

Baker Real Estate Inspections

Property Inspection Report
Exclusively Prepared For
Theresa Nguyen



2606 Silent Springs Creek Dr.
Katy, TX 77450



Sandy Baker
Master Inspector

Texas Real Estate Commission
Professional Inspector License #6462



Residential Combination
Inspector

PROPERTY INSPECTION REPORT

Prepared For: Theresa Nguyen
(Name of Client)

Concerning: 2606 Silent Springs Creek Dr., Katy, TX 77450
(Address or Other Identification of Inspected Property)

By: Sandy Baker, Lic #TREC 6462, ICC 8002272-R5 12/24/2018
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information

obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

For inspection purposes the building is considered to face south.
Photos are representative of conditions found and not all inclusive of all areas found.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension, Slab on Grade

Comments:

Marginal Performance

The foundation performance is considered marginal as departure from dead level of the horizontal plane is approaching 1-inch over 30 horizontal feet, the trade threshold for excessive departure. All soil compress, and all foundations are subject to some settlement. When settlement is slight and uniform, it is of little concern. When a foundation settles unevenly, (differential settlement), it introduces stresses which can weaken the building. Many installed foundations are out of level, but factors other than an out of level condition are good indicators of foundation movement. These include visible cracks at the foundation's perimeter grade beam, window and door frames out of square, roof rafters pulling away from the ridge board, interior and exterior walls which display signs of stress deflecting or cracking, sloping floors, door separation, window separation. Evidence found supports the opinion that the foundation performance is marginal. That evidence includes the following:

- cracks at the visible portion of the foundation grade beam faces
- significant door frame racking
- significant stress deflection in exterior walls
- significant stress deflection in interior walls
- window separation
- door separation
- sloping floors
- rafters pulling from the ridge board
- departure from dead level of the foundation's horizontal floor plane as measured with ZipLevel is approaching the trade threshold for excessive departure

This is not an engineering report, but is only an opinion based on observation of conditions known to be related to foundation performance , using the knowledge and experience of the inspector.

A structural engineer should be consulted to further evaluate the foundation and the remedies available for correction.

Movement: Brick Veneer Cracks

Brick veneer cracks were observed on the exterior walls of the house. This implies that structural movement of the building has occurred.

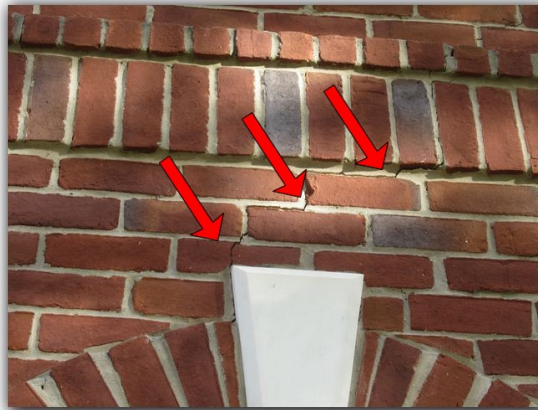
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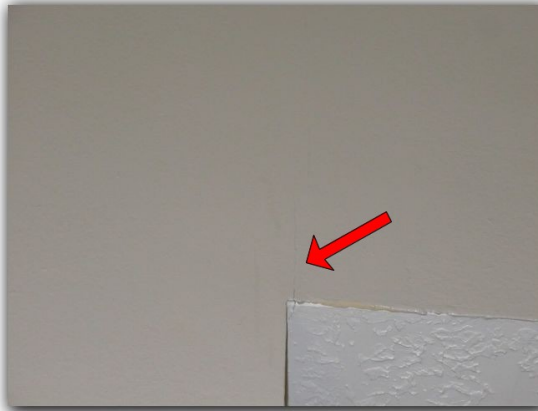
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Movement: Interior Wall Cracks

A drywall crack was noted on the north wall of the southeast bedroom. This implies that some structural movement of the building has occurred.



Movement-Binding Doors

The following listed doors were found to be binding thus the doors are difficult to impossible to close properly. This implies that structural movement of the building has occurred.

southeast bedroom

Movement: Window Frames

A window frame was found to be out-of square in the southwest bedroom . This implies that some structural movement of the building has occurred. As a result one of the window locks will not lock.

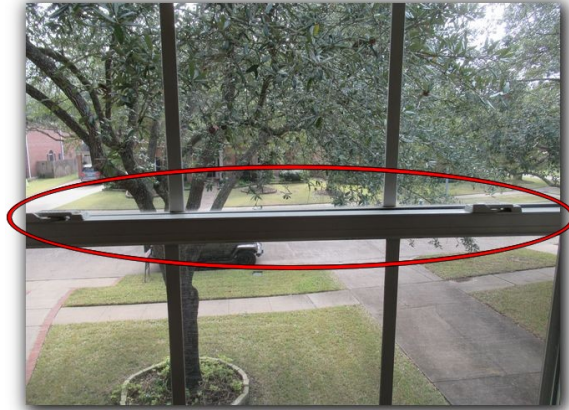
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Cable Ends Visible

Post tension cable ends were observed on the exterior of the foundation. This should be repaired to prevent corrosion. All exposed steel cable ends should be properly covered to avoid corrosion of the exposed steel. Recommend repair before more extensive repairs become necessary.



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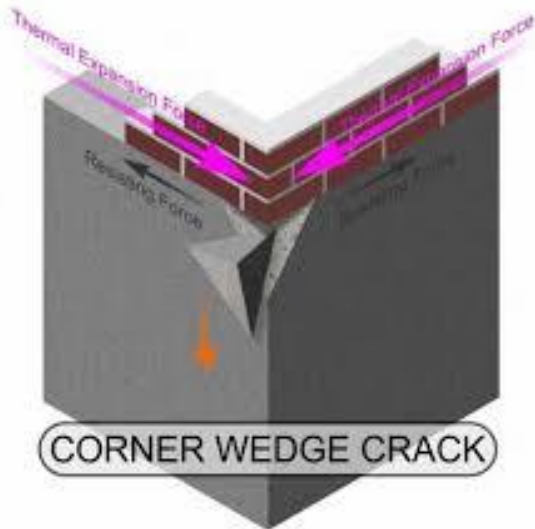
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Corner Wedge Cracks

Corner wedge cracks were observed at the corner(s) of the foundation. It is the opinion of the inspector that the foundation beams are currently performing as intended. This appears to be cosmetic in nature and not structurally significant. The bricks on the brick ledge in this area appear to be unaffected.



Hairline Slab Cracks

A hairline slab crack was noted in the following marked locations. The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, common settling, of the presence of expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

- | | | |
|--|---|--------------------------------------|
| <input checked="" type="checkbox"/> garage | <input type="checkbox"/> front Porch | <input type="checkbox"/> back porch |
| <input type="checkbox"/> family room | <input type="checkbox"/> living room | <input type="checkbox"/> dining room |
| <input type="checkbox"/> kitchen | <input type="checkbox"/> breakfast area | <input type="checkbox"/> media room |
| <input type="checkbox"/> bedrooms | <input type="checkbox"/> hallway | <input type="checkbox"/> bath |
| <input type="checkbox"/> study | <input type="checkbox"/> grade beam | |

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Foundation Elevation Readings taken with a Zip Level

(adjustments were made fro differing floor covering heights)

Southwest corner of the entry (reference point)	0.0
Southeast corner of the dining room	0.0
Southwest corner of the dining room	-0.8
Northeast corner of the dining room	-0.8
Northwest corner of the dining room	0.0
Southeast corner of the kitchen	-0.4
Southeast corner of the breakfast area	0.2
Northeast corner of the family room	0.3
Northwest corner of the family room	0.1
Southeast corner of the living room	0.4
Southwest corner of the living room	0.2
Northwest corner of the living room	0.0
Northwest corner of the master bedroom	-0.5
Southwest corner of the master bedroom	-0.6
Southeast corner of the master closet	-0.5
Southwest corner of the master closet	0.0

Post Tension Foundation

Observation of the exposed grade beam surface revealed what appeared to be small "patches". Generally these types of "patches" occur when the concrete void created by the pocket former used with post-tension reinforcement has been sealed. For this reason the foundation is assumed to be post-tension type.

Foundation Maintenance

For a detailed plan or listing of maintenance items important for maintaining foundation performance one should refer to the following online publications:

www.foundationperformance.org/Projects/FPA-SC-07-0.pdf

B. Grading and Drainage

Comments:

General Information

Proper grading and drainage is important to maintaining proper foundation performance, preventing water penetration, avoiding and preventing wood rot which are conducive to wood destroying insect intrusion and mold growth.

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Soil Level

The soil level is high on the brick wall. Weep holes are near or below ground level. As a result, splash back (during rain storms) and upward migration of water from adjacent ground can lead to decay and facilitate insect intrusion in this area. Ideally, at least four(4) inches of clearance should be maintained between the soil level and the bottom of the first course of brick.



Gutters

Downspout Discharge Near Foundation

The downspout(s) should discharge water at least five (5) feet from the foundation. Corrections to discharge the water away from the foundation should be made for proper foundation maintenance.

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Downspout Discharge on Roof

Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspouts.



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C. Roof Covering Materials

Types of Roof Covering: Composition Shingles

Viewed From: The roof was observed from the ground level with binoculars. The two story home roof level does not have readable safe access.

Comments:

Loose Shingle

A loose shingle was noted just below the front dormer.



Flue Storm Collar not Properly Positioned

Two roof level flue storm collars are not properly installed and/or positioned over the roof jack. The storm collar needs to be properly positioned over the roof jack and sealed to prevent water intrusion into the structure.



Evidence of Roof Leak

Evidence of a possible roof leak was noted below the upstairs furnace vent.

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Lack of Clearance Between Siding and Flashing

The clearance of the siding at the flashing is insufficient at least one to two inches of clearance should be provided. This condition leaves the siding vulnerable to rot as moisture and debris can become trapped between the flashing and the siding.



Trees in Contact

Trees in contact with roofing material should be trimmed back a minimum of six feet to avoid contact during winds. Tree limbs rubbing roofing material during winds can do extensive damage to the roofing material in a short period of time.



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D. Roof Structures and Attics

Viewed From: interior of attic from the service deck

Approximate Average Depth of Insulation: 6" to 11"

Comments:

Roof Structure

Garage: Lack of Separation

There is a lack of proper separation between the garage and the attached breezeway attic space. A number of potential hazards exist within garages as occupants tend to store hazardous materials in the garage. Along with the hazardous materials the potential for carbon monoxide build-up within the garage exist. Thus a fire separation of the garage attic space from the attached breezeway attic space is recommended at the garage roof structure.



Lack of Palm Bracing

There is a lack of a palm brace to provide vertical support at the intersections of the hip rafters to the main ridge board in the garage and house. A palm brace in this location provides a load path to the foundation as required from the main ridge and attached hip rafters.

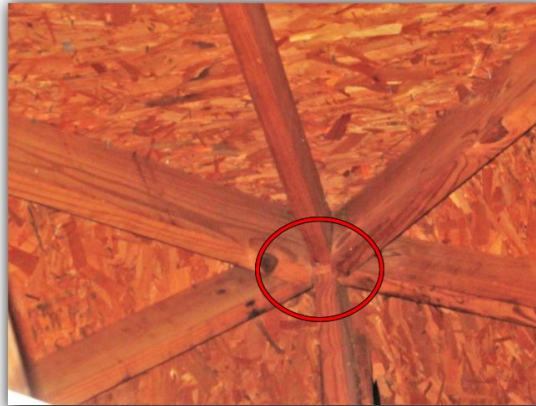
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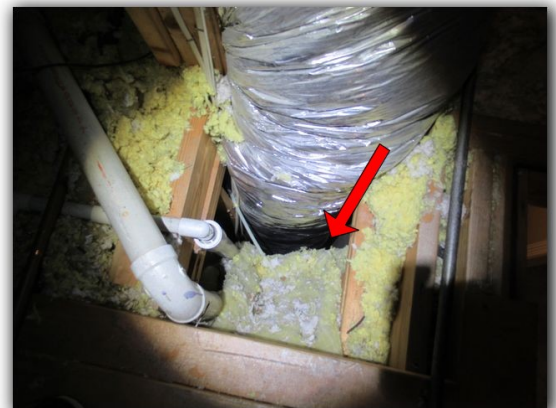
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Lack of Fire Blocking

An open chase extends through the attic space with no fire blocking. Recommend sealing/fire stopping all open chases in attic down to the living area.



Lack of Support Under Dormers

Dormers should be supported on top of double roof rafters to properly support the additional weight of the dormer.

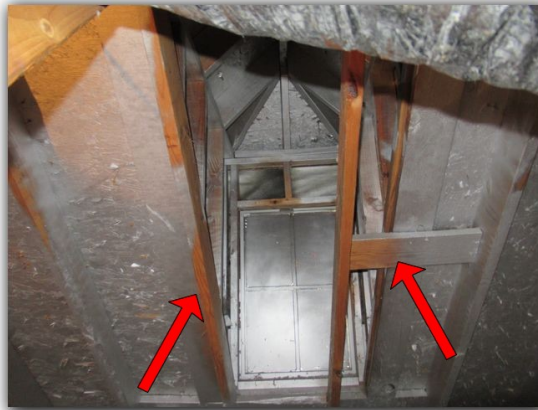
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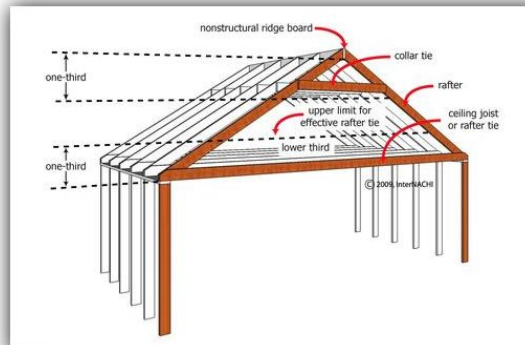
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Insufficient Collar Ties

Lack of collar ties were noted in both dormers. Ideally, collar ties, (horizontal members running between each rafter, near their mid-span to upper 1/3) should be provided for all rafters. Collar ties help to resist rafter sag. Installation is usually very simple.



Undersized Ridge Board

The heels of the rafters hang below the ridge board in both dormers. The cut end of the rafters should be in full contact with the ridge board, therefore the ridge board should be no smaller than the cut end of the rafters. A structural engineer or qualified professional framer should be consulted to determine the need for correction.



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Cracked Rafter

A cracked rafter was noted in the attic space on the east slope. Support is considered compromised in this area.



Evidence of Roof Leak

Evidence of a roof leak was noted below the upstairs furnace vent.



Attic Insulation/Ventilation

Type of Exhaust Vents: ridge vents

Type of Intake Vents: soffit

Damaged Louvers on Vents

Damaged louvers on vents should be repaired to prevent insect and vermin entry.

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Lack of Insulation on Water Supply Lines

There is a lack of insulation on the water supply lines within the attic space. Improvements should be undertaken to avoid damage to the pipes in freezing weather, which can also result in interior water damage to the home as well.



Even Out Insulation

Insulation should be evened out.

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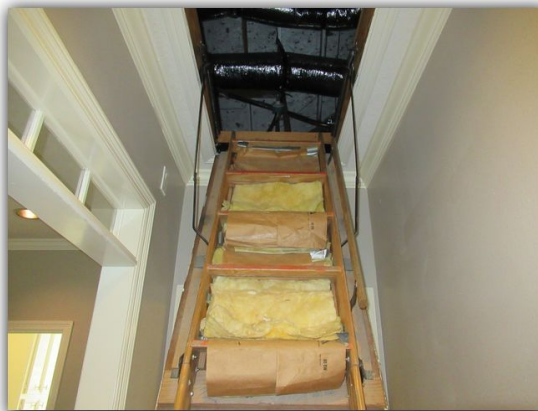
Lack of Insulation- Around Door Frame

There us a lack of insulation around the attic access door frame and the wall framing.



Access Hatch Needs Insulation

Ideally, the attic access hatch should be insulated and weather stripped.



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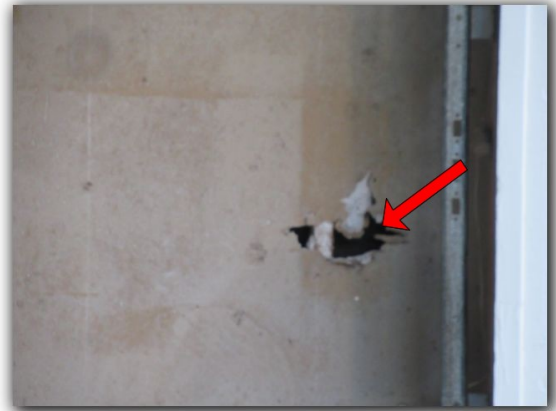
E. Walls (Interior and Exterior)

Comments:

Interior Walls

Damage Noted

Damage was noted to the interior finish was observed in the following listed locations.
garage
at master bedroom window



Mold/Mildew Type Substance Present

Signs of a mold/mildew type substance was observed in the following listed room(s).
The cause should be investigated and/or repaired to prevent further damage.
Recommend further investigation and testing by a licensed professional mold inspector.
garage

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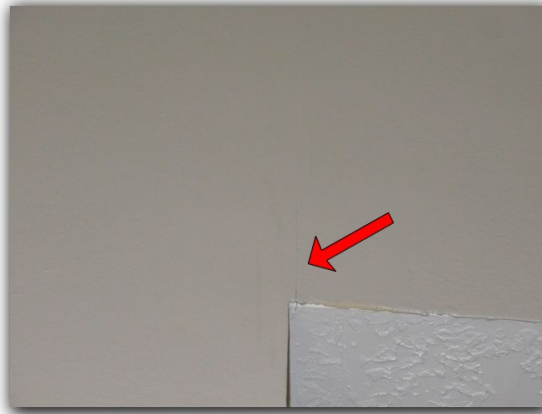
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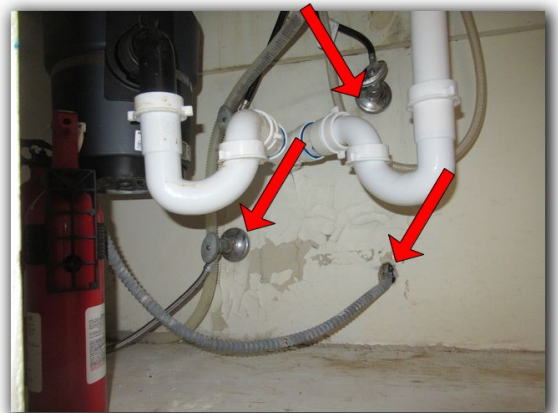
Movement: Interior Wall Cracks

A drywall crack was noted on the north wall of the southeast bedroom. This implies that some structural movement of the building has occurred.



Seal Escutcheon

All escutcheon around at the plumbing penetration should be properly sealed to the wall under the kitchen sink and all bath vanities.



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Wall Opening

A wall opening exist around the gas valve for the fireplace. This resulting in the movement of unconditioned air into the living space.

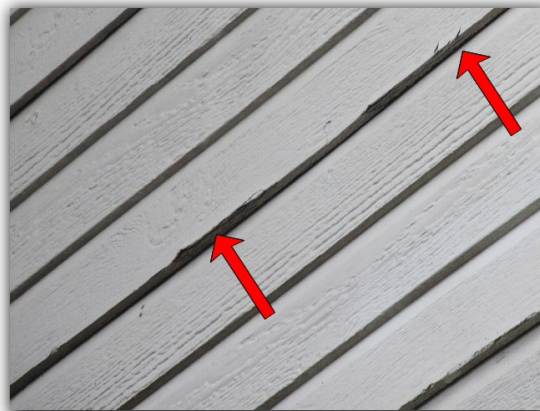


Exterior Walls

Exterior Cladding: brick veneer, cement fiber board siding, hardboard siding

Hardboard/Composite Type Siding

The siding on the house is hardbaord/composite type of material. The siding is known for premature failure. Decayed material was noted on the north and the east sides of te house. This material requires a great deal of maintenance to prolong it's life, it is necessary to maintain complete sealing of all penetrations and joints as well as solid paint coverage on the face and edging paying close attention to all bottom rows of material above the ground and roof surface. Replacement maybe necessary in te near future.



Decayed Wood: Trim Boards

Decayed wood was noted on the trim boards in the following listed locations. All decayed wood should be replaced to avoid further damage and possible insect intrusion. on the east

Movement: Brick Veneer Cracks

Brick veneer cracks were observed on the exterior walls of the house. This implies that structural movement of the building has occurred.

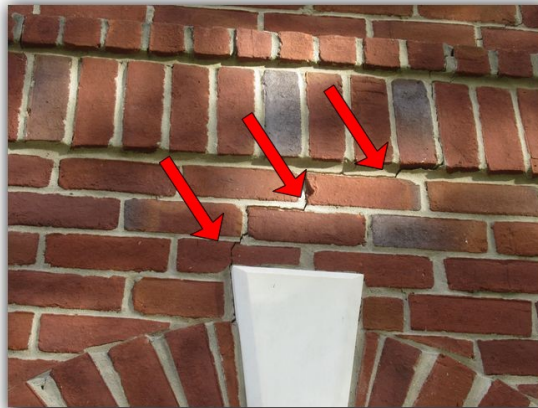
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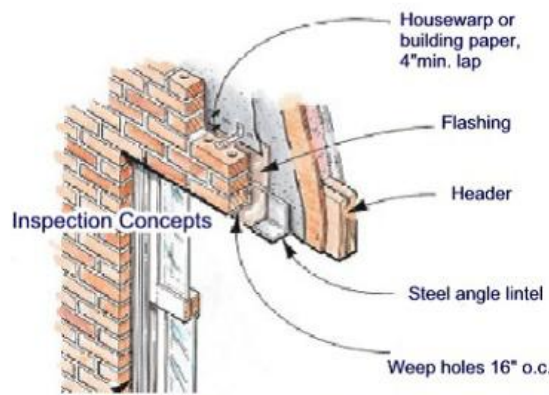
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Lintels: Lack of Flashing

There does not appear to be any required flashing above the lintels as required for proper drainage. This can result in deterioration of the lintels as moisture comes in contact with the metal lintel.



Illustrated Example of SBCCI 1403.1.4.1 and IRC Texas Bldg. Code R703.7.5



Rusted Lintels

Corrosion is present in the form of rust on the lintels. It is recommended to have rust removed and paint lintels to avoid further corrosion of the lintel.

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Deteriorated Sealant/Caulk: Various Locations

All deteriorated sealant/caulk should be replaced around windows, doors, vents, wall penetrations, exterior lights, ect.



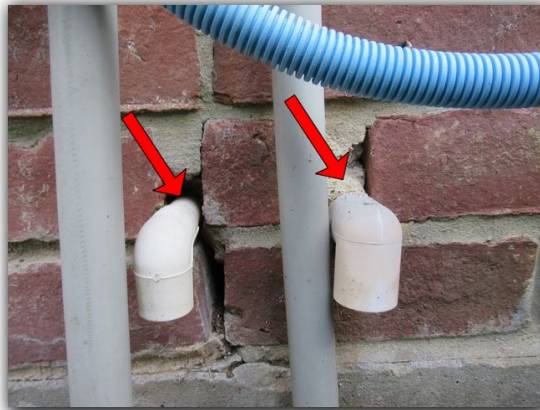
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Lack of Flashing: A/C Line Penetration

There is a lack of required flashing installed at the A/C line wall penetration. Flashing should be provided to protect the wall opening at the entry of the A/C lines.



Deteriorated Paint

Deteriorated paint was noted, excessive chipping and or peeling was noted. Also damage to paint from wildlife noted as well. It is recommended the structure be repainted.

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Vines on Exterior Walls

Vines growing on brick veneer should be removed as the vines attach themselves to the brick veneer and cause significant damage to brick mortar.



Lack of Gas Line Protection

The gas line is not properly protected from corrosion where the line passes through the exterior wall as required by today's standards. Where gas pipe is passing through the outside wall the pipe should be protected against corrosion by coating or wrapping with an inert material.

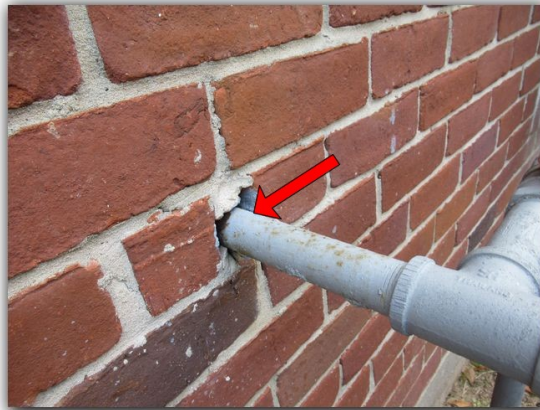
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F. Ceilings and Floors

Comments:

Ceilings

Functional with no significant problems noted.

Floors

Functional with no significant problems noted.

G. Doors (Interior and Exterior)

Comments:

Interior Doors

Missing/Damaged Door Stops

Missing/damaged door stops were noted on the following listed door(s). It is recommended that missing/damaged door stops be replaced to avoid drywall damage and/or other finish damage.

laundry

hall bath

study

southeast bedroom closet

Movement-Binding Doors

The following listed doors were found to be binding thus the doors are difficult to impossible to close properly. This implies that structural movement of the building has occurred.

southeast bedroom

Adjust Striker Plate

The striker plate of the following listed doors is in need of adjustment in order that the door latches properly.

study

Exterior Doors

Exterior Door Locks

the following listed exterior door(s) locks requires a key to unlock from the interior. All egress doors shall be opened from the inside without the use of a key or effort or special knowledge. (ref: IRC Section R311.4.4 Type of lock or latch).

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back

front

Lack of Required Safety Glass

Safety glass etchings were not observed on the glass within the following listed door(s). Safety glass is required for glass doors and is generally identified by an etching in the corner of the glass pane.

front

Overhead Garage Door Corrosion

Corrosion was noted to the bottom of the single car garage door.



Garage Door Damage

Damage was noted to both overhead garage doors.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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H. Windows

Comments: single pane

Glass Non Tempered

Safety glass etchings were not observed on the glass within the following listed window(s). This glass is required for windows close to the floor or in hazardous locations and is generally identified by an etching in the corner of the glass pane.
side windows of front door

Window Screens Damaged

The following listed window screens were found to be damaged.

- Family room (2)
- northwest bedroom (2)

Deteriorated Beading

The window beading was observed to be deteriorated. This is cosmetic in nature,

I=Inspected

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NP=Not Present

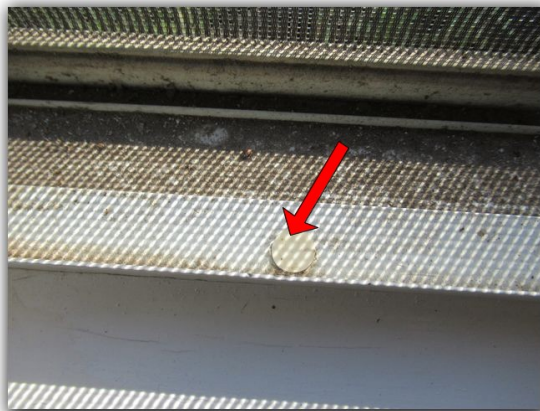
D=Deficient

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Penetration of Window Weeping System

The installation of the alarm contacts penetrates the windows weeping system. This can result in the entry of water into the wall cavity if the contacts are not sealed or the sealant fails. While most contacts are sealed some of the seals have failed and should be re-sealed. The drilling of the weeping system of the window system also voids most manufacture warranties.



Window Cracked

The window adjacent to the front door is cracked.



I=Inspected

NI=Not Inspected

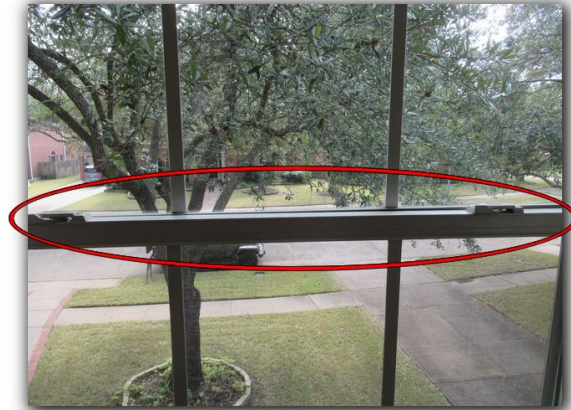
NP=Not Present

D=Deficient

I	NI	NP	D
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Movement: Window Frame

A window frame was found to be out-of square in the southwest bedroom . This implies that some structural movement of the building has occurred. As a result one of the window locks will not lock.



I. Stairways (Interior and Exterior)

Comments:

Loose Balusters

One or more loose balusters were noted to be loose on the stairway railing.

Railing Openings

The openings in the railings are large enough to allow an object larger than four inches to fall through. It is recommended that this condition be repaired for improved safety.



J. Fireplaces and Chimneys

Comments:

Family/Living Room Unit

Lack of Safety Damper Clip

The safety damper clip is not in place or is missing from the chimney damper for the decorative log gas fireplace. This safety device prevents the damper from completely

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D=Deficient

I	NI	NP	D
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closing and insures proper ventilation is provided at all times, and is required on flue dampers where decorative gas logs are in place.

Clean Metal Chimney

The metal chimney should be cleaned for fire safety reasons. A live wasp nest was noted in the flue.

Master Bedroom/Bath Unit

Inoperative Unit

Three attempts were made to light the pilot which is electronic failed.

K. Porches, Balconies, Decks, and Carports

Comments:

Patio: Larger Cracks

Larger than typical cracks and/or deficiencies were observed in the back patio.



L. Other

Comments:

Flatwork

Sidewalks: Larger Cracks

Larger than typical cracks and/or deficiencies were observed in the sidewalk.



Driveway: Larger Cracks

Larger than typical cracks and/or deficiencies were observed in the driveway.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Fencing

Functional with no significant problem noted.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entrance

Underground Service Entrance

Conduit Pulled Loose Meter Housing

The conduit protecting the service wires under the electrical meter cabinet has pulled loose and needs to be re-secured for reasons of safety and wiring protection.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D



Main Panel

Cabinet Manufacturer: Square D

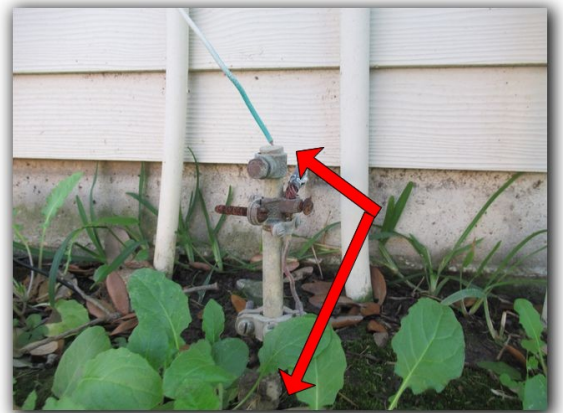
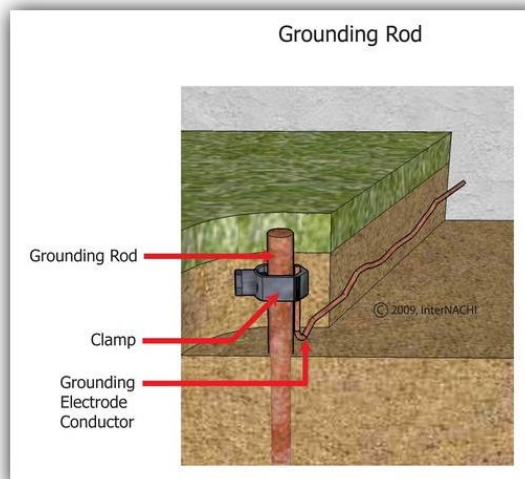
Location: Garage

Box and/or Main Disconnect Rating: 200 amps

Branch Circuit Wire Type: Copper

Ground Rod Depth Insufficient

The ground rod is insufficiently driven in the ground. The rod length is 8 feet and must be driven fully in the ground to meet the requirement of 8 feet in full contact with earth. Improvements should be undertaken.



Improper Type Clamp

The clamp used to clamp the ground wire to the ground rod is not approved for this application as corrosion is present. A proper clamp which is approved for this application should be used which is resist corrosion due to weather exposure and ground contact.

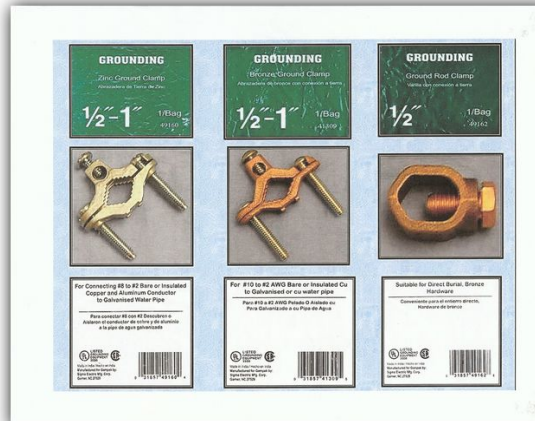
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Breakers Not Marked

Not all breakers are properly identified.



Combustible Debris

Combustible debris was noted in the bottom of the panel. The combustible debris should be removed for fire safety reasons.



Cables Improperly Secured

The main rule of the National Electrical Code 312.5 (C) prohibits the installation of several cables bunched together and run through a knockout or chase nipples. Individual cable clamps or connectors are required to be used with only one cable per

I=Inspected

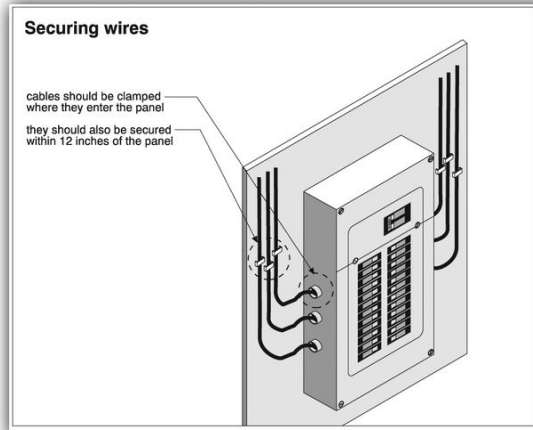
NI=Not Inspected

NP=Not Present

D=Deficient

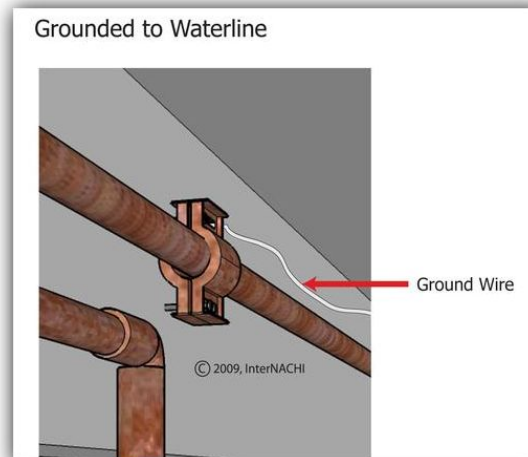
I NI NP D

clamp or connector; unless the clamp or connector is identified for more than a single cable.



No Visible Bond To Metal Water Pipe

I was unable to locate the electrical bond connection for the metal water piping to the grounding electrode system. All bond connections should be accessible for inspection, repair, or replacement. This condition should be further investigated and corrected if necessary.



Hot Water Heater Not Grounded/Bonded

The hot water heater does not appear to be properly grounded/bonded. This should be further investigated and repaired for safety reasons.

Gas Lines Not Bonded

It appears the gas lines are not properly bonded to the electrical grounding system as no grounding electrode was located. Bond connections should be accessible for inspection, repair, or replacement and are typically found at the gas line entrance to the house or at the hot water heater. All Bonding is required to prevent an electrical potential build up within the gas piping that could lead to arcing, which might ignite gas. We want to keep gas line piping potential at zero (0) by bonding it to the the electrical grounding system.

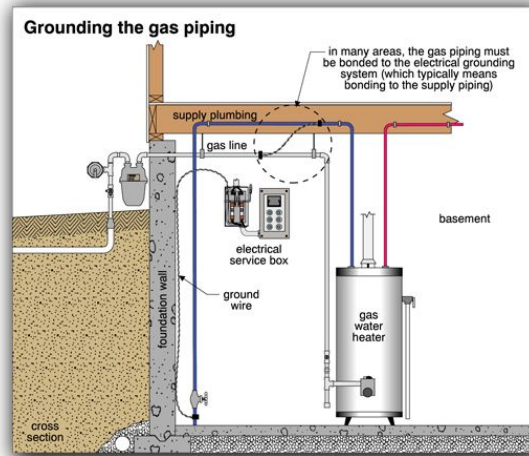
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



It is recommended a licensed professional electrician be consulted to further evaluate the electrical system and make necessary repairs.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Inoperative Door Bell Chime

The back door bell chime appears to be inoperative.

Poor Access to Panel/Shutoff

A/C shutoff access is restricted. It is required to provide a 30 inch wide by 30 inch deep clear area in front of the panel/shutoff for safety.



Electric Cooktop: Wiring Conduit Not Secured

The wiring leading to the cooktop is not properly secured to the unit to protect the wiring.

Wiring: Extension Cords

Extension cords should not be used as permanent wiring as this is a fire hazard.

I=Inspected

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D=Deficient

I	NI	NP	D
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at water softener

Lack of Cover Plate

There is a lack of a cover plate where the cable penetrates the wall in the family room.

Receptacle(s):Cover Plate Damaged

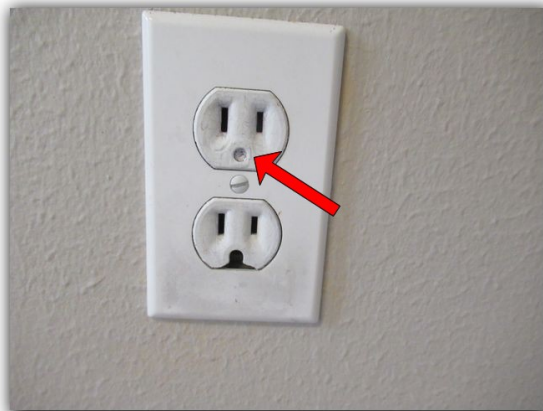
Damaged cover plates were noted in the following listed locations should be replaced for safety reasons.

garage



Receptacle(s): Damaged

The following listed receptacle(s) were observed to be damaged. All damaged receptacles be replaced for personal and fire safety.
southwest bedroom (ground slot blocked)



Receptacles:Painted Over

Painted receptacles were noted in the following listed locations. When receptacles are painted paint also gets on the metal spring blades inside the receptacle. These blades are suppose to make firm, intimate contact with the the prongs on the plug, and transfer the electrical power from the receptacle from the receptacle to the plug. If there is paint on these blades, it may prevent contact altogether, or worse,it may allow only partial contact, which creates a point of resistance to the flow o electricity. Any time electrical current flows through a resistance, it generates heat. The heat causes the metal contacts to oxidize. The oxidation on the contacts is not a good conductor of electricity, so it creates further resistance, which in turn produces more heat. The situation

I=Inspected

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I	NI	NP	D
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becomes progressively worse until you can have enough heat to create a potential fire hazard. Replacement of the receptacles is recommended for safety.
southwest bedroom

Receptacle(s): Cover Plate Missing

Missing cover plates were noted in the following listed locations should be replaced for safety reasons.

study

Receptacle(s): Loose

The following listed receptacle(s) are loose and should be re-secured.

west wall kitchen

west wall upstairs hallway

Inadequate Ground Fault: Kitchen

There is inadequate ground fault protection in the kitchen; every kitchen receptacle serving the countertops should be ground fault fault protected.

Fan Light Inoperative

The ceiling fan light appears to be inoperative in the dining room. The light blinks when turned on. This may be an indication of a short or loose wire.

Fan Light: Globe Missing

The fan light globe was found to be missing in the southeast bedroom.

Smoke Alarms

Three smoke alarms are present in the home two upstairs and one downstairs, which was acceptable at the time of construction. By today's building standards there should be one downstairs, one in the hallway upstairs and one in each bedroom. All units would be powered by 120V and battery backed up. All units would be interconnected in order that when one unit alarms all units alarm. It is recommended to upgrade the smoke alarm system for safety.

Carbon Monoxide Alarm Recommended

An approved carbon monoxide alarm is recommended to be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units which fuel fired appliances are installed or in a dwelling that has an attached garage.

It is recommended a licensed professional electrician be consulted to further evaluate the electrical system and make necessary repairs.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Downstairs Unit

Type of Systems: Centralized Forced Air System

Energy Sources: Gas

Comments:

All heating systems components appear to be performing adequately at the time of the inspection. This system is achieving an operation, function, or configuration consistent with accepted industry practices of its age.

I=Inspected

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NP=Not Present

D=Deficient

I NI NP D

Manufacturer: American Standard
Model # AUD1C100A9H51BC
Serial # 150726DR1G
Approximate Manufacture Date: 2015

Upstairs Unit

Type of Systems: Centralized Forced Air System

Energy Sources: Gas

Comments:

Improper Thermostat

It appears the thermostat for unit is improper. As thermostat is displaying "heat pump" but none of the equipment data plates indicate the equipment is a heat pump. Was never able to get the unit to heat properly.



A qualified heating and cooling technician should be consulted to further evaluate the system and make necessary repairs.

Manufacturer: American Standard
Model # AUD1C080A9H41BC
Serial # 151620RP1G
Approximate Manufacture Date: 4/2015

B. Cooling Equipment

Downstairs Unit

Type of Systems: Central Forced Air System

Comments:

Temperature Drop Normal Range

The drop in temperature across the coil was 18.7 - degrees which is with in normal acceptable range. Readings were taken at the evaporator coil.

Condensate Drain Discharge to Sewer Vent

The condensate drain line from the air conditioning system is discharging to a sewer vent. While this was an acceptable practice at the time the home was built is not acceptable by today's building standards and is considered a hazard.

I=Inspected

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D=Deficient

I	NI	NP	D
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Outdoor Unit

Manufacturer: American Standard
Model # 4A7A6048H1000AA
Serial # 15095Iny2f
4 TON
Approximate Manufacture Date: 2/2015

Indoor Unit

Manufacturer: Trane
Model # 4TXCC008CC3HCBA
Serial # 150820YCCG
Approximate Manufacture Date: 2/2015

Upstairs Unit

Type of Systems: Central Forced Air System

Comments:

Temperature Drop Normal Range

The drop in temperature across the coil was 20.5 - degrees which is with in normal acceptable range. Readings were taken at the evaporator coil.

Condensate Drain Discharge to Sewer Vent

The condensate drain line from the air conditioning system is discharging to a sewer vent. While this was an acceptable practice at the time the home was built is not acceptable by today's building standards and is considered a hazard.

Outdoor Unit

Manufacturer: American Standard
Model # 4A7A42H1000AA
Serial # 15153HS5F
3 1/2 TON
Approximate Manufacture Date: 4/2015

Indoor Unit

Manufacturer: Trane
Model # 4TXCC008CC3HCBA

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Serial # 14455221CG

Approximate Manufacture Date: 11/2014

C. Duct Systems, Chases, and Vents

Comments:

Ducts

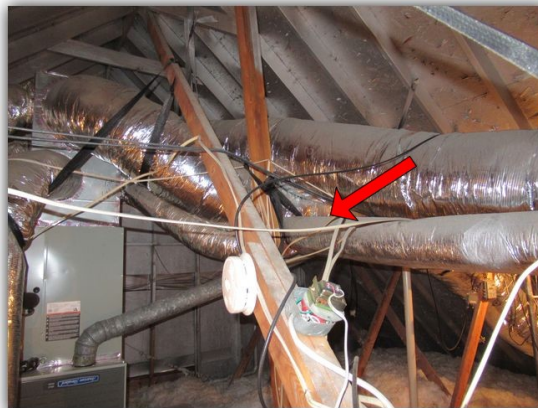
Loose Register

A loose register was noted in the kitchen.



Ducts in Contact with One Another

Flexible ducts should not be installed in direct contact with one another. Where they do make contact there is a tendency to form condensation, which causes water damage to living spaces below.



Improperly Supported Ducts

The supply ducts do not appear to be properly supported at 5-foot intervals with 1 1/2 - inch wide straps with no more than 1/2 - inch of sag per foot. Corrections should be undertaken to avoid restrictions in air flow.

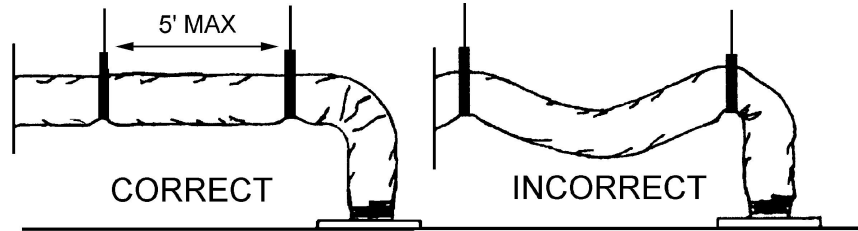
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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Heating Exhaust Vent
Flue Clearance Insufficient

There is insufficient clearance between the exhaust flue and combustible materials. *This is a fire hazard.* This condition should be evaluated and repaired by a qualified licensed heating technician.



Chases

Functional with no significant problems noted.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Southwest corner of the lot

Location of main water supply valve: at meter

Static water pressure reading: 70

Comments:

Lack of Hot Water

There was a lack of hot water at a number of fixtures as one hot water heater was not operating at the time of the inspection.

Water Supply Turned Off

The water supply was turned off to the garage toilet and sink at the time of the inspection. Therefore these could not be operated and inspected.

Toilet: Runs On

The half bath toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed.

Sink: Shutoff Valve Leaking

The supply shutoff valves at the left side master bath sink is leaking.

Shower: Seal Shower Fixtures

The master bath shower fixtures are not sealed to the shower surround tile. It is recommended these fixtures be sealed to the shower surround/tile to avoid water intrusion into the wall cavity.



Bathtub: Seal Fixtures

The hall bathtub fixtures are not sealed to the tub surround/tile. It is recommended these fixtures be sealed to the bathtub surround/tile to avoid water intrusion into the wall cavity.

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Bathtub: Stopper Defective

The hollywood bathtub stopper is defective as it slowly allows water to seep out.

Sink: Shutoff Valve Leaking

The supply shutoff valves at the left side Hollywood bath sink are leaking.

Water Supply Lines: Lack of Insulation

There is a lack of insulation on the water supply lines which are exposed on the exterior. Improvements should be undertaken to avoid damage to the pipes in freezing weather.



Exterior Faucet: Lack of Anti Siphon

There is no anti siphon device installed on the exterior faucets.

Note: Water filtration systems and water softener systems are outside the scope of this inspection and are not inspected. We recommend you have a qualified contractor and/or the seller demonstrate the proper use and verify proper function of these systems before closing.

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B. Drains, Wastes, and Vents

Comments:

Drains/Clean Outs: Lack of Protection

The exposed plumbing drains and/or clean outs should be painted to avoid deterioration of the PVC material from exposure to UV rays.

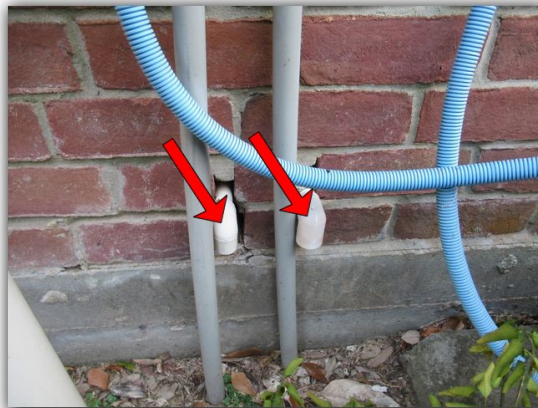
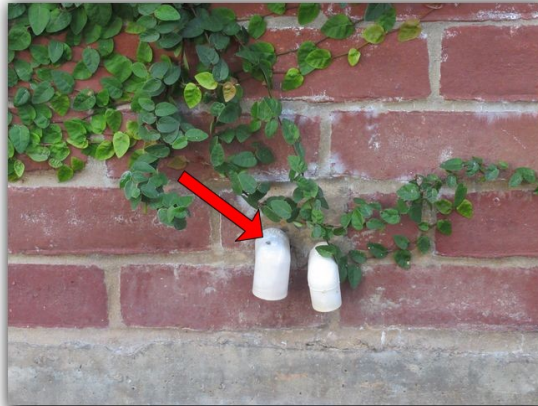
I=Inspected

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NP=Not Present

D=Deficient

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Lack of Air Gap: Possible Cross Contamination

There is a lack of an air gap on the drain line from the water softener equipment. This can result in cross contamination of the water supply.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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C. Water Heating Equipment

Unit 1

Energy Sources: Gas

Capacity: 40 gallons

Comments:

Older Unit

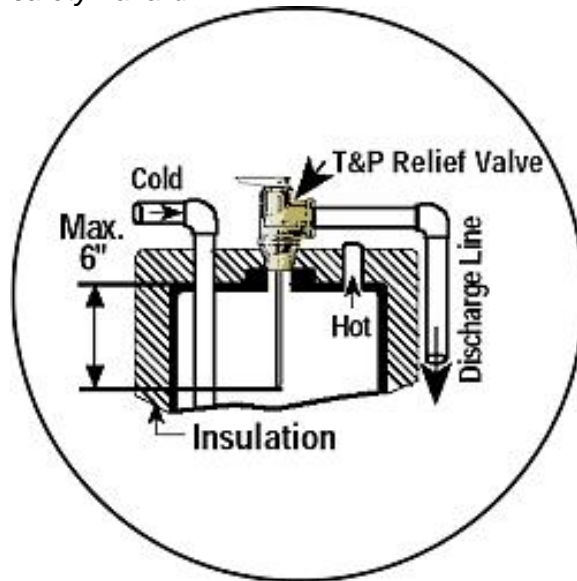
The water heater is an older unit that may be approaching the end of its useful life. Water heaters have a typical life expectancy of 7 to 12 years, One cannot predict with certainty when replacement will become necessary.

Not Grounded/Bonded

The hot water heater does not appear to be properly grounded/bonded. This should be investigated and repaired.

Inoperative Temperature Pressure Relief Valve

The Temperature and Pressure Relief (TPR) Valve serving the hot water heater is inoperative. *Corrections should be undertaken as soon as possible as this is a life safety hazard.*



Debris in Safety Pan

Debris was noted in the water heater safety pan. All debris should be removed to help prevent the pan drain line from clogging.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Disconnected Plumbing Strap

The plumbing strap is disconnected. A plumbing strap needs secure the vent properly to the structure as required.



Location: Attic

Manufacturer: Rheem

Model # 22V40SF

Serial # RHLN089511431

Approximate Mfr. Date: 08/2009

Unit 2

Energy Sources: Gas

Capacity: 40 gallons

Comments:

Older Unit

The water heater is an older unit that may be approaching the end of its useful life. Water heaters have a typical life expectancy of 7 to 12 years, One cannot predict with certainty when replacement will become necessary.

Inoperative Unit: Gas Valve Off

The unit was not operative at the time of the inspection as the gas valve was turn off. As a result the unit was not operated as the inspector was not informed as to the reason the gas to the unit was shutdown.

I=Inspected

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NP=Not Present

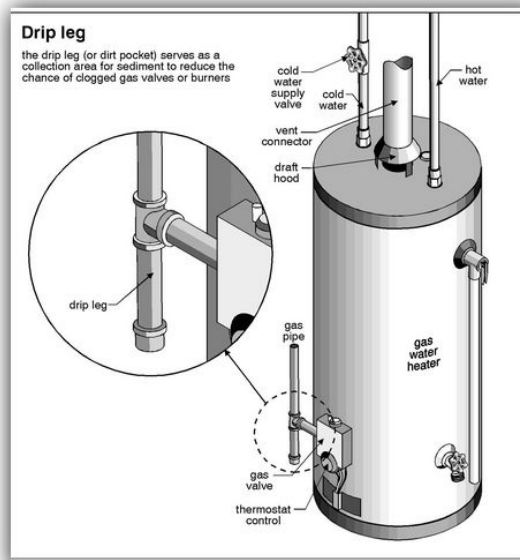
D=Deficient

I NI NP D



Lack of Sediment Trap On Gas Line

There was no sediment trap found on the gas line servicing the water heating equipment. The trap is intended to catch foreign material before it gets into gas valves, burners, etc. Implications include equipment malfunction because of foreign material entering the equipment. There is also a safety issue, as foreign material could block a valve, preventing it from closing completely.



Draft Diverter Needs Improvement

The "draft diverter" of the water heater venting system is configured in such a way that it could allow spillage of exhaust products. *This is a potential carbon monoxide safety issue that should be addressed promptly.*

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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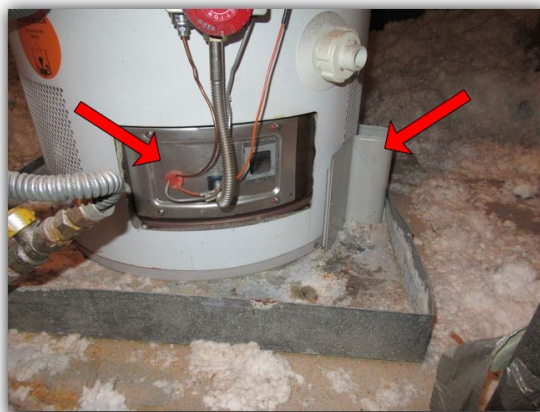
Flue Storm Collar not Properly Positioned

The roof level flue storm collar is not properly installed and/or positioned over the roof jack. The storm collar needs to be properly positioned over the roof jack and sealed to prevent water intrusion into the structure.



Service Panel Removed

The service panel was found removed from the unit.



Not Grounded/Bonded

The hot water heater does not appear to be properly grounded/bonded. This should be investigated and repaired.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Brown Water at Fixtures

Brown water was observed at the fixtures when the water was operated. This is good indicator that the water heater is near end of its life expectancy.



Location: Attic
Manufacturer: General Electric
Model # GG40S06AVF00
Serial # GELN 0104525160
Approximate Mfr. Date: 1/2004

A qualified professional licensed plumber should be consulted to further evaluate the hot water heater and make necessary repairs and/or replace the unit.

D. Hydro-Massage Therapy Equipment
Comments:

E. Other
Comments:

V. APPLIANCES

A. Dishwashers
Comments:
Functional with the following deficiencies noted.
Rusted Baskets
The baskets within the dishwasher are rusted.

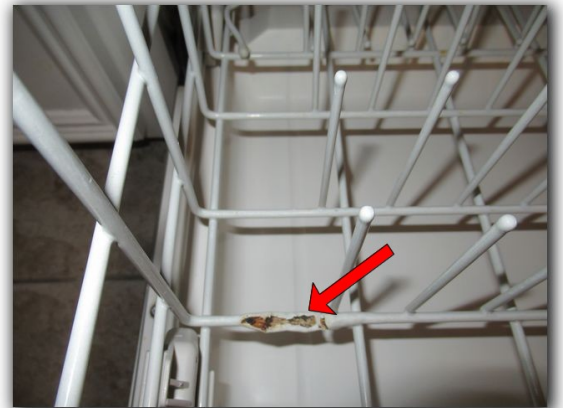
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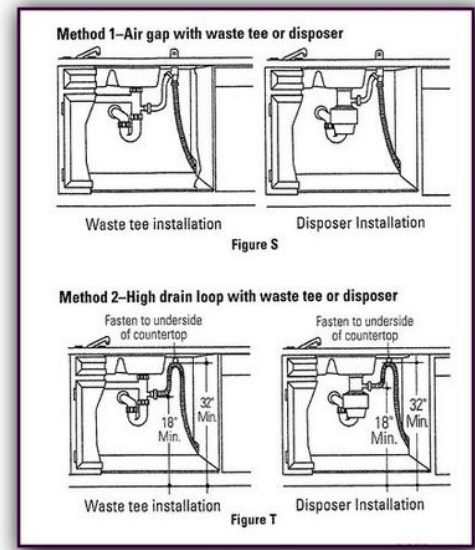
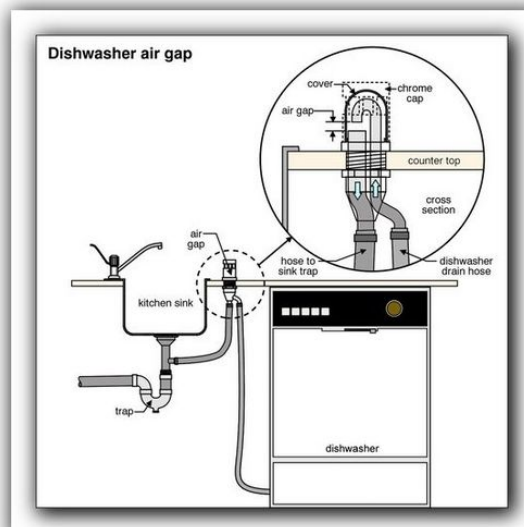
D=Deficient

I NI NP D



Improperly Installed Drain Line

The dishwasher drain hose is not properly installed to prevent back flow or anti-siphoning. It is recommended that an air gap device or high drain loop be installed in the drain line.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Manufacturer: Kenmore
Model # 665.13833k501
Serial # FW4414867

B. Food Waste Disposers

Comments:

Functional with no significant problems noted.

Manufacturer: Emerson
Model # Pro Compact-P-2
Serial # 12101944091

C. Range Hood and Exhaust Systems

Comments:

Functional with the following deficiencies noted.

Hood Vent Material Improper

The material used for the range hood venting is improper. Corrections should be undertaken as this creates a *fire hazard* by trapping grease in the corrugations of the pipe.



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Back Draft Blocked

The back draft damper is blocked by vines. As a result the back draft damper can not fully open.



Type: Integrated into cooktop, vented to exterior

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-
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D. Ranges, Cooktops, and Ovens

Comments:

Cooktop

Functional with the following deficiencies noted.

Electric Cooktop: Wiring Conduit Not Secured

The wiring leading to the cooktop is not properly secured to the unit to protect the wiring.



Manufacturer: Jenn-Air
Model # JED8430BDS
Serial # 16277397NT

Built in Oven

Built in Oven: Door Gasket

The door gasket of the built in upper oven is damaged.

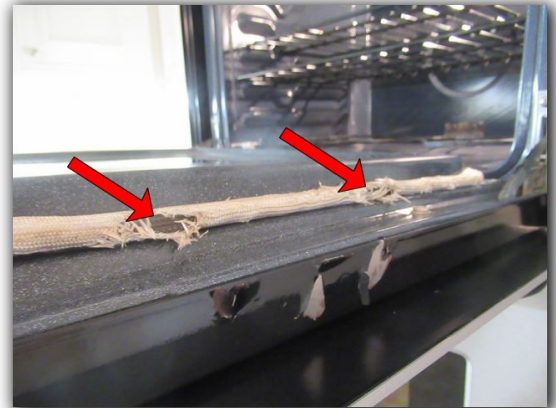
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Built in Oven: Light

The light of the lower built in oven is inoperative.

It is recommended that professional appliance repair technician be consulted to further evaluate the unit and determine the need for repair or replacement.

Manufacturer: Kenmore
Model # no data plate visible
Serial # no data plate visible

E. Microwave Ovens

Comments:

Functional with no significant problems noted.

Manufacturer: Kenmore
Model # 721.66463500
Serial # 808ta01106
Manufacture Date: August 2008

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Exhaust Fan: Discharge

The bathroom exhaust fans are vented to the soffit vents and/or attic space and should by today's standards be discharged fully to the exterior of the building envelope.

G. Garage Door Operators

Double Door Unit

Comments:

Functional with the following deficiencies noted.

Open Auto Revers Defective

The garage door opener did not automatically reverse under resistance during closing. *There is a serious risk of injury, particularly to children, under this condition.*

I=Inspected

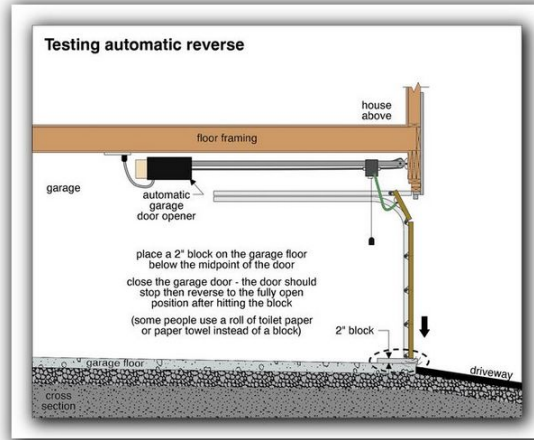
NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately for safety.



Manufacturer: Chamberlain
Model # Lift Master 1/3 HP

Single Door Unit

Comments:

Functional with the following deficiencies noted.

Open Auto Revers Defective

The garage door opener did not automatically reverse under resistance during closing. *There is a serious risk of injury, particularly to children, under this condition.*

Improvement may be as simple as adjusting the sensitivity control on the opener. This should be repaired immediately for safety.

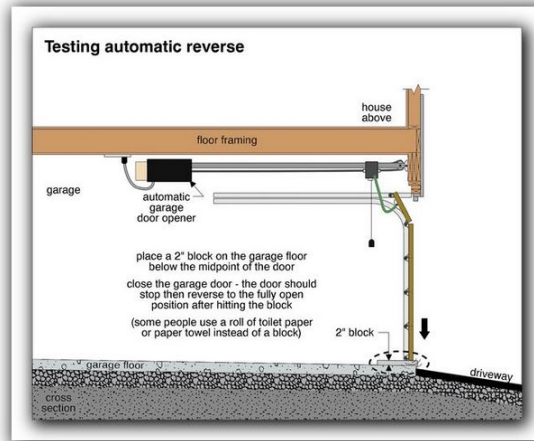
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



Manufacturer: Chamberlain
Model # Lift Master 1/3 HP

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H. Dryer Exhaust Systems

Comments:

Lack of Back Draft Damper

There is no back draft damper on the vent termination as required. Back draft dampers should be installed to avoid outdoor air infiltration during periods when the dryer is not operating and prevent the entry of animals.



Vent Not Sealed to Roof Bonnet

The dryer vent is not properly sealed to the roof bonnet. Therefore lint has fallen back into the attic space. The lint is considered to be highly flammable material thus creating a fire hazard. Improvements should be undertaken by sealing the vent properly to the roof bonnet.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I. Other

Comments:

VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

Shutoff: Handle Missing

The shutoff handle is missing at the back flow preventer.



Anti-Siphon Improper Height

Anti-siphon valves are required to be 12" taller than any sprinkler head. Improvements should be undertaken.

Back Flow Preventer: Lack of Support

The back flow preventer and the attached line should be properly supported secured to a fixed post or the structure. Unsupported lines place stress on the plumbing joints.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Re-Direct Spray

The water spray from the sprinkler heads should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage.

Manufacturer: Toro
Model # Vision 1 Series

ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

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.
- * 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.
- * Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- * Install rain caps and vermin screens on all chimney flues, as necessary.
- * 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.

Regular Maintenance

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 the house has hot water heating, bleed radiator valves.
- * Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- * Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. 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

- * 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 or other vermin or insect activity.
- * 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 window sills 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 the heating, cooling and water heater systems cleaned and serviced.
- * 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 house utilizes a well, check and service the pump and holding tank. Have the water quality tested. 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.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." 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 your home. Enjoy your home!

ADDENDUM: CARBON MONOXIDE INFORMATION

What is carbon monoxide (CO) and how is it produced in the home?

CO is a colorless, odorless, toxic gas. It is produced by the incomplete combustion of solid, liquid and gaseous fuels. Appliances fueled with gas, oil, kerosene, or wood may produce CO. If such appliances are not installed, maintained, and used properly, CO may accumulate to dangerous levels.

What are the symptoms of CO poisoning and why are these symptoms particularly dangerous?

Breathing CO causes symptoms such as headaches, dizziness, and weakness in healthy people. CO also causes sleepiness, nausea, vomiting, confusion and disorientation. At very high levels, it causes loss of consciousness and death.

This is particularly dangerous because CO effects often are not recognized. CO is odorless and some of the symptoms of CO poisoning are similar to the flu or other common illnesses.

Are some people more affected by exposure to CO than others?

CO exposures especially affect unborn babies, infants, and people with anemia or a history of heart disease. Breathing low levels of the chemical can cause fatigue and increase chest pain in people with chronic heart disease.

How many people die from CO poisoning each year?

In 1989, the most recent year for which statistics are available, there were about 220 deaths from CO poisoning associated with gas-fired appliances, about 30 CO deaths associated with solid-fueled appliances (including charcoal grills), and about 45 CO deaths associated with liquid-fueled heaters.

How many people are poisoned from CO each year?

Nearly 5,000 people in the United States are treated in hospital emergency rooms for CO poisoning; this number is believed to be an underestimate because many people with CO symptoms mistake the symptoms for the flu or are misdiagnosed and never get treated.

How can production of dangerous levels of CO be prevented?

Dangerous levels of CO can be prevented by proper appliance maintenance, installation, and use:

Maintenance:

- * A qualified service technician should check your home's central and room heating appliances (including water heaters and gas dryers) annually. The technician should look at the electrical and mechanical components of appliances, such as thermostat controls and automatic safety devices.
- * Chimneys and flues should be checked for blockages, corrosion, and loose connections.
- * Individual appliances should be serviced regularly. Kerosene and gas space heaters (vented and unvented) should be cleaned and inspected to insure proper operation.
- * CPSC recommends finding a reputable service company in the phone book or asking your utility company to suggest a qualified service technician.

Installation:

- * Proper installation is critical to the safe operation of combustion appliances. All new appliances have installation instructions that should be followed exactly. Local building codes should be followed as well.
- * Vented appliances should be vented properly, according to manufacturer's instructions.
- * Adequate combustion air should be provided to assure complete combustion.
- * All combustion appliances should be installed by professionals.

Appliance Use:

Follow manufacturer's directions for safe operation.

- * Make sure the room where an unvented gas or kerosene space heater is used is well ventilated; doors leading to another room should be open to insure proper ventilation.
- * Never use an unvented combustion heater overnight or in a room where you are sleeping.

Are there signs that might indicate improper appliance operation?

Yes, these are:

- * Decreasing hot water supply
- * Furnace unable to heat house or runs constantly
- * Sooting, especially on appliances
- * Unfamiliar or burning odor
- * Increased condensation inside windows

Are there visible signs that might indicate a CO problem?

Yes, these are:

- * Improper connections on vents and chimneys
- * Visible rust or stains on vents and chimneys
- * An appliance that makes unusual sounds or emits an unusual smell
- * An appliance that keeps shutting off (Many new appliances have safety components attached that prevent operation if an unsafe condition exists. If an appliance stops operating, it may be because a safety device is preventing a dangerous condition. Therefore, don't try to operate an appliance that keeps shutting off; call a service person instead.)

Are there other ways to prevent CO poisoning?

Yes, these are:

- * Never use a range or oven to heat the living areas of the home
- * Never use a charcoal grill or hibachi in the home
- * Never keep a car running in an attached garage

Can Carbon Monoxide be detected?

Yes, carbon monoxide can be detected with CO detectors that meet the requirements of Underwriters Laboratories (UL) standard 2034.

Since the toxic effect of CO is dependent upon both CO concentration and length of exposure, long-term exposure to a low concentration can produce effects similar to short term exposure to a high concentration.

Detectors should measure both high CO concentrations over short periods of time and low CO concentrations over long periods of time - the effects of CO can be cumulative over time. The detectors also sound an alarm before the level of CO in a person's blood would become crippling. CO detectors that meet the UL 2034 standard currently cost between \$35 and \$80.

Where should the detector be installed?

CO gases distribute evenly and fairly quickly throughout the house; therefore, a CO detector should be installed on the wall or ceiling in sleeping area/s but outside individual bedrooms to alert occupants who are sleeping.

Aren't there safety devices already on some appliances? And if so, why is a CO detector needed?

Vent safety shutoff systems have been required on furnaces and vented heaters since the late 1980s. They protect against blocked or disconnected vents or chimneys. Oxygen depletion sensors (ODS) have also been installed on unvented gas space heaters since the 1980s. ODS protect against the production of CO caused by insufficient oxygen for proper combustion. These devices (ODSs and vent safety shutoff systems) are not a substitute for regular professional servicing, and many older, potentially CO-producing appliances may not have such devices. Therefore, a CO detector is still important in any home as another line of defense.

Are there other CO detectors that are less expensive?

There are inexpensive cardboard or plastic detectors that change color and do not sound an alarm and have a limited useful life. They require the occupant to look at the device to determine if CO is present. CO concentrations can build up rapidly while occupants are asleep, and these devices would not sound an alarm to wake them.

For additional information, write to the U.S. Consumer Product Safety Commission, Washington, D.C., 20207, call the toll-free hotline at 1-800-638-2772, or visit the website <http://www.cpsc.gov>