typically known as "Puron"). By the year 2020, the older "Freon" will no longer be available as would be needed for servicing and recharging A/C equipment. You should therefore budget for the replacement of these components in the near future as needed to meet this requirement.



### 6.1 Cooling: Outdoor Condensing Unit

**Repair:** The rear outdoor unit of the air conditioning system is out of level. This condition should be corrected to allow for proper operation of the fan motor and compressor.



### 6.3 Cooling: Thermostat

**Monitor, Future Repair:** The thermostats are older components and may need replacement in the near future for proper function and reliability. The installation of a "set back" thermostat may help to reduce heating costs.

## LIMITATIONS OF COOLING INSPECTION

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

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

# Plumbing System

## PLUMBING OBSERVATIONS

The plumbing system requires several repairs, which should be performed by a licensed plumber. The water pressure of over 100 psi was higher than the normal range (typical is 40-80 psi - see below). The water heater as noted in the furnace room is an older unit (14 years old). As the typical life expectancy of water heaters is 9 to 12 years, this unit should be budgeted for replacement in the near future.



Main LP Gas Shutoff Valve  
(Tank at Front Left Yard)



Main Water Shutoff Valve  
(Furnace Room at Left Wall)

### Water Supply Source:

Private Water Supply Reported by Seller

### Interior Supply Piping (where visible):

Copper

Pressure Reducing Valve (PRV): Located at Main Water Shut-off

### Waste System:

Private Sewer System Reported by Seller

### Water Heater:

Gas Tank(s)

Expansion Tank(s)

### Water Heater Location:

Basement Furnace Room

### Service Pipe to House:

Plastic - PVC (where visible)

### Water Heater Manufacturer:

GE

### Drain/Waste/Vent Piping (where visible):

Plastic - PVC

### Water Heater Age (typical life for standard

HWH is 9-12 years):

14

### Main Fuel Shut-Off Valve Location:

LP Gas Valve Located at Storage Tank

### Main Water Shutoff Location:

Basement Furnace Room

### Water Pressure:

>100 psi (40-80 psi is normal - see below)

Water Pressure Taken At: Exterior Hose Faucet

### Cleanout Location:

Exterior Clean-out Not Located (see below)

### Water Heater Capacity:

50 Gallons

### Other Components:

Whirlpool Tub (no access panel found - see below)

## 7.1 Plumbing: Supply Piping

**Repair:** The water pressure at the rear exterior hose faucet was over 100 psi, which is higher than normal (40-80 psi is typical). It may be necessary to adjust or otherwise replace the

*pressure regulator valve to prevent future leaks in piping, fittings or other equipment caused by higher than normal water pressure. Consult with a plumber concerning this condition and make repairs made as needed.*



**Monitor, Safety Issue:** The water supply is provided by a private well (per disclosure statement/seller/agent). Consult with the seller concerning periodic testing performed on the water supply to insure water purity. Also inquire as to what type of filtration system is being used. Water quality and well pump(s) are not tested as a part of this inspection.

## 7.2 Plumbing: Waste / Vent Piping

**Monitor, Possible Repair:** *Based on the amount of usage, septic tanks typically need servicing and cleaning every 3-5 years for proper operation and function. Consult with the seller concerning the last service date and have this performed as needed. Also, check with the seller concerning the location of the storage tank and drain fields for future servicing. The typical life of the drain fields is 30-40 years. Since the inspection of the septic system is not within the scope of this inspection, we recommend having this inspected by a licensed septic contractor. The use of a disposal is typically not recommended with a septic tank system.*

**Monitor, Possible Repair:** *An exterior clean-out for the main sewer line was not located. Clean outs are needed when attempting to remove obstructions within the drainage piping. It may be necessary to have a clean-out installed now, or verify its location with the existing owner.*

**Monitor:** Because I can only test the sewage drainage system with clear water only, my ability to detect blockages in the sewer lines is limited, especially the underground lines under the slab or in the yard. As such, you may want to have the sewer lines inspected by a plumbing

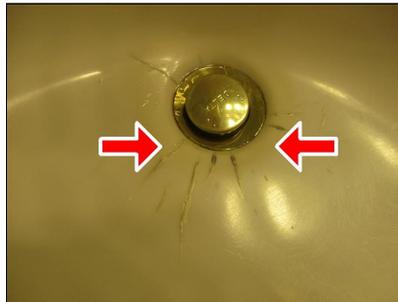
company with the use of a TV camera to determine if there is a risk of blockages from tree roots or damaged piping.

#### 7.4 Plumbing: Sinks / Faucets

**Repair:** *The kitchen faucet is stiff and difficult to operate (does not pivot from sink-to-sink) and needs repair and lubrication for proper operation. Replacing the fixture may be a preferred option.*



**Monitor, Possible Repair:** *The left master bath sink appears to be cracked and may need repair. No signs of leaks were noted through the sink, however.*



**Improve:** The left faucet handle at the right master bath sink is not oriented properly and use adjustment and re-positioning.



**Repair:** The sink stopper located in the main-floor Jack & Jill bathroom (left sink) did not function properly and needs adjustment for proper seating of the plug.



**Repair:** The left sink in the Jack & Jill bath was draining slowly indicating that an obstruction may exist or the sink stopper needs adjustment. Have the stopper adjusted and then check the P-trap and drain line for blockages and clear as needed.



## 7.5 Plumbing: Tubs / Showers

**Monitor, Possible Repair:** Access to the whirlpool motor should be provided (or its whereabouts should be verified with the current owner).



**Repair:** The shower faucet valve is loose in the wall as noted at the main-floor Jack & Jill bath. This condition may cause future leaks in the piping. The valve should be properly secured and the escutcheon plates caulked and sealed to prevent moisture intrusion behind the tile.



**Improve:** The shower head located in the lower-floor Jack & Jill bath is leaky and could use replacement of the washers or shower head itself.



## 7.7 Plumbing: Water Heaters

**Monitor, Future Repair:** The water heater is an older unit (14 years) that has lasted beyond its typical life span (9-12 years). It would be wise to replace this unit in the near future. One cannot predict with certainty when replacement will become necessary.



**Monitor, Safety Issue:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is an important safety valve that protects the tank from explosion due to undue pressure build up in the tank. This valve was not fully tested and discharged during the inspection as these are required to be tested once a year by the occupant only. The valve should also be inspected once every three years by a licensed plumber to insure proper operation as also required by the manufacturer. Consult with the seller concerning such servicing and testing of device and have performed as needed.

## LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (e.g. below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and quality standards are contingent on local municipality systems and are not tested.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, swimming pools, outdoor whirlpool baths, private waste disposal (septic tanks), and water (well) systems are not inspected.

# Insulation / Ventilation

## INSULATION / VENTILATION OBSERVATIONS

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As is the case with most modern construction, this is a well insulated home. The visible areas of the attic appear to be well insulated. The wall insulation was not visible. Ventilation of the attic areas appears to be adequate. Insulated windows and doors as noted help in preventing excessive heat gain and loss through these components.

**Attic Insulation:**

Fiberglass  
Estimated R Value: R25-R30 in Main Attic

**Exterior Wall Insulation:**

Not Visible

**Basement Insulation:**

R19 Fiberglass (in walls)

**Roof Ventilation:**

Soffit Vents  
Ridge Vents  
Gable Vents

**Vapor Retarders:**

Not Visible

**Exhaust Fan/Vent Locations:**

Bathroom(s)  
Laundry/Dryer  
Cooktop Downdraft

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Although some references may be made to possible mold growth, the Identification of mold or an analysis of indoor air quality is not part of our inspection.
- Any estimates of insulation R values or depths are rough average values.

# Interior Components

## INTERIOR OBSERVATIONS

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### Wall and Ceiling Materials:

Sheetrock  
Wood Paneling

### Floor Surfaces:

Carpet  
Wood  
Tile

### Shower and Tub Surrounds:

Tile  
Fiberglass

### Windows and Glazing:

Fixed Pane-Double Pane  
Double Hung-Double Pane

### Doors:

Wood  
Composite  
Raised Panel  
French Doors  
Bi-fold Doors

## 9.0 Interior: Ceilings / Walls

**Improve, Monitor:** Fairly typical cracks in the walls as noted in the garage (front and right walls) and master bedroom (above entry doorway) should be patched and monitored for further movement.



## 9.2 Interior: Windows

**Improve:** Some of the windows are painted or otherwise stuck shut, although it does appear that there was at least one operable window per bedroom for emergency egress and ventilation. Causing the windows to open properly throughout the house will improve ventilation and functionality.

**Improve, Safety Issue:** It could not be confirmed that the window glass is safety rated (no etchings visible that would indicate tempered glass) as would be required by present day safety standards due to their close proximity to the floor. Extra protection should be provided for these areas or the glass replaced to protect occupants from injury in case of accidental breakage.



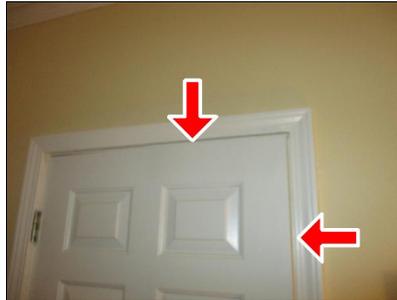
### 9.3 Interior: Doors

**Repair:** "Fogged" glass was noted with the double-pane exterior doors at the dining room and kitchen. This condition is typically caused by damaged seals around the perimeter of the insulated glass, which in turn allows condensation to develop between the panes. All damaged glass panels in this area should be replaced by a qualified glass replacement contractor to prevent further moisture damage to wood components and for proper visibility through the glass. The contractor should inspect all other insulated panels in the house for additional condensation that may be occurring in the glass. Other windows/doors may be fogged but cannot be positively determined until the glass is cleaned.



**Improve:** Recommend re-keying all exterior locksets (to the same key) upon taking possession of the home.

**Improve:** The front door at the lower-floor Jack & Jill bath binds in the door jamb. The door should be trimmed or the hardware adjusted as necessary to latch and close properly.



**Improve:** The left basement office door did not latch properly. Adjustment of the strike plate and hardware is recommended for proper latching of the door.



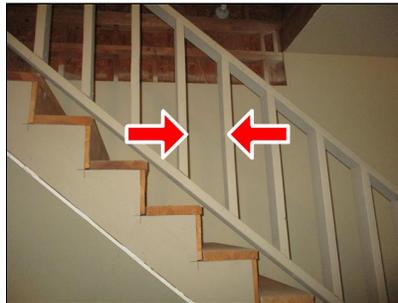
#### 9.4 Interior: Bathrooms

**Monitor:** The shower stalls located in the master and Jack & Jill bathrooms were tested with a standing water test (drain line plugged and the stall filled with water to a depth of 1" - 2") to determine if leaks might be present in the shower pans. While no evidence of leakage was noted at the time of the inspection, this does not preclude that leakage will be experienced in the future. Leakage that may be occurring may not be evident until the day after the inspection. The ceilings/floor system below the showers should be monitored for future leakage and the pan repaired or replaced as needed.



## 9.6 Interior: Stairways

**Improve, Safety Issue:** The pickets for the railings at the garage interior stairs do not meet current safety standards for child protection (max. 4" between pickets allowed). Recommend covering these with mesh or a plastic shield if young children are present.



## 9.7 Interior: Basement

**Monitor:** No evidence of active moisture penetration was visible in the basement at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The present owner should be consulted concerning the previous history of leakage. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least ten (10) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

## 9.8 Interior: Environmental Issues

**Monitor, Safety Issue:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless, and has been found to be a risk when the gas percolates through the ground and

enters an enclosed structure. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picoCuries per liter of air represents a health hazard and can lead to a higher incidence of cancer. The EPA recommends that all houses be tested for radon. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) or visit <http://www.epa.gov/iaq/radon/>.

**Monitor, Possible Repair, Safety Issue:** *No evidence of active rodent infestation was visible in the home at the time of the inspection; however, a rodent trap was noted in the basement furnace room. Also, apparent bat droppings were noted on the exterior of the gable vents in the house and garage attics. It should be understood that it is impossible to predict if this will become a problem in the future. All outside openings into the structure should be kept covered with screen wire or otherwise sealed. If infestations occur, a pest control specialist should be consulted to eliminate future activity. Consult with the seller concerning remedies taken to address past activity, if any. Rodents can damage electrical wiring and other building components and can create unhealthy conditions within the home.*



## LIMITATIONS OF INTERIOR INSPECTION

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

- Storage and appliances are not moved to permit inspection and may block defects. Interior shutters or blinds may have obscured the view of the windows.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Although some references may be made to possible mold growth, the Identification of mold or an analysis of indoor air quality is not part of our inspection.

# Appliances / Fireplaces

## APPLIANCE / FIREPLACE OBSERVATIONS

The appliances that have been installed in the kitchen are good quality components and appear to be in good condition. Most appliances that were tested responded satisfactorily. The main chimney flue and damper are clean and appear to be well maintained. Consult with the seller concerning the last service date for the fireplaces. The automatic gas log fireplaces also functioned properly upon testing.

### Appliances Tested:

Electric Cooktop  
 Built-in Electric Oven(s)  
 Dishwasher  
 Refrigerator (with ice-maker)  
 Garbage Disposal  
 Clothes Dryer  
 Clothes Washer

### Laundry Facility:

240 Volt Circuit for Dryer (4 Pronged Plug)  
 Hot and Cold Water Supply for Washer  
 Waste Standpipe for Washer  
 Dryer Vented to Building Exterior

### Other Components:

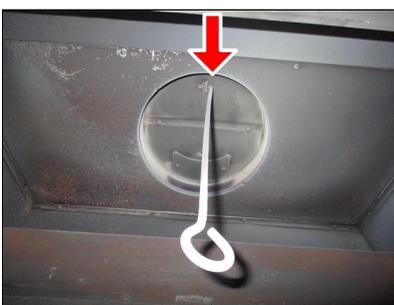
Door Bell

### Fireplaces:

Metal Firebox (with Masonry Insert)  
 Metal Flue  
 Damper  
 Automatic Gas Logs  
 Ventless (Lower-Floor Living Room)

## 10.0 Fireplaces

**Improve, Safety Issue:** There was no safety clip installed at the metal damper above the gas logs in the main floor fireplace, which could allow the damper to be closed during the operation of the gas logs. Consider installing this safety device or otherwise insure that the damper is left open when the gas logs are turned on. Also recommend installing a carbon monoxide alarm near the fireplace.



**Improve, Safety Issue:** Recommend installing a carbon monoxide detector near the ventless fireplace unit located at the lower floor to protect occupants from dangerous levels of carbon monoxide should the appliance malfunction. Recommend installing a carbon monoxide alarms near all gas appliances (including the furnace(s) and water heater).

#### 10.4 Appliances: Disposal

**Repair:** *The waste disposal is excessively noisy indicating debris in the unit or other type of damage. The disposal should be cleaned and then checked for damage of the grinding mechanisms and repaired as needed.*

#### 10.6 Appliances: Dryer / Washing Machine

**Improve:** Recommend installing a metal or more durable composite overflow pan (rather than plastic) that is connected to a drain line under the washing machine to prevent damage to interior finishes from possible leaks at the washing machine. Otherwise, a leak detection system should be used. Also recommend installing metal braided hoses for the water connections for added protection.

### LIMITATIONS OF APPLIANCES INSPECTION

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

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

# Appendix A - Maintenance Advice

## UPON TAKING OWNERSHIP

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

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

## REGULAR MAINTENANCE

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### EVERY MONTH

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

**SPRING AND FALL**

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

**ANNUALLY**

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

**Prevention is the best approach**

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

Please feel free to contact Hawkeye Property Inspections should you have any questions regarding the operation or maintenance of any components within the house. I hope you enjoy your home!

# Things to Consider Regarding Your Home Inspection

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection. Some problems can only be discovered by living in the home, but cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower but don't leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved, or finishes are removed.

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

In certain cases, our reports may identify some minor problems, but not others, which create an appearance of inconsistency. However, the minor problems that are identified likely were discovered while looking for more significant problems. We note them simply as a courtesy. Generally speaking, the intent of the inspection is not to find \$200 problems, but to find the \$2,000 problems. These are the problems that affect your decision to purchase.

The main source of concern with inspectors relates to comments made by contractors. Contractors' opinions may differ from ours. Don't be surprised if three roofers say the roof needs replacement whereas we said that, with minor repairs, the roof will last a few more years.

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is called the "Last Man In" theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether the roof leak is his fault or not. Consequently, he'd rather re-roof the entire house and reduce the likelihood of a call-back. Additionally, it is human nature believe the last bit of expert advice received, even if contrary to previous advice. We often find ourselves in the position of "First Man In" and it is our advice that is often disbelieved.

Contractors may say, "I can't believe you had this house inspected and they didn't find this problem." There are several reasons for such apparent oversights. We are generalists, not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise, plumbing expertise, roofing expertise, and electrical expertise. The heating contractor is ONLY expected to have heating expertise.

Hindsight is always 20/20. Anyone can say that the basement is prone to flooding when there is 2 inches of water on the floor. Predicting the problem is a different story. If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and cost considerably more. It is very difficult for homeowners to remember specifics about the house dating back to the time of inspection when someone else lived there. Homeowners seldom remember that it was raining or there was storage everywhere in the garage or that the furnace could not be run because the A/C was operating.

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit, and an indefinite policy period would be considerably more than we charge. It would also not include the value added by the inspection. We hope you will consider these important factors while evaluating our work.

