

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Concrete slab on grade

Comments:

Signs of Structural Movement or Settling

Performance Opinion: Weather conditions, leakage and other adverse factors affect structures with differential movements likely to occur. The inspector's opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

Rain water is eroding and/or ponding next to foundation in various locations around the house. The drainage strategy of the yard as it relates to the foundation is important. Expansive soils can be destructive to the foundation if the moisture content of the perimeter varies. Improvement should be made to the grading and drainage of the yard in the specified areas.

On the basis of today's observations, it is the inspector's opinion that the foundation is exhibiting no signs of abnormal movement at this time, although it is not uncommon to have foundation movement in this part of the country due to the expansive clay soil that exists well below the surface. Continual monitoring of soils moisture is critical to a stable foundation. If movements in slab appears in the future it is recommended that full evaluation of slab be conducted to determine what remedial repairs or adjustments to soil conditions need to be made. It usually is not possible within the a Limited Time and Scope Inspection time frame of a single observation to determine the future stability of a foundation. Foundation movement are common throughout this area, therefore, as time passes more movements may occur. These movements could be indicated by small cracks to sheet rock walls and ceiling or sticking doors. If however, you notice large cracks or unusual movements you should consult with a structural engineer or foundation expert as soon as possible. To reduce the risk of future movements a consistent watering maintenance and foliage control program should be maintained. It is important to maintain good drainage around the home while keeping the soils consistently moist. Rainy seasons and droughts are particularly risky periods. Failure to maintain expansive soils at a consistent moisture level can result in foundation movements.

Structural movement and/or settling noted but the foundation is supporting the structure at this time.

LIMITATIONS OF FOUNDATION INSPECTION

Structural components concealed behind finished surfaces could not be inspected.

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection

Only representative samplings of visible structural components were inspected.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance for all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with graded slopes. In most cases, floor coverings and/or stored articles prevent recognition

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of signs of settlement i.e. cracking in all but the most severe cases. It is important to note that this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection. Those are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes to determine what corrective steps if any, should be considered.

Foundation inspections are limited to observation of accessible interior and exterior structural components. No engineering studies or measurements are made. Factors preventing accurate assessment of structural conditions include but are not limited to: painting, repairs, surfaces hidden by floor or wall coverings, furnishings, soil, foliage, decking and masonry. Most homes exhibit some symptoms of foundation movement. Symptoms like slab cracks, uneven floors, drywall cracks and sticking doors can be minor and may not indicate significant loss of structural integrity. Nonetheless, if such symptoms are of substantial concern to you as the buyer, you may wish to obtain the second opinion of a qualified Structural Engineer before closing on the property.

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B. Grading and Drainage

Comments:

Grading and drainage are probably the most significant aspect of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. For this reason, we are particularly diligent when we evaluate site conditions. In fact, we compare all sites to an ideal. In short, the ideal property will have soils that slope away from the house and the interior floors will be at least several inches higher than the exterior grade. The residence will have gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we will not endorse it, even though there may be no evidence of moisture intrusion. We recommend that you consult with a grading and drainage contractor. We have discovered evidence of moisture intrusion inside homes when it was raining that would not have been apparent otherwise.

Areas where expansive soils are known to exist, all dwellings should have a controlled method of water disposal from roofs that will collect and discharge all roof drainage.

There is a tremendous amount of water coming off the roof. Gutters are an important and necessary part of the drainage system around your house. Gutters need to be installed on the house so that they will catch the water coming off the roof and channel it away from your house and foundation. At ground level, the water from your downspout should be directed at least 5 feet away from your house. It's best to have the water flowing onto a hard surface (like a driveway) or a fiberglass or concrete splash guard designed to spread the water and stop it from puddling on the ground. If necessary, french drain should be installed to facilitate the removal of the water around the house.

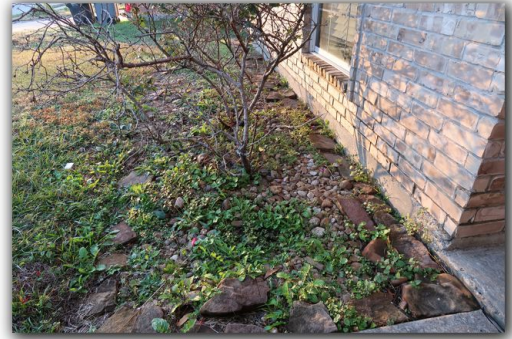
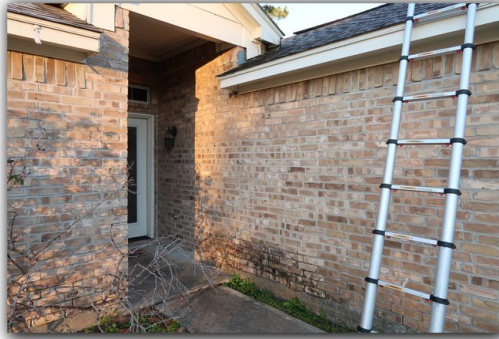
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☑ Rainwater is coming off the roof and splashing up against the doors, windows, and the house. Steps (addition of gutters) should be taken to facilitate the removal of rainwater away from the foundation and eliminate the soil erosion.

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☑ At ground level, the water from the downspout should be directed at least 5 feet away from your house. It is best to have the water flowing onto a hard surface (like a driveway, a fiberglass or concrete splash guard) designed to spread the water and prohibit it puddling on the ground near your home.



☑ Damage gutters were observed at front of home at the time of inspection. Repair as necessary.

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Special note: the drainage in the back and side area is totally dependent on the french drains and/or an under ground drainage system which was not checked for performance and/or adequacy.

C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Ground Roof level Edge of Roof

Comments:

Point of Observation

The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antenna, solar systems and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking



Repairs to the roof system are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

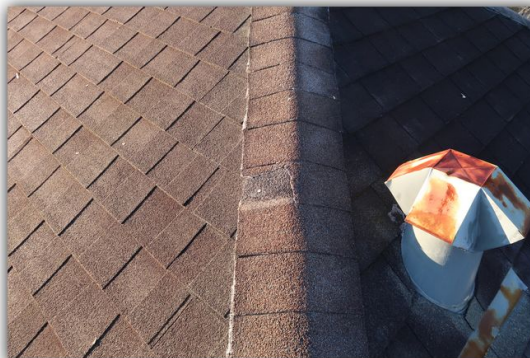
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The roof covering is old, and the life of covering has expired. Roof is old; shingles show evidence of deterioration; recommend estimate from roofing company



Pine tree needles and any organic material on a roof especially on a valley area, then the organic material will remain wetter for an extended period of time and thus, also allow a possible growth of lichen or roof algae to set root into the organic shingle causing deterioration and roof leaks. Remove the tree debris from the roof

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Prior repairs to the roof system are evident. This would suggest that problems have been experienced in the past. This area should be monitored.



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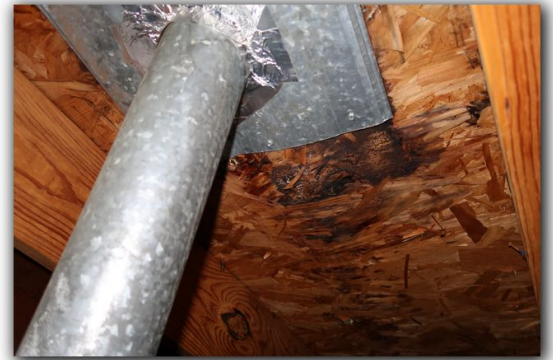


Wood trim(s), eaves and overhangs (soffit). Open areas where either caulking has dried out and/or paint has started to peel could be locations of moisture penetration and related damage! Repairs are needed at this time to these areas.



Loose flashing was observed at exterior wall where the wall meets the roof. this area should be sealed to prevent water intrusion into the home

Areas where expansive soils are known to exist, all dwellings should have a controlled method of water disposal from roofs that will collect and discharge all roof drainage.



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Moisture stains in attic. Condition typically is caused by roof leaks; other causes or multiple causes are possible. Roof drainage problems cannot be adequately determined during dry weather. Recommend determining and eliminating source of moisture stains, and repair or replacement, as necessary.

LIMITATIONS OF ROOF INSPECTION

- Chimney was not entirely visible during the inspection of the roofing system.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.

-

D. Roof Structures and Attics

Viewed From:

Approximate Average Depth of Insulation:

Approximate Average Thickness of Vertical Insulation:

Comments:

Point of Observation: Scuttle Entrance Entered Attic Area

The inspection of the framing and roof was a visual inspection and pertains only to those portions of the house that were accessible. No covered items were uncovered for the inspection such as insulation, walls, ceiling, etc. and nothing was moved to be viewed behind.



Some of the insulation has been or is: improperly cut/fit, fallen out of place, missing or does not fit correctly. All of these small areas will add up to less effective insulation for the house.

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The construction debris and other material should be removed from the attic or appropriately placed out-of-the-way

Insulation:

Type: Batts Blown-in

Approximate Depth of Insulation: 0 - 8 inches

E. Walls (Interior and Exterior)

Comments:

Exterior Walls

Type(s): Brick - Wood -

Note - No opinion will be rendered concerning wall surface condition except as it affects structural performance or if water penetration has occurred.

Routine maintenance and housekeeping items are not addressed.

Concealed wall flashing details (i.e. at doors, windows and brick ledges) are beyond the scope of this inspection.

Heavy foliage, recent redecorating, wall hangings, furniture placement and other items can obscure water stains, damage, etc. preventing accurate assessment of conditions.

Sealing the structure will be the key in keeping the building weather tight and free of moisture in the coming years. Expansion joints need to be sealed. The key points will be (not limited to) any surfaces that are perpendicular to the wall: chimney area and patio, doors and window areas, where the roof/siding intersects, the roof terminates, utility penetrations and other key areas. It should be assumed that where there is a hole or crack moisture can penetrate.



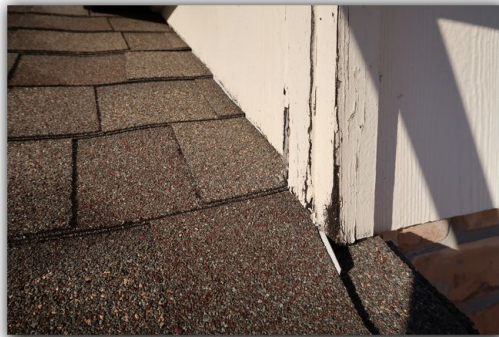
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Wood siding and/or fascia/trim boards has water damage in several areas. There are areas around the garage/house's siding and trim that should be repaired. It is suggested that a detailed list be compiled, prioritized and the necessary repairs started.



Improper foam material was observed to be used to seal exterior penetrations. A none degradable/waterproof sealant is recommended in these areas.

It is recommended that a detailed inspection of the house be implemented to guarantee all possible entry points for insects, rodents and moisture have been properly sealed.

LIMITATIONS OF WALLS (EXTERIOR) INSPECTION

A representative sample of exterior components was inspected and pictures taken for examples of rather than every occurrence of components.

The inspection does not include an assessment of geological, geotechnical, hydrological conditions, or environmental hazards.

It should be noted that while the latest technology was used to inspect the house, unexpected repairs should be anticipated and budgeted.

Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, sea walls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Interior Walls

Interior Steps, Railing, Stairways and Balconies

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LIMITATIONS OF WALLS INTERIOR INSPECTION

- Interior wall structure was not accessible during this structural and mechanical inspection. Any latent conditions inside the walls can not be detected or evaluated without the removal of wall covering, which is beyond the scope of this inspection.
- Our inspection of the interior includes the visually accessible areas of walls, floors, ceilings, counters, cabinets and closets and includes the testing of a representative number of windows and doors. However; we do not move furniture, the contents of closets or cabinets, lift carpets or rugs and we do not comment on cosmetic deficiencies. The interior areas are inspected from floor level only and without the use of a ladder.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Furniture storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

Energy Efficiency Suggestion

- Landscaping is a natural and beautiful way to keep your home cool in summer and reduce your energy bills. In addition to adding aesthetic value and environmental quality to your home, a well-placed tree, shrub, or vine can deliver effective shade, act as a windbreak, and reduce overall energy bills.
- Carefully positioned trees can save up to 25% of a typical household's energy used for cooling.

Studies conducted by Lawrence Berkeley National Laboratory found summer daytime air temperatures to be 3° to 6°F cooler in tree-shaded neighborhoods than in treeless areas. The energy-conserving landscape strategies you should use for your home depend on the type of climate in which you live.

F. Ceilings and Floors

Comments:

Ceilings

- Ceiling cracks in some areas
- Signs of structural settling



- There was water damage and/or black staining in the hallway bathroom ceiling.

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The black staining around these areas will need to be inspected by a professional inspector in this matter to ensure there are no health hazards in relation to the black staining and if remediation is required

Floors

- No opinion will be rendered concerning ceiling and floor surface condition except as it affects structural performance or water penetration. Routine maintenance and housekeeping items are not addressed. Recent redecorating, furniture placement and floor coverings can obscure water stains, mold growth, damage etc. preventing accurate assessment of conditions.
- Interior wall structure was not accessible during this structural and mechanical inspection. Any latent conditions inside the walls can not be detected or evaluated without the removal of wall covering, which is beyond the scope of this inspection.
- Our inspection of the interior includes the visually accessible areas of walls, floors, ceilings, counters, cabinets and closets and includes the testing of a representative number of windows and doors. However; we do not move furniture, the contents of closets or cabinets, lift carpets or rugs and we do not comment on cosmetic deficiencies. The interior areas are inspected from floor level only and without the use of a ladder.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Furniture storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

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G. Doors (Interior and Exterior)

Comments:

Interior Doors

- Missing door stops

Exterior Doors

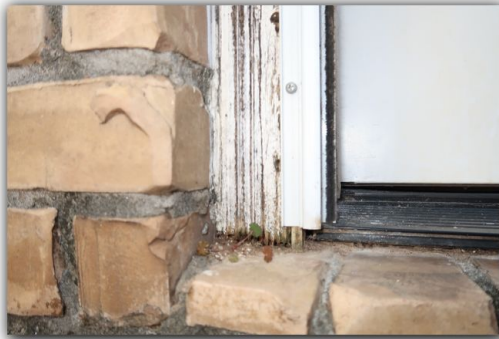
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The weather stripping and/or caulking around the exterior door(s) should be improved, as well as, under the threshold should be sealed.

Garage Doors **Type of Door(s): Metal**

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The entry door from the garage into the house appears to be fire rated but is not self-closing and latching as needed to maintain the necessary firewall separation between the garage and living quarters. This condition poses a potential fire safety hazard and needs to be corrected (easily remedied).

H. Windows

Comments:

Windows



Where windows meet the brick, repairs are needed.

Each window should be individually inspected and sealed as necessary. There are areas where moisture can penetrate into the structure.



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One or more damaged and/or broken window panes were observed at the time of inspection. Repair is necessary.

- Some absence of safety glass
- Some missing and/or damaged screens

Energy Efficiency Suggestion

- Most experts agree that caulking and weather stripping—two simple [air sealing](#) techniques will pay for themselves in energy savings within one year. Applying these techniques will also alleviate drafts and help your home feel warmer when it's cold outside.
- Caulk forms a flexible seal for cracks, gaps, or joints less than 1-quarter-inch wide. You can use a caulking compound to [seal air leaks](#) in a variety of places throughout your home, including around windows and door frames.
- In addition to sealing air leaks, caulking can also prevent water damage inside and outside of the home when applied around faucets, ceiling fixtures, water pipes, drains, bathtubs and other plumbing fixtures
- You should plug and [caulk](#) holes or penetrations for faucets, pipes, electric outlets, and wiring. Look for cracks and holes in the mortar, foundation, and siding, and [seal](#) them with the appropriate material.

I. Stairways (Interior and Exterior)
Comments:

J. Fireplaces and Chimneys
Comments:

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Type of Fireplace: Brick/Stone



Chimney cap needs to be repaired and/ or properly sealed. This is important because rain flowing down the chimney can get inside the house, attic, and/or in the firebox



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Water stains and/or rust was observed in the firebox at the time of inspection



The gas line entry is not sealed . A tight seal between the gas pipe and the side wall of the firebox is needed to prevent the passage of heated gases into the wall cavity. This seal should be supplied and maintained with an approved material.

Chimney evaluation was made from the ground, unless otherwise noted and was limited to a visual assessment of readily accessible components. Footings, flues, flue connectors, fire stopping and internal components and operational conditions(draft) were not evaluated. Stove/fireplace insert inspections, if performed, do not include code/fire safety compliance assessments, manufactures Listed Installation Specifications; it is recommended that a qualified specialist and/or a local authorities perform a thorough evaluation of the unit and its installation. Any comments herein are based on a limited external check as most of the components are not visible as part of a Limited Time and Scope Inspection. Units equipped with remote controls - remotes were not inspected.

The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all chimneys, fireplaces, appliances and vents. They also recommend that an inspection take place upon the transfer of a property, the replacement of an appliance, an operating malfunction or following an external event likely to have caused damage. Our inspection of the fireplace and chimney pipe is limited to the readily visible areas and components, and a visual inspection such as that provided by your inspector is not adequate to discover hidden deficiencies or damage should they exist. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the chimney pipe and the use of specialized tools and testing procedures such as video cameras, etc., is needed to thoroughly evaluate the fireplace system. If one has not been performed over the past 12 months, such an inspection is recommended at this time for your safety.

K. Porches, Balconies, Decks, and Carports

Comments:

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Main Disconnect Panel

200 Amps of Service

Type of Wire:

Copper

Aluminum

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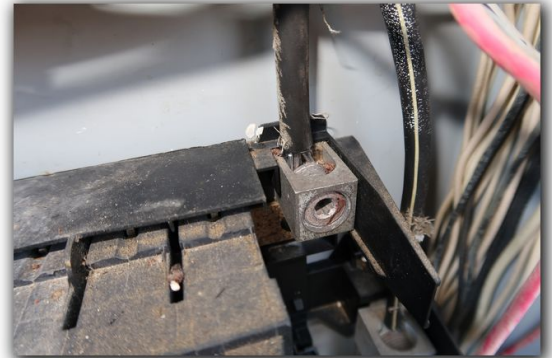
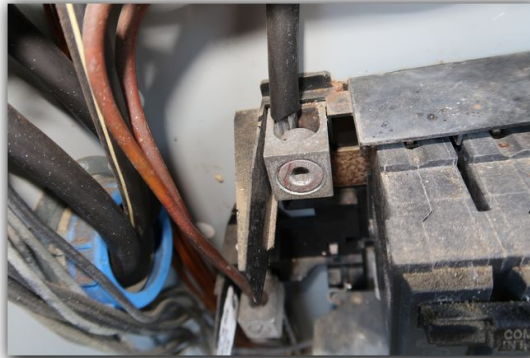
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Main service panel located in:

Review electric comments in other sections and Additional Technical Information sections. Representations of capacity/types/sizes are based on a limited visual check at the panel and random interior locations. A limited/random check of components was used for evaluations and material descriptions. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. A licensed electrician should be used to evaluate and correct all electrical defects or potential concerns.



Panel(s) are not labeled properly



The aluminum service entrance conductors were not coated with an anti-oxidant solution. This can allow the conductors to oxidize, which can be a fire hazard.

One or more knockouts are missing



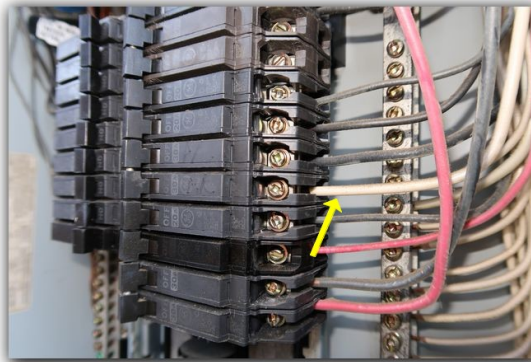
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The white conductors were not marked to identify if the conductors are carrying a life load at multiple



The ground connection for the electrical service was not properly connected at the time of the inspection.

A/C condensing units specifies max amp breaker of 30 and a Unmarked breaker box amp breaker is in use



Missing cover plate. Repair is necessary as this represents a safety hazard that must be corrected

Electrical Supply -- A 220 volt outlet was provided but did respond when tested.

LIMITATIONS OF ELECTRICAL SYSTEMS INSPECTION

- Only a representative sampling of outlets and light fixtures were tested.
- Electrical components concealed behind finished surfaces are not inspected
- Furniture and/or storage restricted access to some electrical components, which may not be inspected.
- The inspection does not include remote control devices, low voltage wiring, systems, and components, ancillary wiring, systems, and other components, which are not part of the primary electrical power distribution system.

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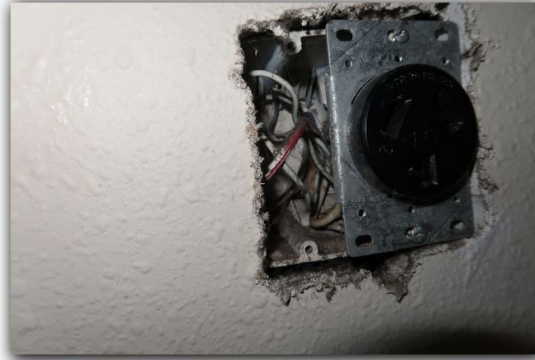
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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:
Comments:

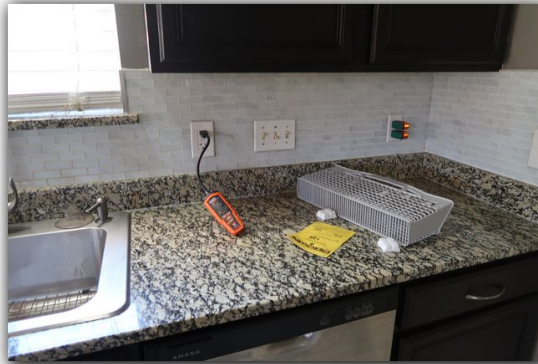
Outlet and Switches



- Loose/damaged/missing outlets and/or covers
- Neutral and hot wire reversed at: Kitchen

Ground Fault Circuit Interrupt (GFCI) Safety Protection

Ground fault circuit interruption (GFCI) technology is life-saving and very important, but can fail at anytime. We recommend that you carefully test all GFCI devices for proper function on a regular basis using the manufacturers test button(s).



- | | | | |
|------------|---|--|--|
| Kitchen: | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not tested or available |
| Bathrooms: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not tested or available |
| Exterior | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not tested or available |
| Garage: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not tested or available |
| Wet Bar: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not tested or available |
| Pool/Spa | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not tested or available |
| Other | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Not tested or available |

Arc Fault Safety Protection

- | | | | |
|------------|------------------------------|--|---|
| Bedroom 1: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |
| Bedroom 2: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |
| Bedroom 3: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A |
| Bedroom 4: | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> N/A |

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Bedroom 5: Yes No N/A

Bedroom 6: Yes No N/A

Smoke detected breaker not tested

Electrical Fixtures



Some light fixtures are damaged/missing

Smoke and Fire Alarms

Alarm(s) not inspected and/or not present

Working smoke detectors are the most effective and inexpensive means of detecting a fire in the home. We recommends that families replace smoke detector batteries at least twice each year. An easy way to remember to do this is to change the batteries whenever you change your clocks to and from daylight savings time.

Carbon Monoxide Detectors are not required by current codes. Carbon Monoxide Detectors are recommended inside sleeping areas of house. While no evaluation was made regarding the present or potential carbon monoxide levels in the home nor was a comprehensive back drafting test performed on the mechanical systems. Carbon monoxide and gas detectors are also recommended for houses with fuel burning appliances, fireplaces or attached garages at least one per level in sleeping areas of the house. Any installed systems should be checked/services at least monthly.

Other Electrical System Components

Energy Efficiency Suggestion

- Go to powertochoose.org to check the latest electricity pricing for your area. Are you paying the best utility rates?
- Energy for [lighting](#) accounts for about 10% of your electric bill. Examine the wattage size of the light bulbs in your house. You may have 100-watt (or larger) bulbs where 60 or 75 watts would do. You should also consider [compact fluorescent lamps](#) for areas where lights are on for hours at a time.
- Replace your highest used fixtures or the light bulbs in them with energy-efficient models. The five highest use fixtures in a home are typically the kitchen ceiling light, the living room table and floor lamps, bathroom

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vanity, and outdoor porch or post lamp. ENERGY STAR qualified lighting fixtures and replacement bulbs can be found at home improvement and hardware stores, lighting showrooms, and other retail stores, including on-line outlets.

- Ceiling fan/light combination units that have earned the ENERGY STAR are about 50% more efficient than conventional fan/light units. This can save you \$15-\$20 per year on utility bills, plus any additional air conditioning or heating savings you may gain when your fan is operated properly.

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

- The furnace was working at the time of the inspection.

LIMITATIONS OF HEATING INSPECTION

The type of furnace(s) installed does not lend itself to a visual inspection of the heat exchanger. The access to the furnace is to the side of the heat exchanger and most of the heat exchanger is hidden from view. In order to inspect the heat exchanger, the unit must be disassembled, which is beyond the scope of this inspection. A competent HVAC contractor should be contacted to make an inspection of the heat exchanger prior to closing.

The adequacy of heat supply or distribution balance is not inspected.

The interior of flues or chimneys, which are not readily accessible, are not inspected.



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Roof Leak: Type B Vent Pipe Through the Roof Deck. The furnace exhaust vent pipe was loose and/or was not properly installed, Water Leak Residue Trail was observed on the pipe at the time of inspection

Energy Efficiency Suggestion

- Set your thermostat back (forward) when you can accept warmer (cooler) conditions. This generally includes night time and whenever you leave your home for several hours. Many people find it easier to use an ENERGY STAR programmable thermostat that will automatically adjust the thermostat based on your time-of-day instructions.
- Turn off kitchen, bath, and other exhaust fans within 20 minutes after you are done cooking or bathing; when replacing exhaust fans, consider installing high-efficiency, low-noise models.
- Clean or replace filters on furnaces once a month or as needed
- During the heating season, keep the draperies and shades on your south facing windows open during the day to allow the sunlight to enter your home and closed at night to reduce the chill you may feel from cold windows
- During the cooling season, keep the window coverings closed during the day to prevent solar gain
- Long-Term Savings Tip: Select energy-efficient products when you buy new heating and cooling equipment. Your contractor

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should be able to give you energy fact sheets for different types, models, and designs to help you compare energy usage. For furnaces, look for high Annual Fuel Utilization Efficiency (AFUE) ratings. The national minimum is 78% AFUE, but there are ENERGY STAR models on the market that exceed 90% AFUE.

B. Cooling Equipment

Type of System: Central

Comments: Energy Source: camp Electric

The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

Will Running AC in Cold Weather Damage It?

Yes, running your air conditioning system during cold weather. The outdoor unit of most air conditioners works best during summertime. Here are some ways in which running your AC in cold weather can damage it.

- First, compressors have a lubrication oil of heavier grade. This heavy-grade oil helps the unit run flawlessly during summertime when the air conditioner is needed the most, but it tends to thicken very quickly in cold weather.
- Second, your air conditioner may have a low ambient sensor. This sensor will keep the unit from turning on in cold weather to avoid any damage. If you try to turn it on despite that, your unit can become incompetent.
- Third, your compressor may heat up excessively. It's simple, the lower the temperature, the harder the compressor has to work. If you use the AC outside the lowest temperature limit mentioned, the damage can be irreversible.
- The inner coils in the unit will freeze
- The lubricating oil will thicken and not assist the unit



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Air handler plenum/ductwork/air-conditioning unit is not properly sealed. Air is leaking from the edge seams of the blower/plenum unit in the attic. This should be sealed/taped to improve efficiency and eliminate condensation.

LIMITATIONS OF COOLING SYSTEM INSPECTION

➔ The cooling supply adequacy or distribution balance are not inspected

Energy Efficiency Suggestion

- Have an programmable thermostat install in your home.
- Plant trees or shrubs to shade air conditioning units but not to block the airflow. Place your room air conditioner on the north side of the house. A unit operating in the shade uses as much as 10% less electricity than the same one operating in the sun.
- Set your thermostat as high as comfortably possible in the summer. The less difference between the indoor and outdoor temperatures, the lower your overall cooling bill will be. You can save as much as 10% a year on your heating and cooling bills by simply turning your thermostat back 10% to 15% for 8 hours. You can do this automatically without sacrificing comfort by installing an automatic setback or programmable thermostat.
- Don't set your thermostat at a colder setting than normal when you turn on your air conditioner. It will not cool your home any faster and could result in excessive cooling and, therefore, unnecessary expense.
- Consider using an ceiling fan in conjunction with your air conditioner to spread the cooled air more effectively through the room without greatly increasing your power use.
- Keep in mind that insulation and sealing air leaks will help your energy performance in the summertime by keeping the cool air inside

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal Ducting

LIMITATIONS OF DUCT AND VENT INSPECTION

Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as

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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.

An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.

Any estimates of insulation R-values or depths are rough average values.

D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front yard

Location of main water supply valve: Garage

Static water pressure reading:

Type of supply piping material:

Comments:

Latent or Hidden House Defects such as plumbing issues can not be detected in the short span of the inspection. Without removing the drywall we can not determine if there are issues with the plumbing system under, the foundation and/or behind the wall system. Disclosure laws and forms typically cover this major home systems and conditions by the seller and/or the home owner

The water flow at the plumbing fixtures appeared functional. However; as water flow is a matter of personal desirability. Temperature/ flow fluctuations will often occur when other fixtures are operated simultaneously, we suggest that the client(s) test the flow at the shower(s) while operating other fixtures in order to determine whether it meets with their requirements.

Sinks

Bathtubs and Showers



Slow drain was observed at the Walk-in shower - Hall Bathroom

No tub drain access panel installed as required by most current codes, due to lack of access no evaluation of internal plumbing components was made.

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Recommend access be made to evaluate for leaks, wood destroying insects, mold or other defects prior to closing of escrow.

It is pointed out that the duration of our shower pan leak check is only for a portion of the time spent during the inspection. If you desire a comprehensive shower pan leak check, then it is recommended that a plumber be contacted to perform a shower pan leak check.

Commodes

A running toilet can cost you over hundreds of dollars more than cracked or clogged pipes in wasted water per year. Typically running water in your toilet wastes about 25 times more water than a shower leak and about 4 times as much water than a simple faucet leak. Running toilets are often a simple fix and are brought on by a faulty flapper or floater in your toilet's water tank. If it's neither of those two apparatuses, then chances are you'll need to replace your toilet altogether to solve the running water problem -Hall Bathroom

Washing Machine Connections

There is a washer drain line present, but the line was not filled or tested and we cannot guarantee that the drain line is functional.

Exterior Plumbing

Exterior hose bibs do not have back-flow prevention

LIMITATIONS OF PLUMBING INSPECTION

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The tubs were filled with approximately 3 -- 4 inches of water and the water was run in the showers and they were observed to be draining properly with no leaks visible in the plumbing.
- None of the anti-siphon devices were inspected

B. Drains, Wastes, and Vents

Type of drain piping material:

Comments:

Only the visible plumbing is inspected. The sewer lines below the floor level are not inspected.

We test the drain, waste and vent system by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains but this is not a conclusive test. Only after living in the home would its actual condition and functionality become apparent. Blockages are almost certain to happen at some point in the life of any system and will usually occur at the traps beneath sinks, tubs, and showers. Minor blockages are usually easy to clear either by chemical means or by removing and cleaning the traps. However; if it is the main drain line that becomes blocked or damaged, repairs could become

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expensive. For this reason we recommend that you have some concern about them and pressure tests should be performed on the sewer lines.

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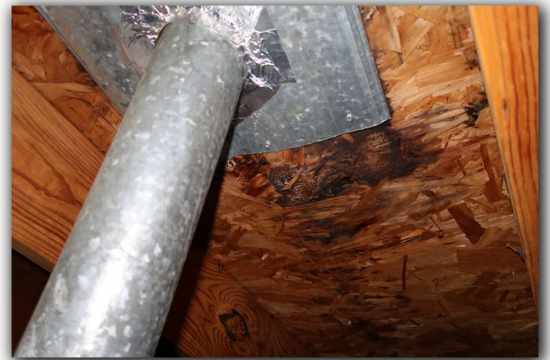
C. Water Heating Equipment

Energy Source: Gas

Capacity: : 40 Gal

Comments: Water heaters have a typical life expectancy of 7 to 12 years. The existing unit MFG. The date of production/manufacture Oct/2002. One cannot predict with certainty when replacement will become necessary.

Hot water temp. is: 121.4 °F



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Roof Leak: Type B Vent Pipe Through the Roof Deck. The water heater exhaust vent pipe was loose and/or not properly sealed, Water Leak Residue Trail was observed on the pipe at the time of inspection

Water heater is old rusted and/or damage was observed on top of the unit at the time of inspection. The water heater must be replaced.

Water heater Temperature and Pressure Relief Valve

Temperature and pressure relief valve not checked. Pressure relief valves should be replaced every three years.

Energy Efficiency Suggestion

- Install aerating, low-flow faucets and shower heads.
- Repair leaky faucets promptly; a leaky faucet wastes gallons of water in a short period of time.
- Lower the thermostat on your water heater; water heaters sometimes come from the factory with high temperature settings, but a setting of

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120°F provides comfortable hot water for most uses.

- Take more showers than baths. Bathing uses the most hot water in the average household.
- Insulate the first 6 feet of the hot and cold water pipes connected to the water heater.
- Drain a quart of water from your water tank every 3 months to remove sediment that impedes heat transfer and lowers the efficiency of your heater. The type of water tank you have determines the steps to take, so follow the manufacturer's advice.
- \$ Long-Term Savings Tip: Consider natural-gas on-demand or tankless water heaters. Researchers have found savings can be up to 30% compared with a standard natural-gas storage tank water heater.

D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances



Location of gas meter: Right side facing front of home

Type of gas distribution piping material: Galvanized

Comments:

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:

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Inspection of the dishwasher was limited and/or the inspector could not run the unit at the time of inspection as the dishwasher was connected to the garbage disposal.electrical switch Repair is necessary

B. Food Waste Disposers

Comments:



Electrical wire connection is not protected from damage. The term electrical conduit refers to a durable tubing or other type of enclosure. Conduit is typically required where wiring is exposed or where it might be subject to damage

C. Range Hood and Exhaust Systems

Comments:

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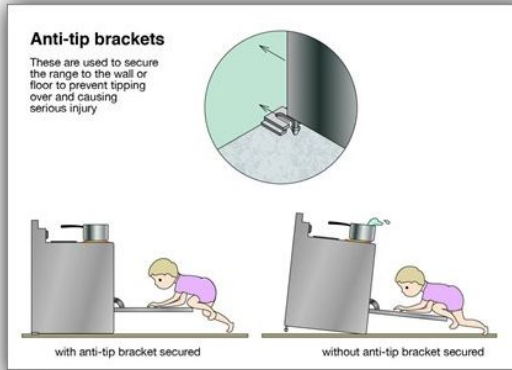


Not properly connected in cabinet. Repair as necessary

D. Ranges, Cooktops, and Ovens

Comments: According to the U.S. Consumer Product Safety Commission (CPSC), there were 143 incidents caused by range tip-overs from 1980 to 2006. Of the 33 incidents that resulted in death, most of those victims were children. A small child may stand on an open range door in order to see what is cooking on the stovetop and accidentally cause the entire unit to fall on top of him, along with whatever hot items may have been cooking on the stovetop. The elderly, too, may be injured while using the range for support while cleaning. Inter NACHI

Range Type: Electric Gas



Absence of anti-tilt device

Oven(s):

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Unit #1: Electric Gas
Tested at 350°F, Variance noted: 650°F (max 25°F)

E. Microwave Ovens

Comments:



The unit was tested using an LED microwave indicator. No deficiencies are present to report

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

There were no visible defects noted in the exhaust vent that required immediate repair at the time of the inspection.

G. Garage Door Operators

Comments:

H. Dryer Exhaust Systems

Comments:

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- The dryer's vent should be cleaned out completely before the new dryer is hooked up. This includes the termination point of the vent system. This material is very flammable. The dryer's vent should be cleaned out yearly. This material is very flammable.

I. Other

Comments:

Summary

GRADING AND DRAINAGE

At ground level, the water from the downspout should be directed at least 5 feet away from your house. It is best to have the water flowing onto a hard surface (like a driveway, a fiberglass or concrete splash guard) designed to spread the water and prohibit it puddling on the ground near your home. Damage gutters were observed at front of home at the time of inspection. Repair as necessary.

ROOF COVERING MATERIALS

Repairs to the roof system are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

The roof covering is old, and the life of covering has expired. Roof is old; shingles show evidence of deterioration; recommend estimate from roofing company

Pine tree needles and any organic material on a roof especially on a valley area, then the organic material will remain wetter for an extended period of time and thus, also allow a possible growth of lichen or roof algae to set root into the organic shingle causing deterioration and roof leaks. Remove the tree debris from the roof

Prior repairs to the roof system are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

Wood trim(s), eaves and overhangs (soffit). Open areas where either caulking has dried out and/or paint has started to peel could be locations of moisture penetration and related damage! Repairs are needed at this time to these areas.

Loose flashing was observed at exterior wall where the wall meets the roof. This area should be sealed to prevent water intrusion into the home

Moisture stains in attic. Condition typically is caused by roof leaks; other causes or multiple causes are possible. Roof drainage problems cannot be adequately determined during dry weather. Recommend determining and eliminating source of moisture stains, and repair or replacement, as necessary

ROOF STRUCTURES AND ATTICS

Some of the insulation has been or is: improperly cut/fit, fallen out of place, missing or does not fit correctly. All of these small areas will add up to less effective insulation for the house.

The construction debris and other material should be removed from the attic or appropriately placed out-of-the-way

WALLS (INTERIOR AND EXTERIOR)

Sealing the structure will be the key in keeping the building weather tight and free of moisture in the coming years. Expansion joints need to be sealed. The key points will be (not limited to) any surfaces that are perpendicular to the wall: chimney area and patio, doors and window areas, where the roof/siding intersects, the roof terminates, utility penetrations and other key areas. It should be assumed that where there is a hole or crack moisture can penetrate.

Wood siding and/or fascia/trim boards has water damage in several areas. There are areas around

the garage/house's siding and trim that should be repaired. It is suggested that a detailed list be compiled, prioritized and the necessary repairs started. Improper foam material was observed to be used to seal exterior penetrations. A none degradable/waterproof sealant is recommended in these areas

CEILINGS AND FLOORS

There was water damage and/or black staining in the hallway bathroom ceiling. The black staining around these areas will need to be inspected by a professional inspector in this matter to ensure there are no health hazards in relation to the black staining and if remediation is required

DOORS (INTERIOR AND EXTERIOR)

The weather stripping and/or caulking around the exteriors door(s) should be improved.as well as, under the threshold should be sealed.

WINDOWS

Where windows meet the brick, repairs are needed
Each window should be individually inspected and sealed as necessary. There are areas where moisture can penetrate into the structure.
One or more damaged and/or broken window pains.were observed at the time of inspection. Repair is necessary.
Some missing and/or damaged screens

FIREPLACES AND CHIMNEYS

Chimney cap needs to be repaired and/ or properly sealed. This is important because rain flowing down the chimney can get inside the house, attic,and/or in the firebox
Water stains and/or rust was observed in the firebox at the time of inspection
The gas line entry is not sealed . A tight seal between the gas pipe and the side wall of the firebox is needed to prevent the passage of heated gases into the wall cavity. This seal should be supplied and maintained with an approved material.

SERVICE ENTRANCE AND PANELS

Panel(s) are not labeled properly
The aluminum service entrance conductors were not coated with a anti-oxidant solution. This can allow the conductors to oxidized, which can be a fire hazard.
One or more knockouts are missing
The white conductors were not marked to identify if the conductors are carrying a life load at multiple
The ground connection for the electrical service was not properly connected at the time of the inspection.
Missing cover plate. Repair is necessary as this represents a safety hazard that must be corrected

Electrical Supply -- A 220 volt outlet was provided but did respond when tested

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

Loose/damaged/missing outlets and/or covers
Neutral and hot wire reversed at: Kitchen

HEATING EQUIPMENT

Roof Leak: Type B Vent Pipe Through the Roof Deck. The furnace exhaust vent pipe was loose and/or was not properly installed, Water Leak Residue Trail was observed on the pipe at the time of inspection

COOLING EQUIPMENT

Air handler plenum/ductwork/air-conditioning unit is not properly sealed. Air is leaking from the edge seams of the blower/plenum unit in the attic. This should be sealed/taped to improve efficiency and eliminate condensation.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

Slow drain was observed at the Walk-in shower - Hall Bathroom
No tub drain access panel installed as required by most current codes, due to lack of access no evaluation of internal plumbing components was made. Recommend access be made to evaluate for leaks, wood destroying insects, mold or other defects prior to closing of escrow.
A running toilet can cost you over hundreds of dollars more than cracked or clogged pipes in wasted water per year. Typically running water in your toilet wastes about 25 times more water than a shower leak and about 4 times as much water than a simple faucet leak. Running toilets are often a simple fix and are brought on by a faulty flapper or floater in your toilet's water tank. If it's neither of those two apparatuses, then chances are you'll need to replace your toilet altogether to solve the running water problem -Hall Bathroom

WATER HEATING EQUIPMENT

Roof Leak: Type B Vent Pipe Through the Roof Deck. The water heater exhaust vent pipe was loose and/or not properly sealed, Water Leak Residue Trail was observed on the pipe at the time of inspection
Water heater is old rusted and/or damage was observed on top of the unit at the time of inspection.
The water heater must be replaced

DISHWASHERS

Inspection of the dishwasher was limited and/or the inspector could not run the unit at the time of inspection as the dishwasher was connected to the garbage disposal.electrical switch Repair is necessary

RANGE HOOD AND EXHAUST SYSTEMS

Not properly connected in cabinet. Repair as necessary

RANGES, COOKTOPS, AND OVENS

Absence of anti-tilt device

Unit #1: Electric Gas

Tested at 350°F, Variance noted: 650°F (max 25°F)

DRYER EXHAUST SYSTEMS

The dryer's vent should be cleaned out completely before the new dryer is hooked up. This includes the termination point of the vent system. This material is very flammable. The dryer's vent should be cleaned out yearly. This material is very flammabl

THE HOUSE IN PERSPECTIVE

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

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.
- 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 walk ways 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 monthly.
- **Examine the dryer vent for lint build up.**
- Inspect and clean humidifiers and electronic air cleaners.
- 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, flashing 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 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, walk ways, 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!

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