

# Building Inspection Report

9375 Scott Rd, Roswell, GA 30076

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**Inspection Date:**

9/11/2020

**Prepared For:**

Marissa Burnes

**Prepared By:**

Josh Haupt



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## THE HOUSE IN PERSPECTIVE

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This appears to be a well built 39 year old structure (reported age). The maintenance of components for the home appears to have been good in the past. No major repair recommendations or safety issues were identified. Several repairs are needed to bring the home to within acceptable standards. As with all homes, ongoing maintenance is also required and improvements to the systems of the home will be needed over time. The repairs and improvements that are recommended in this report are not considered unusual for a home of this age and location.

## CONVENTIONS USED IN THIS REPORT

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

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

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

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

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

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

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

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Although some references to "code" may be made in this report, the inspection specifically excludes compliance of the property, with any building, fire, or other applicable codes or laws. It is the goal of the inspection to put the purchaser in a more informed position to make a buying decision. All potential repairs may not be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Use of this report for any reason constitutes acceptance of the terms contained in the "Inspection Agreement", also referenced as Appendix B. Please refer to this contract for a full explanation of the scope of the inspection.

### WEATHER CONDITIONS

Sunny weather conditions prevailed at the time of the inspection. The estimated outside temperature was 80-85 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

## Summary



PROPERTY INSPECTION, RESTORATION, AND MAINTENANCE GROUP

[www.CornerstoneInspectionGroup.com](http://www.CornerstoneInspectionGroup.com)



### The Cornerstone Inspection Group

#### Customer

Marissa Burnes

#### Address

9375 Scott Rd  
Roswell GA 30076

### Repair Items

#### Structural: Slabs

1. **Repair, Monitor:** Fairly typical concrete settlement cracks were noted in the basement slab. The cracks should be grouted and sealed to limit moisture and radon infiltration and then monitored for future movement.

#### Roofing: Chimneys

2. **Monitor, Future Repair:** The metal rain pan for the fireplace flue is rusting noticeably and may need replacement in the near future. Painting the pan with a rust prohibitive paint would prolong the life of this component.

#### Roofing: Gutters / Downspouts

3. **Monitor, Possible Repair:** The gutters show signs of leaks and possible overflows as evidenced by stains on the gutters, cornice and fascia. The gutters should be monitored in a heavy rain to determine if the sizing, capacity, and configuration of the gutters is appropriate for proper handling of the water runoff from the roof. If they do not perform properly, recommend consulting with a qualified guttering contractor for possible improvement and/or replacement that may be needed.

#### Exterior: Windows / Doors

4. **Monitor, Future Repair:** The window and door frames, sashes, and panels will need painting and caulking in the near future for proper protection against rot and decay as indicated by peeling paint on these components. The windows will also need glazing repairs. Remove all peeling paint and apply two good coats of exterior alkyd paint. Repair or replace all damaged wood as needed.

#### Exterior: Garage

5. **Repair:** The basement garage door opener appears to be inoperative. It should be repaired as necessary by a qualified garage door company. The reversing mechanism should be checked for proper operation.

**Exterior: Decks**

6. **Repair, Safety Issue:** Repairs are recommended at the rear wood deck for proper safety as listed below, which should be performed by a qualified framing contractor. The contractor should assess all components for proper performance and safety:
7. **Repair, Safety Issue:** The handrails as noted at the front do not meet current safety standards for proper grasping of the top of the rail. The hand grip portion of the rail should have a minimum width of 1 1/4" and a maximum width of 2 5/8", which should be improved as needed for proper grasping of the rails.
8. **Repair, Safety Issue:** Openings between stairs treads at the front and rear are not allowed to be greater than 4" as recommended for child safety.
9. **Repair, Safety Issue:** The front porch ledger band appears to be only nailed to the structure of the house. This ledger should instead be bolted to the structure for proper support. This condition if not repaired, may cause the deck to pull away from the house possibly causing injury to occupants. Immediate repair is strongly recommended.
10. **Repair:** The grade is in contact with the base of the support wood posts for the front porch, which can cause moisture and termite damage in the future. Recent studies have shown that even pressure treated wood can rot over time due to constant contact with the soil. Make sure the footings for the posts are in place and extend at least 2" above the ground to keep the bottoms of the posts dry and free from soil contact.
11. **Repair:** Loose and warped deck boards as noted at the railing should be re-secured with wood screws for a better and longer lasting attachment.

**Exterior: Driveway / Sidewalks**

12. **Monitor, Future Repair:** The driveway has heaved and cracked in some areas as noted and will need repair or replacement in the future.

**Exterior: Landscaping / Fencing**

13. **Monitor, Future Repair:** Some of the wood fencing components are in poor condition. Replacement of these will ultimately be necessary.

**Electrical: Main Service**

14. **Monitor, Possible Repair:** Consult with the electrician concerning the location of the connection of the main ground wire with the grounding electrode, which was not located at the time of the inspection. Access is required to this connection if it is not buried or encased with concrete.

**Electrical: Panels**

15. **Repair:** Neutral wires that are doubled up on one slot of the buss bar as noted in the panel should be separated and installed in separate slots as needed to prevent poor connections.

**Electrical: Wiring / Boxes**

16. **Repair:** *Improper electrical connections as noted in the basement should be repaired. All electrical connections should be made with wire nuts and installed inside junction boxes fitted with cover plates to minimize shock and fire hazards.*

#### Cooling: Central Air System

17. **Repair:** *The air conditioning systems should be serviced and cleaned by a qualified HVAC service company for this cooling season before closing if this has not already been performed (no service stickers noted). Freon levels should be checked for proper operation and pressure. The air filters should be checked and replaced as needed.*

#### Cooling: Outdoor Condensing Unit

18. **Repair:** *Vegetation and soil in the vicinity of the outdoor unit of the air conditioning system should be cut back and removed for proper air flow and to prevent moisture damage to the units. There should be at least 3" clearance between the soil and base of the unit. Make sure these are properly supported and kept level at all times for proper operation of the fan motor and compressor.*

#### Heating: Furnace / Air Handler

19. **Repair, Safety Issue:** *The heating system(s) should also be serviced and cleaned along with the cooling system (see "Cooling" Section) prior to closing. The heat exchangers should be checked for cracks. The gas venting system should also be checked for proper safety. Check with the seller concerning all previous service records.*

#### Plumbing: Waste / Vent Piping

20. **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

21. **Repair:** *The vanity as noted in the powder room is poorly supported and should be properly attached to the wall to prevent the loosening of the piping connections, which can cause leaks in the future.*

#### Plumbing: Tubs / Showers

22. **Repair:** *The shower head piping is loose in the wall as noted at the guest bathroom. This condition may cause future leaks in the piping. The piping should be properly secured and the escutcheon plate caulked and sealed to prevent moisture intrusion behind the tile.*
23. **Repair:** *The shower diverter at the guest bathtub does not completely divert all of the water to the shower head, which should be improved as needed for proper function.*

#### Plumbing: Water Heaters

24. **Repair, Safety Issue:** *Current safety standards require a "bleeder" valve when the discharge piping for the TPR (Temperature and Pressure Relief) valve does not drain by means of gravity. This device should be added as needed to drain water build up in the lines, which can cause damage to the TPR valve.*

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

**Interior: Ceilings / Walls**

26. **Repair:** *Damage and/or holes were noted in the ceilings as noted in the basement stairway, which should be repaired and repainted.*

**Interior: Stairways**

27. **Repair, Safety Issue:** *The railing for the main stairway is loose and unstable and needs strengthening and repair for proper safety.*
28. **Repair, Safety Issue:** *The openings at the stairway to the basement are large enough to allow a child to fall through. This condition should be improved by adding a railing with pickets (with openings no greater than 4") as needed for proper safety.*

**Fireplaces**

29. **Repair, Safety Issue:** *The fireplace and chimney flues should be inspected and cleaned by a professional chimney sweeping company prior to operation due to the presence of built-up creosote in these components. All flues and gas connections should be checked for proper safety. Any open joints and cracks in the fireplace surround or flues should be sealed with fire-rated caulk or grout to prevent the chance of embers from coming in contact with wood framing. Fireplaces and chimney flues should be inspected and cleaned once a year under normal usage.*

**Appliances: Dryer / Washing Machine**

30. **Repair, Safety Issue:** *The clothes dryer exhaust vent pipe appears clogged with lint and should be cleaned. Blocked piping can cause damage and possible fires at the dryer element.*

**Monitor Items****Plumbing: Waste / Vent Piping**

31. **Monitor:** Because we can only test the sewage drainage system with clear water only, our 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.

**Interior: Environmental Issues**

32. **Monitor, Safety Issue:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless, and has been found to be a risk when the gas percolates through the ground and enters an enclosed structure. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picoCuries per liter of air represents a health hazard and can lead to a higher incidence of cancer. A radon evaluation is currently in progress. For more information, consult the Environmental Protection Agency (E.P.A.) or visit <http://www.epa.gov/iaq/radon/>.

# Structural Components

## STRUCTURAL OBSERVATIONS

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. No apparent repair to structural components is necessary at this time.

A "baiting type" termite prevention system was noted around the exterior of the building, which typically provides good protection against termite infestations and damage. Consult with the seller concerning previous inspections, warranties available, and maintenance required for the system.



Under Floor Framing Components



Attic Framing Components

### Descriptions

**Foundation:**

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

**Wall Structure:**

Wood Frame  
 Stud Size: 2x4

**Attic Access:**

Accessible via Pull Down Stairs  
 Located: Upstairs Bedroom

**Columns/Piers:**

None - Load Bearing Walls

**Ceiling Structure:**

Wood Joist - 2x8

**Floor Structure:**

Wood Joists - 2x8  
 Wood Ledger Beams  
 Plywood Floor Decking

**Roof Structure:**

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

### 1.4 Structural: Slabs

**Repair, Monitor:** Fairly typical concrete settlement cracks were noted in the basement slab. The cracks should be grouted and sealed to limit moisture and radon infiltration and then monitored for future movement.



## 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 basement.
- Access to some areas of the attic was limited, due to framing and low headroom.

# Roofing System

## ROOFING OBSERVATIONS

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The roof coverings appear to be approximately 5-8 years old (no disclosure was available) and are considered to be in good condition. The typical overall life for roofing material such as this is +/-20 years. Roof flashing details appear to be in good order. No visible signs of active leakage were noted in the accessible areas of the roof decking and/or finished ceilings.

The gutters appear to be clean and well maintained. 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.

### Descriptions

**Roof Type:**

Composition Shingle – Architectural Style

**Roof Flashings:**

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

**Chimneys:**

Metal Flue / Siding Veneer  
 Rain Pan and Vermin Screen

**Gutters and Downspouts:**

Metal  
 Gutter Helmets  
 Downspouts Partially Piped

**Method of Inspection:**

Viewed with Binoculars  
 Viewed from Window

### 2.0 Roofing: Shingles / Membrane

**Improve:** If the satellite antenna as noted at the right rear 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.

### 2.2 Roofing: Chimneys

**Monitor, Future Repair:** *The metal rain pan for the fireplace flue is rusting noticeably and may need replacement in the near future. Painting the pan with a rust prohibitive paint would prolong the life of this component.*



### 2.3 Roofing: Gutters / Downspouts

**Monitor, Possible Repair:** *The gutters show signs of leaks and possible overflows as evidenced by stains on the gutters, cornice and fascia. The gutters should be monitored in a heavy rain to determine if the sizing, capacity, and configuration of the gutters is appropriate for proper handling of the water runoff from the roof. If they do not perform properly, recommend consulting with a qualified guttering contractor for possible improvement and/or replacement that may be needed.*



**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.

**Improve:** It is recommended that a gutter and downspout (or discharge spout) be installed around the edge of the bay roofing to avoid letting water run over the front face of the wood trim and windows, which poses a risk for future wood rot and leaks.



## 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.
- Covers on the gutters restricted a visual inspection of the guttering system.

# Exterior Components

## EXTERIOR OBSERVATIONS

Overall, the exterior of the home appears to be well maintained with only minor repairs/improvements recommended. The exterior siding that has been installed on the house is relatively low maintenance. The window frames and sashes consist of composite or metal components, which is a low maintenance material. No evidence of excessive moisture penetration was noted through the exterior walls. Repairs are needed at the rear deck for proper safety and function.

Metal garage doors as noted are low maintenance units and provide good protection against weather damage. An exterior key pad operator was noted, which allows the opening of the garage door(s) from the exterior. Consult with the seller concerning the proper operation of this device (along with any other remote control devices) and necessary codes that may be required. The auto reverse mechanism on the overhead garage door 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.



Front View



Rear View

### Descriptions

**Wall Covering:**

Metal Siding

**Eaves / Soffits / Fascias:**

Metal

**Exterior Doors:**

Metal  
 Raised Panel  
 Decorative Glass (at front door)

**Window / Door Frames and Trim:**

Composite

**Entry Driveways / Walkways / Patios:**

Concrete

**Front Entry / Porch:**

Wood Deck  
 Wood Handrailings  
 Covered Porch

**Other Porches / Decks / Steps and Overhead Garage Doors:**

**Railings:**

Painted Wood Deck  
 Wood Railings  
 Screened Porch

Metal

Automatic Opener Installed (electric eye reversing mechanism)  
 Automatic Keypad

**Surface Drainage:**

Graded Away From Building at Front  
 Graded Away From Building at Rear

Fencing:  
Wood  
Chain Link

Number of Exterior Doors:  
4

Number of Rooms with Windows with  
Grade Access:  
4

3.0 Exterior Veneer: General

**Improve:** All exterior light fixture and outlet boxes should be caulked and sealed to prevent moisture intrusion into the structure and to protect the wiring. Make sure all other utility penetrations (e.g. piping and vents) in the exterior veneer are well caulked and sealed.

3.4 Exterior: Windows / Doors

**Monitor, Future Repair:** The window and door frames, sashes, and panels will need painting and caulking in the near future for proper protection against rot and decay as indicated by peeling paint on these components. The windows will also need glazing repairs. Remove all peeling paint and apply two good coats of exterior alkyd paint. Repair or replace all damaged wood as needed.



3.5 Exterior: Garage

**Repair:** The basement garage door opener appears to be inoperative. It should be repaired as necessary by a qualified garage door company. The reversing mechanism should be checked for proper operation.

3.6 Exterior: Decks

**Repair, Safety Issue:** Repairs are recommended at the rear wood deck for proper safety as listed below, which should be performed by a qualified framing contractor. The contractor should assess all components for proper performance and safety:

**Repair, Safety Issue:** The handrails as noted at the front do not meet current safety standards for proper grasping of the top of the rail. The hand grip portion of the rail should have a minimum width of 1 1/4" and a maximum width of 2 5/8", which should be improved as needed for proper grasping of the rails.



**Repair, Safety Issue:** Openings between stairs treads at the front and rear are not allowed to be greater than 4" as recommended for child safety.



**Repair, Safety Issue:** The front porch ledger band appears to be only nailed to the structure of the house. This ledger should instead be bolted to the structure for proper support. This condition if not repaired, may cause the deck to pull away from the house possibly causing injury to occupants. Immediate repair is strongly recommended.



**Repair:** The grade is in contact with the base of the support wood posts for the front porch, which can cause moisture and termite damage in the future. Recent studies have shown that even pressure treated wood can rot over time due to constant contact with the soil. Make sure the footings for the posts are in place and extend at least 2" above the ground to keep the bottoms of the posts dry and free from soil contact.



**Repair:** Loose and warped deck boards as noted at the railing should be re-secured with wood screws for a better and longer lasting attachment.



**Improve, Safety Issue:** Recommend installing a handrail at the exterior steps located at the rear deck for improved safety. Current safety standards recommend a handrail for steps of four (4) or more risers.



### 3.8 Exterior: Driveway / Sidewalks

**Monitor, Future Repair:** *The driveway has heaved and cracked in some areas as noted and will need repair or replacement in the future.*



**Improve, Safety Issue:** The walkway as noted at the front presents a trip hazard and should be altered as needed for improved safety.



### 3.10 Exterior: Lot / Drainage

**Improve, Monitor:** The downspout piping as noted should be buried and properly sloped away from the house to prevent damage to the piping and to insure that storm water does not collect next to the foundation. The "ribbed" pipelines as noted are more prone to blockages than smooth wall piping. These should be monitored for proper flow and flushed on a regular basis to prevent obstructions in the lines.



**Monitor:** Because the discharge location of underground drainage lines are not always visible, we recommend 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.

### 3.11 Exterior: Landscaping / Fencing

**Monitor, Future Repair:** Some of the wood fencing components are in poor condition. Replacement of these will ultimately be necessary.

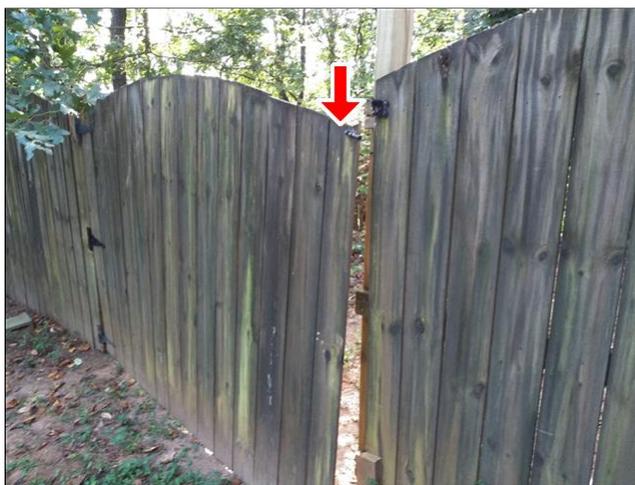


**Improve:** Ivy and other vegetation growing on trees as noted, should be removed to prevent future damage to the trees.



**Improve:** The wood fencing should be power-washed and then painted or stained to improve durability and protection against further weather damage.

**Improve:** The gate and/or latch mechanism needs adjustment to function properly.



**Improve:** Damaged chain link fencing components as noted at the rear should be repaired as needed.

**Improve, Monitor:** Components of the wood fencing are in contact with the ground which will promote moisture damage and termite infestations in this material. Remove all grade contact, replace damaged wood, and repaint exposed sections to prolong the life of the fence.

## 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:

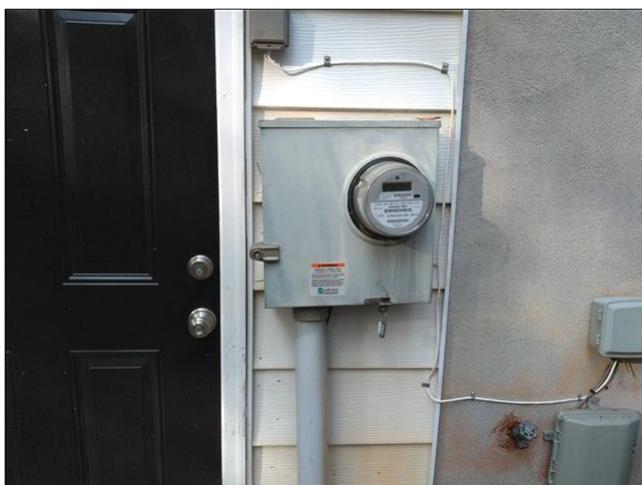
- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, or hydrological conditions, or environmental hazards.
- The identification and inspection of possible underground facilities such as 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 was restricted due to low headroom and/or screening around the base.
- Access below the rear deck was restricted due to paneling installed below the deck.
- Storage and cars in the garage restricted the inspection.

# Electrical System

## ELECTRICAL OBSERVATIONS

The size of the electrical service (200 amps) appears to be sufficient for typical electrical requirements. The sizing of the main panel 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. All GFCI's that were tested responded properly. Smoke detectors were noted in the common areas, which responded properly to normal testing procedures. These should be tested on a regular basis by the occupants (see instructions on the unit). In all, the electrical system appears to be in good condition, with minor repairs/improvements recommended, which should be performed by a licensed electrician.

There does NOT appear to be a home security system (i.e. a "burglar alarm" or similar system designed to detect access to the structure by intruder(s) in place.



Electrical Meter



Main Distribution Panel

### Descriptions

**Size of Electrical Service:**

120/240 Volt Main Service - Service Size: 200 Amps

**Service Drop:**

Underground

**Electrical Service Conductors:**

Aluminum - 4/0 AWG

**Main Service Disconnect(s):**

Main Breaker Rating 150 Amps  
Main Breaker Rating 200 Amps

**Main Service Disconnect Location:**

Located: In the Electrical Panel

**Service Grounding:**

Copper Ground Wire  
Ground Connection Not Visible

**Overcurrent Protection:**

Breaker Panel Rating 200 Amps

**Distribution Panel Location(s):**

Located in the Basement

**Distribution Wiring:**

Copper  
"Romex"

**Switches and Receptacles:**

Grounded

**Ground Fault Circuit Interrupters (GFCI):**

Bathrooms  
Kitchen

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

None Found

**Smoke Detectors:**

Hard Wired (Battery Back-up)

**Security System:**

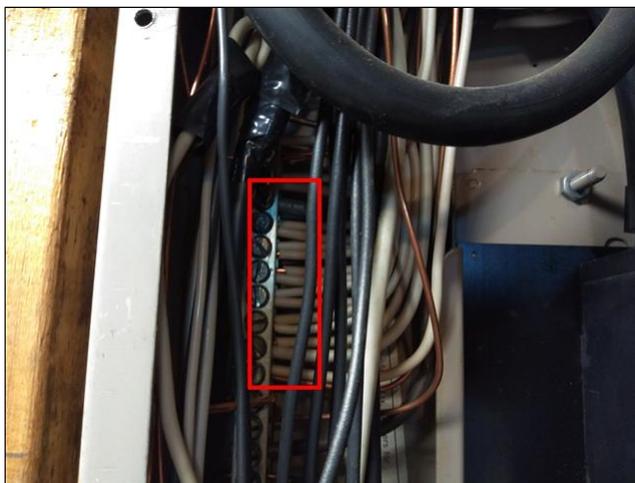
NO

#### 4.1 Electrical: Main Service

**Monitor, Possible Repair:** Consult with the electrician concerning the location of the connection of the main ground wire with the grounding electrode, which was not located at the time of the inspection. Access is required to this connection if it is not buried or encased with concrete.

#### 4.2 Electrical: Panels

**Repair:** Neutral wires that are doubled up on one slot of the buss bar as noted in the panel should be separated and installed in separate slots as needed to prevent poor connections.



**Improve:** The circuits in the electrical panel box should be labeled for proper identification of the equipment served by the breakers.

#### 4.3 Electrical: Wiring / Boxes

**Repair:** Improper electrical connections as noted in the basement should be repaired. All electrical connections should be made with wire nuts and installed inside junction boxes fitted with cover plates to minimize shock and fire hazards.



#### 4.4 Electrical: Outlets

**Improve, Safety Issue:** The installation of a ground fault circuit interrupter outlet(s) is recommended at the exterior, powder room, and kitchen. A ground fault circuit interrupter (GFCI) offers increased protection from shock or electrocution. Up to date weatherproof covers should be installed at all exterior outlets.

**Improve, Safety Issue:** The installation of "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.

**Monitor:** The reset button for the GFCI outlets located in the bathrooms is located in the screened in porch..

**Improve:** The dryer outlet does not meet current standards for grounding requirements (4-pronged outlets now required). Recommend having an electrician change this outlet to the newer 4-pronged outlet if a newer model dryer is used.

#### 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.
- The breakers in the panel were not properly identified or labeled as required for determining proper service sizes for the equipment.

# Cooling System

## COOLING OBSERVATIONS

The outdoor A/C condensing units appear to be approximately 7 and 9 years old based on the serial numbers. The typical life for such components is 12-15 years based on proper maintenance scheduling. Upon testing in the air conditioning mode, a normal temperature drop (between 12 to 15 degree differential) at the closest supply register was observed. This suggests that the system is operating properly. Servicing and repairs are recommended for the air conditioning (and heating) components, which should be performed by a qualified heating and air conditioning service company.



AC Units

### Descriptions

**Cooling Equipment Energy Source:**

Electricity

**Cooling System Type:**

Air Cooled Central Air

**Number of A/C Systems:**

Two

**Central Air Manufacturer:**

AMERICAN STANDARD  
PAYNE

**Distribution Methods:**

Ductwork

**Outdoor Unit Location(s):**

Rear Yard

**Tonnage Capacity:**

4.5 Tons Total (1 ton serves ~600 SF)

### 5.0 Cooling: Central Air System

**Repair:** The air conditioning systems should be serviced and cleaned by a qualified HVAC service company for this cooling season before closing if this has not already been performed (no service stickers noted). Freon levels should be checked for proper operation and pressure. The air filters should be checked and replaced as needed.

### 5.1 Cooling: Outdoor Condensing Unit

**Repair:** *Vegetation and soil in the vicinity of the outdoor unit of the air conditioning system should be cut back and removed for proper air flow and to prevent moisture damage to the units. There should be at least 3" clearance between the soil and base of the unit. Make sure these are properly supported and kept level at all times for proper operation of the fan motor and compressor.*



## 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.

# Heating System

## HEATING OBSERVATIONS

The furnaces appear to be approximately 7 and 9 years old based on the serial numbers. The typical life for units such as this is 15-20 years based on proper maintenance scheduling. The furnace(s) responded to normal operating controls at the time of the inspection. The heating system is controlled by a programmable "set back" thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. An electronic air cleaner has been installed on the main floor system. When these systems function properly, they provide above good air filtration, however they can break down easily and need constant maintenance. Refer to the Cooling Section for further servicing and repairs recommended for the systems.



Main Floor Furnace



Upstairs Furnace

### Descriptions

|  |  |  |
|--|--|--|
| <b>Equipment Energy Source:</b><br>Natural Gas | <b>Heating System Type:</b><br>Forced Air Gas Furnace(s)<br>Electronic Ignition  | <b>BTU Input (For Each Gas Furnace):</b><br>44,000<br>66,000 |
| <b>System Brand:</b><br>CARRIER<br>PAYNE       | <b>Vents/Flues/Chimneys:</b><br>Metal Multi Wall   | <b>Distribution Methods:</b><br>Ductwork                     |
| <b>Number of Systems:</b><br>Two               | <b>Other Components:</b><br>Filter Location: Beside Furnace<br>Furnace Overflow Pan with Drain and/or Float Switch<br>Condensate Pump(s)<br>Electronic Air Filter(s) |  |

### 6.0 Heating: Furnace / Air Handler

**Repair, Safety Issue:** The heating system(s) should also be serviced and cleaned along with the cooling system (see "Cooling" Section) prior to closing. The heat exchangers should be

*checked for cracks. The gas venting system should also be checked for proper safety. Check with the seller concerning all previous service records.*

**Improve:** There is not an adequate working platform in front of the attic furnace as needed to provide a proper working area for the furnace (minimum 30" x 30" recommended). A proper walkway should also be provided to the furnace from the attic access opening.

### 6.3 Heating: Ductwork

**Improve:** Installing new ductwork altogether (e.g. with flex duct) would improve efficiencies and overall performance of the system.

## 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.

# Plumbing System

## PLUMBING OBSERVATIONS

Overall, the plumbing system is in generally good condition with minor repairs/improvements recommended. No visible signs of active leakage were noted in the plumbing system. Some of the plumbing fixtures within the home have been upgraded, which improves the function of the fixtures while reducing maintenance. The older toilets have been replaced with newer 1.6 gpf tanks to reduce water consumption. The water volume supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The water pressure of 60 psi was in the normal range (typical is 40-80 psi). The water heater is an older unit (15 years old). As the typical life expectancy of water heaters is 8 to 12 years, this unit should be budgeted for replacement in the near future.



Gas Meter



Water Heater



Basement Cleanout

### Descriptions

**Water Supply Source:**

Public Water Supply (assumed - check with seller)

**Interior Supply Piping (where visible):**

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

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

Plastic - PVC  
ABS

**Water Heater Age (typical life for standard HWH is 8-12 years):**

15

**Water Heater Location:**

Basement

**Service Pipe to House:**

Plastic (as noted at foundation wall only)

**Water Pressure:**

60 psi (40-80 psi is normal)

**Cleanout Location:**

Exterior Clean-out Not Located (see below)

**Water Heater Capacity:**

50 Gallons

**Main Fuel Shut-Off Valve**

**Location:**

Located At Gas Meter (located: Left Side Yard)

**Main Water Valve Location:**

Front Foundation Wall  
Basement

**Waste System:**

Public Sewer System (Assumed - consult with seller or municipality)

**Water Heater:**

Gas Tank(s)  
Expansion Tank(s)

**Water Heater Manufacturer:**

GE

### 7.1 Plumbing: Supply Piping

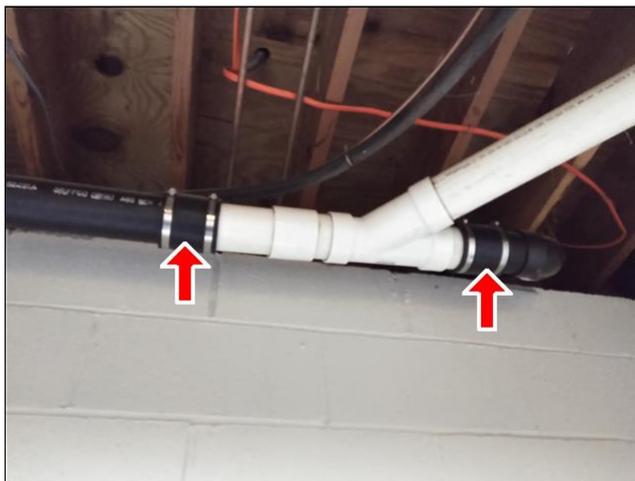
**Improve:** The main whole house water shut-off valve appears to be located front foundation wall (confirm with seller) and should be labeled for proper identification. The shut-offs for the outside hose faucets should also be properly labeled for future access. We recommend shutting off the water when leaving the house for extended periods of time.



## 7.2 Plumbing: Waste / Vent Piping

**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, Improve:** The "Fernco" type connections as noted in the basement are prone to blockages and leakage and should be replaced as needed with proper smooth wall connections for improved performance.



**Monitor:** Because we can only test the sewage drainage system with clear water only, our 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 vanity as noted in the powder room is poorly supported and should be properly attached to the wall to prevent the loosening of the piping connections, which can cause leaks in the future.

#### 7.5 Plumbing: Tubs / Showers

**Repair:** The shower head piping is loose in the wall as noted at the guest bathroom. This condition may cause future leaks in the piping. The piping should be properly secured and the escutcheon plate caulked and sealed to prevent moisture intrusion behind the tile.



**Repair:** The shower diverter at the guest bathtub does not completely divert all of the water to the shower head, which should be improved as needed for proper function.



## 7.7 Plumbing: Water Heaters

**Repair, Safety Issue:** Current safety standards require a "bleeder" valve when the discharge piping for the TPR (Temperature and Pressure Relief) valve does not drain by means of gravity. This device should be added as needed to drain water build up in the lines, which can cause damage to the TPR valve.



**Monitor, Future Repair:** The water heater is an older unit that has lasted beyond its typical life span. 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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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. A whole house ventilating fan was noted, which brings outside air through the home in milder spring and fall climates when activated.

### Descriptions

#### Attic Insulation:

Fiberglass

Estimated R Value: ~R30 in Main Attic

#### Exterior Wall Insulation:

Not Visible (R11 assumed)

#### Basement Insulation:

None Visible

#### Roof Ventilation:

Soffit Vents

Ridge Vents

Gable Vents

#### Vapor Retarders:

House Wrap (assumed - not visible)

#### Exhaust Fan/Vent Locations:

Bathroom(s)

Laundry/Dryer

Kitchen Exhaust Fan

Attic Ventilating Fan

### 8.0 Insulation / Ventilation: Attic

**Improve:** The opening in the ceiling for the whole house fan should be covered and insulated to limit outside air infiltration when not in use.

### 8.2 Insulation / Ventilation: Basement

**Improve:** The installation of insulation to the floor system above the basement areas may be desirable to improve the comfort of the rooms above.

**Improve:** Recommend operating a dehumidifier in the basement area 24/7 to reduce unwanted humidity build-up, which can cause mold and mildew growth.

### 8.3 Insulation / Ventilation: Fans

**Improve:** Recommend installing an exhaust fans vented to the exterior in the bathrooms to help remove excessive humidity from these areas, which can cause mold and mildew.

## 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.
- Access to some areas of the attic was limited, due to framing and low headroom.

# Interior Components

## INTERIOR OBSERVATIONS

The interior finishes of the home are in good condition. Typical minor flaws were observed in some areas. The kitchen cabinets and counters are of good quality. Most of the doors and windows that were checked functioned properly and are in generally good condition. The windows are replacement units, which will save on energy consumption and better resist moisture infiltration from the exterior. The condition of the floor and bath/shower surround tile is good and is generally well sealed to prevent damage to floor and wall structures. Only minor caulking is needed.



Family Room



Dining Room



Kitchen



Master Bedroom



Left Guest Bedroom



Right Guest Bedroom

### Descriptions

**Wall and Ceiling Materials:**

- Sheetrock
- Wood Paneling
- Stippled Ceilings

**Floor Surfaces:**

- Carpet
- Vinyl
- Wood
- Tile
- Laminate

**Shower and Tub Surrounds:**

- Tile

**Windows and Glazing:**

- Single Hung
- Double Hung
- Fixed Pane
- Single Pane
- Double Pane
- Tilt Out Sashes
- Window Screens (partial)

**Doors:**

- Composite
- Raised Panel
- Louvered Doors

**Home Security: Number of Floors w/Bedrooms:**

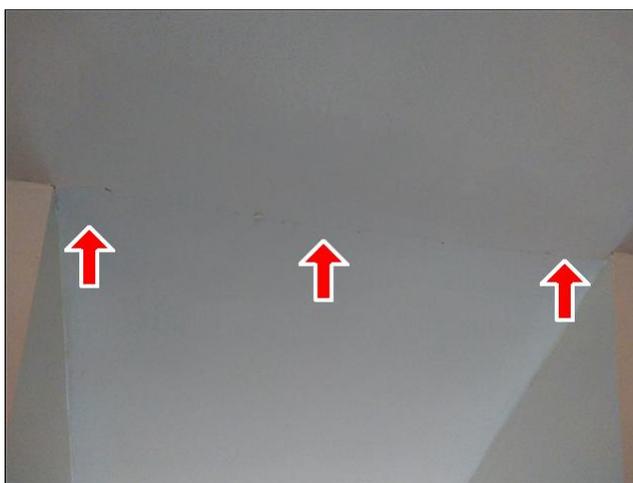
2

## 9.0 Interior: Ceilings / Walls

**Repair:** Damage and/or holes were noted in the ceilings as noted in the basement stairway, which should be repaired and repainted.



**Improve, Monitor:** Minor cracks in the ceiling as noted in the left guest bedroom should be patched and monitored for further movement.



**Monitor:** Previous damage was noted in ceilings at the right guest bedroom, which has been repaired. Consult with seller concerning history of past leaks or settlement here.



### 9.1 Interior: Flooring

**Improve:** Squeaking and loose subflooring was noted at the master bedroom. This condition can be corrected by pulling back the carpet and properly screwing the subflooring to the joists. If replacing the carpet is planned for the near future, this could be done at that time.

**Monitor:** Minor unevenness was observed in the floor structure. This condition is fairly common in older structures such as this and is typically caused by the framing design, installation methods, and aging of the building. There was no evidence of need for immediate repair, however the flooring system should be monitored for further movement. The rate of movement cannot be determined in a one-time inspection.

### 9.3 Interior: Doors

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

### 9.6 Interior: Stairways

**Repair, Safety Issue:** *The railing for the main stairway is loose and unstable and needs strengthening and repair for proper safety.*



**Repair, Safety Issue:** The openings at the stairway to the basement are large enough to allow a child to fall through. This condition should be improved by adding a railing with pickets (with openings no greater than 4") as needed for proper safety.



**Improve, Safety Issue:** The door at the top of the stairwell should open away from the stairs to prevent tripping hazards. It is recommended that this door be altered for improved safety.



### 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. A radon evaluation is currently in progress. For more information, consult the Environmental Protection Agency (E.P.A.) or visit <http://www.epa.gov/iaq/radon/>.

## LIMITATIONS OF INTERIOR INSPECTION

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

- 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.
- The insulated glass panels in the windows and doors could not be evaluated for potential "fogging" due to dirty glass at the time of the inspection.

# Appliances / Fireplaces

## APPLIANCE / FIREPLACE OBSERVATIONS

The kitchen appliances are considered to be in general good condition. All appliances that were tested responded satisfactorily (see below for list of appliances that were tested). The interior temperature in the refrigerator was 37 degrees (35-40 degrees is normal). Servicing and repairs are needed for the fireplace(s).

### Descriptions

#### Appliances Tested:

Electric Cooktop  
 Built-in Electric Oven(s)  
 Microwave Oven (with built-in fan - vents to the exterior)  
 Dishwasher  
 Refrigerator (with ice-maker)  
 Garbage Disposal  
 Clothes Dryer  
 Clothes Washer

#### Fireplaces:

Metal Firebox (with Masonry Insert)  
 Damper  
 Gas Starters

#### Laundry Facility:

240 Volt Circuit for Dryer (3 Pronged Plug)  
 Hot and Cold Water Supply for Washer  
 Waste Standpipe for Washer  
 Dryer Vented to Building Exterior

#### Other Components:

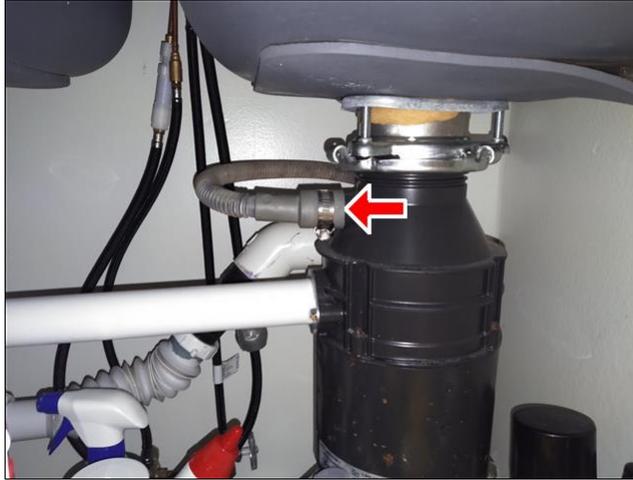
Door Bell  
 Kitchen Exhaust Fan

### 10.0 Fireplaces

**Repair, Safety Issue:** *The fireplace and chimney flues should be inspected and cleaned by a professional chimney sweeping company prior to operation due to the presence of built-up creosote in these components. All flues and gas connections should be checked for proper safety. Any open joints and cracks in the fireplace surround or flues should be sealed with fire-rated caulk or grout to prevent the chance of embers from coming in contact with wood framing. Fireplaces and chimney flues should be inspected and cleaned once a year under normal usage.*

### 10.3 Appliances: Dishwasher

**Monitor, Improve:** The dishwasher drains into the disposal under the kitchen sink, which may cause water to back up into the sink periodically. Relocating this line to its own drain would alleviate this problem.



#### 10.6 Appliances: Dryer / Washing Machine

**Repair, Safety Issue:** *The clothes dryer exhaust vent pipe appears clogged with lint and should be cleaned. Blocked piping can cause damage and possible fires at the dryer element.*



**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. A better solution would be to install a tiled floor with a curb and floor drain. 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.
- Washing machines and dryers are turned on only for testing of the connections in the laundry facility. These appliances are not tested for proper function or leakage or otherwise inspected.

# Termite, Rodent, Insect and Pest Activity

## TERMITE, RODENT, INSECT AND PEST OBSERVATIONS

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No apparent evidence of rodent or insect infestation was visible at the time of the inspection. It should be understood that it is impossible to predict if this will become a problem in the future. All outside openings into these areas should be kept covered with screen wire or otherwise sealed. If infestations should 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 and insects can damage electrical wiring and other building components and can create unhealthy conditions within the home.

### 11.0 Bats, Rodents, Squirrels or Other Wildlife

**Monitor, Safety Issue:** No apparent evidence of active rodent infestation was visible in the attic or basement at the time of the inspection. It should be understood that it is impossible to predict if this will become a problem in the future. All outside openings into these areas should be kept covered with screen wire or otherwise sealed. If infestations should 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.

### 11.4 Presence of Termite Bait System

**Monitor:** A "baiting type" termite prevention system was noted around the exterior of the building, which typically provides good protection against termite infestations and damage. Consult with the seller concerning previous inspections, warranties available, transferability of any warranties, and maintenance required for the system.

## LIMITATIONS OF TERMITE, RODENT, INSECT AND PEST 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.
- 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.
- Access to some areas of the attic was limited, due to framing and low headroom.

# Maintenance Advice

## UPON TAKING OWNERSHIP

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

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

## REGULAR MAINTENANCE

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### EVERY MONTH

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

**SPRING AND FALL**

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

**ANNUALLY**

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

**Prevention is the best approach**

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

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

