



Home Inspection Report

222 Happy St, Any Town U.S.A.

Inspection Date:
X/XX/XXXX

Prepared For:
New Owner

Prepared By:
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XXXXXXXXXX

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

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

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

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

Improve: *denotes improvements which are recommended but not required.*

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

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term.

Other significant improvements, outside the scope of this inspection, may also be necessary. **Please refer to the body of this report for further details on these and other recommendations.**

SAFETY ISSUES

- **Repair, Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* The opener may need adjustment.

REPAIR ITEMS

- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.
- **Repair:** Minor siding damage was observed at the west side of the home. Sealing these areas or replacement is recommended.
- **Repair:** The screen for the sliding glass door is damaged. (Currently in basement)
- **Repair:** A basement window screen is damaged.
- **Repair:** A basement window is in need of re-sealing at the top of the window.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** A support brace for a heating duct is missing/loose and needs repair.
- **Repair:** The door does not latch/close properly in the master bedroom closet, adjustments and /or repairs should be made.
- **Repair:** The clothes washer appears to leak. Further review by a service technician is recommended.

IMPROVEMENT ITEMS

- **Improve:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Improve:** 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 downspout.
- **Improve:** Covers should be provided for basement window well(s) to keep storm water out and to protect against a possible fall into the well.
- **Improve:** The main distribution panel has missing mounting screws. Missing screws could cause panel to become loose and/or interfere with proper circuit breaker operation.
- **Improve:** The access cover is sealed and the pump was not tested. Ideally a removable inspection cover should be added to enable periodical testing of the pump.

ITEMS TO MONITOR

- **Monitor:** Minor vertical cracks were observed in the foundation in several locations. This type and pattern of cracking is usually the result of concrete shrinkage as it cures. Shrinkage cracks are very common and are not normally a concern.
- **Monitor:** Cold joints/cold pour were observed in the foundation walls. (Dark lines in the concrete or exposed stone) These are caused by the first concrete pour starting to take a set before the second load was poured. This is not a structural concern. In rare cases some seepage could occur along the joint or where stones are exposed.
- **Monitor:** Rubber vent flashings can be vulnerable to leakage. This type of flashings should be monitored for cracking and buckling.
- **Monitor:** The siding is buckled at the upper west side of the home. Adjustment may be needed.
- **Monitor:** The overhead garage door appears to be somewhat lower than usual. This may be important when purchasing a new vehicle.
- **Monitor:** Insulation improvements above the **garage** may be cost effective, depending on the anticipated term of ownership. It is generally recommended that 10-12 inches of R-30 or better insulation with an air vapor barrier be installed. This should help to reduce heating costs and help keep the home cooler during warm weather.
- **Monitor:** The roof vents on the east slope appear to have hail damage.
- **Monitor:** Evidence of minor patching was detected in the entryway hallway ceiling.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Monitor:** Possible paint spatter was observed on a cabinet door.
- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. ***The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.*** A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NACHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

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.

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.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 45 degrees F.

RECENT WEATHER CONDITIONS

Winter weather conditions have been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

| | |
|---------------------------|---|
| Foundation: | •Poured Concrete •Basement Configuration •25% Of Foundation Not Visible |
| Beams: | •Steel •Wood |
| Columns: | •Steel |
| Floor Structure: | •Wood Joist •Waferboard Subfloor |
| Wall Structure: | •Wood Frame |
| Ceiling Structure: | •Not Visible •Trusses |
| Roof Structure: | •Trusses •Waferboard Sheathing |

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is of good quality. The materials and workmanship, where visible, are good.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Minor vertical cracks were observed in the foundation in several locations. This type and pattern of cracking is usually the result of concrete shrinkage as it cures. Shrinkage cracks are very common and are not normally a concern.



- **Monitor:** Cold joints/cold pour were observed in the foundation walls. (Dark lines in the concrete or exposed stone) These are caused by the first concrete pour starting to take a set before the second load was poured. This is not a structural concern. In rare cases some seepage could occur along the joint or where stones are exposed.

LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The roof space/attics were viewed from the access hatch only.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

| | |
|------------------------------|---|
| Roof Covering: | •Composite Shingle |
| Roof Flashings: | •Rubber •Metal |
| Chimneys: | •Metal |
| Roof Drainage System: | •Aluminum •Downspouts discharge above grade |
| Method of Inspection: | •Walked on roof •Viewed with binoculars |

ROOFING OBSERVATIONS

Positive Attributes

Overall the roof coverings are in good condition. The gutters are clean.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.



Flashings

- **Monitor:** Rubber vent flashings can be vulnerable to leakage. This type of flashings should be monitored for cracking and buckling.

Gutters & Downspouts

- **Improve:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

- **Improve:** 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 downspout.



LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

| | |
|-------------------------------------|------------------------------------|
| Wall Covering: | •Brick •Vinyl Siding |
| Eaves, Soffits, And Fascias: | •Vinyl |
| Exterior Doors: | •Metal •Sliding Glass |
| Window/Door Frames and Trim: | •Wood •Vinyl-Covered |
| Entry Driveways: | •Asphalt |
| Entry Walkways And Patios: | •Pavers •Concrete |
| Porches, Steps, Railings: | •Concrete •Wood |
| Overhead Garage Door(s): | •Metal •Automatic Opener Installed |
| Surface Drainage: | •Graded Away From House |
| Fencing: | •Wood |

EXTERIOR OBSERVATIONS

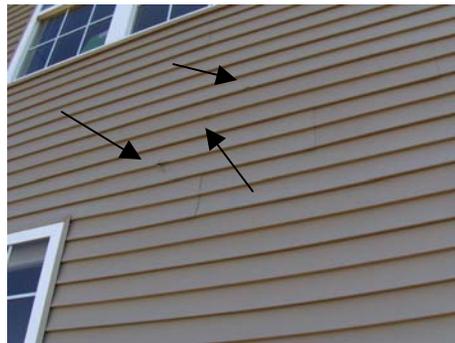
Positive Attributes

This home has some brick exterior walls. The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum/vinyl soffits and fascia are a low-maintenance feature of the exterior of the home. The lot drainage was good, conducting surface water away from the building. The garage is completely finished.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Minor siding damage was observed at the west side of the home. Sealing these areas or replacement is recommended.



- **Monitor:** The siding is buckled at the upper west side of the home. Adjustment may be needed.

Doors

- **Repair:** The screen for the sliding glass door is damaged. (Currently in basement)



Windows

- **Repair:** A basement window screen is damaged.
- **Repair:** A basement window is in need of re-sealing at the top of the window.



- **Improve:** Covers should be provided for basement window well(s) to keep storm water out and to protect against a possible fall into the well.

Garage

- **Monitor:** The overhead garage door appears to be somewhat lower than usual. This may be important when purchasing a new vehicle.
- **Repair, Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* The opener may need adjustment.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Storage in the garage restricted the inspection.
- Interior finishes and/or insulation restricted the inspection of the garage.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF ELECTRICAL

| | |
|---|--|
| Size of Electrical Service: | •120/240 Volt Main Service - Service Size: 200 Amp |
| Service Drop: | •Underground |
| Service Entrance Conductors: | •Copper |
| Main Disconnect: | •Main Service Rating 200 Amps •Breakers •Located: Basement |
| Service Grounding: | •Copper •Water Pipe Connection •Ground Rod Connection |
| Service Panel: | •Panel Rating: 200 Amp •Breakers •Located: Basement |
| Distribution Wiring: | •Copper |
| Wiring Method: | •Non Metallic Cable “Romex” |
| Switches & Receptacles: | •Grounded |
| Ground Fault Circuit Interrupters: | •Bathroom(s) •Exterior •Garage •Kitchen |
| Smoke Detectors: | •Present |
| Carbon Monoxide Detectors: | •Present |

ELECTRICAL OBSERVATIONS

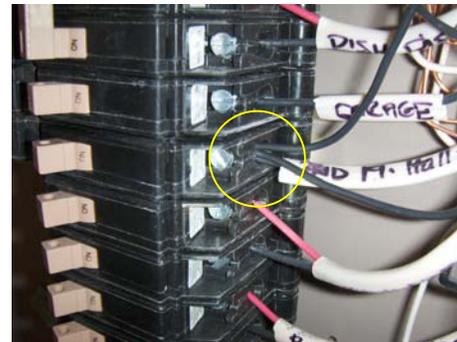
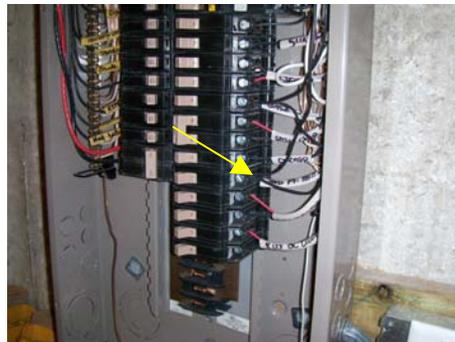
Positive Attributes

The size of the electrical service is sufficient for typical single family needs. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.



- **Improve:** The main distribution panel has missing mounting screws. Missing screws could cause panel to become loose and/or interfere with proper circuit breaker operation.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

| | |
|-----------------------------------|---|
| Energy Source: | •Gas |
| Heating System Type: | •Forced Air Furnace •Manufacturer: Carrier (2006) |
| Model Number: | •58CTA110---12116 |
| Serial Number: | •1906A32609 |
| Vents, Flues, Chimneys: | •Metal-Single Wall •Metal-Multi Wall |
| Heat Distribution Methods: | •Ductwork |
| Other Components: | •Premium Air Filter |

HEATING OBSERVATIONS

Positive Attributes

Heating a home with this type of heating system should be relatively economical. The system does not require a pilot light, thereby increasing its seasonal efficiency. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **NOTE:** No immediate service or repairs are needed at this time. Annual cleaning and servicing is recommended to assure safe reliable heat.

Supply Air Ductwork

- **Repair:** A support brace for a heating duct is missing/loose and needs repair.



LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •240 Volt Power Supply •240 Volt Power Supply
Central System Type: •Air Cooled Central Air Conditioning •Manufacturer: Carrier (2006)
•Model Number: 24ABA342A300 •Serial Number: 3206E12423

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary.

RECOMMENDATIONS / OBSERVATIONS

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

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

| | |
|------------------------------------|--|
| Attic Insulation: | •R38 Fiberglass in Main Attic |
| Exterior Wall Insulation: | •Not Visible |
| Basement Wall Insulation: | •None Visible |
| Roof Ventilation: | •Roof Vents •Ridge Vents •Soffit Vents |
| Exhaust Fan/vent Locations: | •Bathroom •Dryer |

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This appears to be a well insulated home.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Monitor:** Insulation improvements above the **garage** may be cost effective, depending on the anticipated term of ownership. It is generally recommended that 10-12 inches of R-30 or better insulation with an air vapor barrier be installed. This should help to reduce heating costs and help keep the home cooler during warm weather.
- **Monitor:** The roof vents on the east slope appear to have hail damage.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- 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.
- No access was gained to the wall cavities of the home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

| | |
|---|---|
| Water Supply Source: | •Public Water Supply |
| Service Pipe to House: | •Copper |
| Main Water Valve Location: | •Front Wall of Basement |
| Interior Supply Piping: | •Copper |
| Waste System: | •Public Sewer System |
| Drain, Waste, & Vent Piping: | •Plastic |
| Water Heater: | •Gas •Manufacturer: Bradford White (2006) •Model Number: MI5036FBN •Serial Number: CJ8224389 |
| Fuel Shut-Off Valves: | •Natural Gas Main Valve: At Meter |
| Other Components: | •Sump Pump •Solid Waste Pump |
| Functional Flow: | •Satisfactory |

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

RECOMMENDATIONS / OBSERVATIONS

Sump Pump

- **Improve:** The access cover is sealed and the pump was not tested. Ideally a removable inspection cover should be added to enable periodical testing of the pump.

LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (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.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Sump pump access cover is sealed and the pump was not tested.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

| | |
|--------------------------------------|---|
| Wall And Ceiling Materials: | •Drywall |
| Floor Surfaces: | •Wood •Vinyl/Resilient •Tile |
| Window Type(s) & Glazing: | •Double/Single Hung •Double Glazed |
| Doors: | •Wood-Composite-Hollow Core •Metal •Sliding Glass •French Doors |

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Evidence of minor patching was detected in the entryway hallway ceiling.

Windows

- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** The door does not latch/close properly in the master bedroom closet, adjustments and /or repairs should be made.

Kitchen Cabinets

- **Monitor:** Possible paint spatter was observed on a cabinet door.



Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

Environmental Issues

- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. *The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.* A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Gas Range •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator

Laundry Facility:

•Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

Other Components Tested:

•Kitchen Exhaust Hood •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

Clothes Washer

- **Repair:** The clothes washer appears to leak. Further review by a service technician is recommended.

LIMITATIONS OF APPLIANCES INSPECTION

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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.