HOME INSPECTION REPORT

ADDRESS:	**6316 NW Sample Street Sample, Fl. 32605**
PREPARED FOR:	**John and Jane Sample**
DATE:	**May 11, 2004**

ADVANCED HOME INSPECTIONS

1. GENERAL INFORMATION

At the time of the inspection the temperature was approximately 93 degrees and it was sunny. The residence was occupied when the inspection was conducted.

PROPERTY LOCATION:
6316 NW Sample St.
Sample, Fl. 32605

REPORT DATE:
May 11, 2004

INSPECTION DATE:
May 11, 2004

REPORT NUMBER:
REP004012

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3. PURPOSE AND SCOPE

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). As such, our inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

4. EXCLUSIONS AND LIMITATIONS

This inspection includes structure, exterior, landscape, roof, plumbing, electrical, heating, air conditioning, insulation, fireplaces and wood burning appliances, foundation, garage, bathroom, kitchen, bedroom, porch, hallway, laundry room, attic, barn and shed as requested.

The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

We DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Our inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

5. STRUCTURAL SYSTEM

In accordance with the ASHI© standard of practice pertaining to Structural Systems, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. Our inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist.

COMPONENT DESCRIPTION:

The inspection covered a two story detached, wood frame, single family dwelling, built about 1997. The residence has three bedrooms, one kitchen, three-and-a-half bathrooms and is built on a slab-on-grade. The roof is a manufactured truss assembly, with members on 24-inch centers sheathed with plywood sheathing. The foundation is conventional poured concrete design.

The attic was inspected using a flashlight. The attic access location was in the utility closet located in an upstairs bedroom.

In addition to the primary residence, a single story barn with an attached apartment built about 1996 was also inspected. The barn included 5 stalls and a tack room. The apartment had a kitchen / dining area, living room and bathroom. It was also built on a slab-on-grade with post and beam construction supporting the roof rafters.

Front (North) view of Barn/Apartment

Interior of Barn

Probing is not done when doing so will damage finished surfaces, when no visible deterioration exists and if doing so requires our inspectors to be licensed pest control operators (PCO), unless the inspector involved is so licensed. Our inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind.

6. EXTERIOR

In accordance with the ASHI© standard of practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Our inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

COMPONENT DESCRIPTION:

The exterior cladding consists of board and batten type plywood siding. The exterior trim is wood. Wood and wood composites are some of the most popular exterior cladding and trim materials. However, being organic wood is also the most susceptible to damage caused by moisture, and needs to be regularly and properly maintained.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters or trees , and refasten or repair individual boards or panels as necessary. All trim around doors and windows should be carefully examined and then refastened, repaired or re-caulked. Finally, the paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the home touched up or repainted as necessary. There is a combination of exterior entry doors including insulated metal-clad units at the barn apartment and French doors at the primary residence decks. The eaves consist of enclosed and vented vinyl soffit material. There are attached two-by lumber decks located in the rear of the residence.

PERIODIC MAINTENANCE: Whether treated or not, it is important to keep a lumber deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. We recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite deck wash and then rinsing with a pressure washer. The color of sun-faded or sun-darkened wood can be revived by applying a deck brightener solution and then the deck should be recoated with a good-quality deck sealant.

OBSERVATIONS:

There is siding at east end of the barn that is loose, split or otherwise damaged and needs to be repaired by a competent carpenter to ensure that the exterior envelope of the home remains weather tight.

There is loose, damaged or missing trim at several areas of the barn. (see photos) Besides being unsightly, loose/missing trim can result in water penetration that leads to rot and insect infestation. A competent carpenter needs to make repairs.

There are some fascias boards that are loose or have detached from the home. We recommend immediate repair by a competent carpenter.

There are loose rails / ballisters at the rear decks that should be repaired.

There is an area of damaged stall grate. See photo pg. 22

Loose siding (East side of barn)

Loose fascia board (SE corner of barn)

Split fascia at east barn ridge

Siding at barn

Fascia at south side of barn

Loose ballisters at rear deck rail.

Our inspectors are NOT required to inspect or report on the presence or condition of recreational facilities, outbuildings, seawalls, break-walls and docks, window and door screening, shutters, awnings or similar seasonal accessories.

7. LANDSCAPE AND SITE DRAINAGE

In accordance with the ASHI© standard of practice pertaining to Landscaping and Drainage as they relate to the exterior, our inspectors are required to inspect walkways, patios and driveways leading to entrances and the vegetation, grading, surface drainage and retaining walls when they are likely to adversely affect the residence.

COMPONENT DESCRIPTION:

Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

Client is urged to keep soil levels a minimum of six (6) to eight (8) inches below top of slab and graded away to promote positive drainage and to prevent water from ponding around the foundation. Proper soil levels will also help detect insects should they try to enter the home from the outside. High soil levels are a conducive condition for wood destroying insects.

The yard slopes towards the back of the property. Roof runoff is conveyed via gutters and downspouts into in-ground pipes that carry the water away from the structure.

The driveway is concrete in satisfactory condition. The walkways are concrete in satisfactory condition.

Concrete Drive on south side of house

Our inspectors are NOT required to inspect or report on the presence or condition of fences or erosion control. Earth stabilization measures, and geological, geo-technical and hydrological conditions are likewise not inspected or reported.

8. ROOF SYSTEM

In accordance with the ASHI© standard of practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Our inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

COMPONENT DESCRIPTION:

The roofing inspection was conducted with binoculars. The roofing materials are a combination of asphalt shingles on the primary residence and aluminum standing seam roofing on the barn / apartment structure. An asphalt shingle roof consists of organic asphalt shingles. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection. An aluminum panel roof consists of either flat or corrugated aluminum. The length and thickness of panels varies, but most come in a standard 2-ft. width. These roofs are secured to the roof using screws, clips, nails or a combination of two or more of the above. When properly maintained and protected from corrosive elements with paint or a proprietary coating, aluminum roofs are said to be able to last up to 50 years from the date of installation. However, these roofs are easily damaged by someone walking on them, high winds, acidic rains or heavy hail.

The buildings have aluminum gutters and downspouts which appear intact but due to a lack of recent rain, I am unable to determine if the gutters leak at seams or spills water.

The roof system on the primary house have flashings that consist of asphalt roofing and were found at the roof valleys.

There is also a metal, single-wall chimney that vents a wood or gas stove in the family room.

A small hole/leak was observed in the roof material above the barn/apartment entry. (see photo on pg.26)

OBSERVATIONS:

Gutters and downspouts were inspected and one or more at the barn was clogged with dirt, moss or debris.(pine needles) Clogged gutters and downspouts will eventually overflow. This can sometimes result in the gutters being pulled off of the home or in significant moisture damage to fascias, soffits, frieze, walls or framing. Having the gutters and downspouts cleaned now is recommended. Thereafter, they should be serviced at least twice a year.

Our inspectors are NOT required to inspect antennae, interiors of chimneys or flues that are not readily accessible or other installed accessory items.

9. PLUMBING SYSTEM

In accordance with the ASHI © standard of practice pertaining to Plumbing Systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Our inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipmen (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping.

COMPONENT DESCRIPTION:

The plumbing system is connected to a private supply and waste system. The main water entry shutoff is located on the northeast exterior of the primary residence at the well. In-house supply plumbing is copper pipe. The drain/waste plumbing is PVC DWV plastic pipe.

Hot water for the primary residence is provided by a conventional storage tank with 50 gallons of capacity. The energy source for the water heater is electricity. The hot water unit is estimated at 7 years of age and is expected to have approximately 5 to 7 years remaining service life. The hot water for the barn/apartment unit is provided by a 30 gallon electric water heater located above the tack room. It is estimated at 8 years of age and is expected to have approximately 4-5 years of remaining service life. At least once a year, several gallons of water should be drained off the water heater to flush corrosive sediments from the tank. Additionally, the anode rod inside the tank needs to be replaced by a licensed plumber at 5 to 7 year intervals. This will improve the quality of hot water and increase the likelihood that the water heater can last its entire expected service life. A slight sulfer smell was detected when running the water in the barn/apartment unit.

OBSERVATIONS:

We examined, as closely as possible, all visible and accessible plumbing supply and waste components in these structures and did not find any readily evident deficiencies. This is not a guarantee that the plumbing of the home is defect-free, as there are portions of the plumbing that were concealed from view and are inaccessible for inspection purposes.

The hot and cold faucets have been reversed at the apartment bathroom sink. The choice for hot should always be on the left and the choice for cold on the right. We recommend immediate correction.

Our inspectors are NOT required to inspect the connections for clothes washing machines, interiors of flues or chimneys when not readily accessible, wells or well pumps, equipment associated with water storage, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems or private waste disposal (septic) systems. Additionally, inspectors are not required to operate safety valves or shut-off valves of any kind. We DO NOT determine the quantity or quality of water supplies or whether water supply and waste disposal systems are public or private.

61 PSI Water Pressure at Ext. Spigot

Well at NE corner of house

Water Heater above tack room

Water Heater in garage. Air handling unit for the lower floor is to left

10. ELECTRICAL SYSTEM

In accordance with the ASHI© standard of practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and the absence of smoke detectors. Our inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

COMPONENT DESCRIPTION:

The service to the property is an underground service lateral with aluminum entry conductors. The main service entrance panel is a breaker system consisting of two 150 amp panels located in the garage. The service entrance amperage rating is 400 amps with a voltage rating of 120/240 volts.

A 125 amps 120/240 volts sub panel has been added to the service and is located in the barn.

In addition, there is a generator connected to the current system. It is understood that this equipment would be disconnected and not remain upon sale of the property. As such, it was not inspected or tested.

The distribution and branch wiring is non-metallic sheathed cable (romex) type, copper wiring. The main service panel appears to have some room for future upgrades or additions to the system. A representative number of fixtures, electrical outlets and switches were tested in the inside of the building, garage, porch, hallway, laundry room, living room, kitchen, bedroom, master bedroom, bathroom and barn. While individual Ground Fault Circuit interrupters (GFCI) receptacles are only found in the lower floor bathroom, there is a dedicated breaker for GFCI's in the electric panel in the garage. GFCI are safety devices that sense a ground fault in an electrical system and cut power to a circuit faster than one's nervous system can react. Modern codes require any branch circuits at kitchen counters, in bathrooms, basements, garages or exterior outlets to be GFCI protected. The code at the time this home was built may not have required GFCI protection at these circuits. Nonetheless, we strongly recommend they be added at these locations as an extra preventive safety measure. A representative number of the electrical receptacles in this home were tested and found to have the correct polarity and grounding.

Smoke alarms were found in the building. The Fire Code requires alarms in all hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens. The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

OBSERVATIONS:

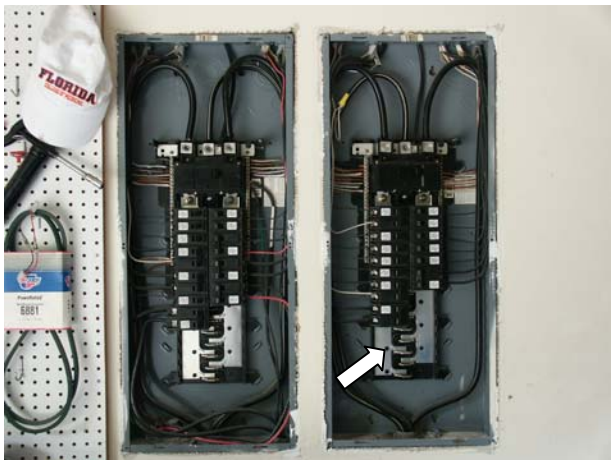
The paddle fan in the SE barn stall is broken and not functioning and the fan in the middle stall on the south side squeals.

NOTE: The electrical meter is located on the North side of the residence.

Electric Service and meter at
North side of house

Electric subpanel at barn

Interior of barn subpanel



Interior of 150 amp panels in Garage.
Note room for expansion at bottom of panel

Our inspectors are NOT required to inspect any remote control devices (unless such device is the only means of control), alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. We are also NOT required to measure amperage draw, line voltage or ground impedance.

11. HEATING SYSTEM

In accordance with the ASHI© standard of practice pertaining to Heating Systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Our inspectors are required to inspect the installed heating equipment and associated vent systems, flues and chimneys.

COMPONENT DESCRIPTION:

A heat pump provides heat to the residence. There are two units for the primary residence, one larger unit serving the lower floor and a smaller unit for the upper floor. Since operating a heat pump in the heat mode when outside temperatures are above 75 degrees can damage the equipment , they were not tested in the heat pump mode. Both have auxillary electric heat strips which were tested with no obvious defects noted. The exterior equipment is located on the south end of the house with the lower floor air handling unit located in the garage and the upper floor air handling unit located in a closet accessed from the upper floor bedroom/playroom. The thermostats for the system are a programmable type with the lower floor unit located in the hallway adjacent to the laundry room and the upper floor thermostat located in the upstairs bedroom hallway. It is recommended that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.

The ductwork for the heating system consists of custom-made trunks fabricated from fiberglass ductboard with flex duct branches and fiberglass ductboard return ducting.The filter(s) for this system can be found at the intake side of the air handler. The filter is a replaceable pleated cartridge type.

The heat at the barn apartment is provided by a Kenmore window unit. It was tested and functioned with no obvious defects noted.

Our inspectors are NOT required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). We are also NOT required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.

Exterior heat pump units on south end of house

12. AIR CONDITIONING SYSTEMS

In accordance with the ASHI© standards of practice pertaining to Air Conditioning Systems, Our inspectors are required to inspect only installed central or through-wall air conditioning units and to describe their distinguishing characteristics and energy source.

COMPONENT DESCRIPTION:

Two heat pumps provides air conditioning for the residence. The energy source for the unit is electricity. The heat pump is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil to heat the home in winter. When used to cool a home in summer, the latent heat from the interior is gathered through the interior coil and transferred to the outside air. The outside coil/compressor units are located at the south side of the home. The outside units are:

LOWER FLOOR UNIT	UPPER FLOOR UNIT
MAKE: Carrier	MAKE: Carrier
MODEL: 38YCC042-36D	MODEL: 38YCBO24310
SERIAL: 0604325541	SERIAL: 4696E22582

The ductwork for the air conditioning system consists of custom-made trunks fabricated from fiberglass ductboard with flex duct branches and a fiberglass ductboard return. The filter(s) for this system can be found at the intake side of the air handler. The filter is a replaceable pleated cartridge type. The cooling system was operated using normal controls and was found to be functioning normally.

OBSERVATIONS:

As exterior temperature at the time of the inspection was 60°F or above, this system was tested using normal controls.

The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. Ambient air was measured with the Heat Pump in the cool mode to determine if the system was operating as intended. The supply air registered 61.1 degrees and the return air temperature was 76.6 degrees. This temperature differential indicates the system operating within a normal range.

Return air at 76.6 Degrees


Supply air at 61.1 Degrees

Our Inspectors are NOT required to inspect electronic air cleaner filters or determine the adequacy of the air conditioning system or whether it is properly balanced. We DO NOT operate any cooling system equipment, including the cooling cycle of heat pumps, when the exterior temperature is less than 60°F.

13. INTERIOR

In accordance with the ASHI© standard of practice pertaining to Interiors, there is NO requirement for the report to describe any interior components or finishes. Our inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, countertops and a representative number of cabinets, a representative number of doors and windows and the garage doors and automatic garage operators.

COMPONENT DESCRIPTION:

The interior wall surfaces are sheetrock. The primary floor coverings are carpeting in the bedrooms, hardwood floor in the study, wood parquet in the family room and tile in the bathrooms.. The kitchen floor is tile. The barn apartment floor surface is ceramic tile.

The kitchen cabinets are face frame. The kitchen countertops are corian. The bathroom cabinets are face frame.

The windows are aluminum sash single glazed units. A representative number of windows were examined and are considered to be in acceptable condition.

A representative number of the interior doors were examined and appear in satisfactory condition.

The garage doors are metal, sectional rollup style units. The overhead garage doors are opened and closed with an automatic door opener mechanism.

OBSERVATIONS:

There are minor wall blemishes in the home, consistent for a home of this age, that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

There is a double-sided dead bolt and lock set at the upper level Study. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to flee in the event of a fire. We strongly recommend replacement by a locksmith.

The balance at the overhead doors in the garage should be adjusted. When a door is equipped with an automatic door opener, the door should be adjusted so that it remains in any position it is placed once the emergency release handle is pulled. We disengaged the emergency release handles on this door and found that it did not remain in place. We recommend having this corrected by a reputable overhead door installer/mechanic.

Interior of Barn Apartment Unit


Family Room


Dining Room


Living Room


Master Bedroom

Kitchen

Our inspectors are NOT required to inspect paint, wallpaper or other finish treatments, carpeting, window treatments, central vacuum systems, household appliances and recreational facilities or gymnastic equipment.

14. INSULATION AND VENTILATION

In accordance with the ASHI© standard of practice pertaining to Insulation and Ventilation Systems, this report describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Our inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible, ventilation of attics and foundation (crawlspace) areas and mechanical ventilation systems, if present.

COMPONENT DESCRIPTION:

The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, we suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.

There is an insulation certificate posted in the attic that documents the type and thickness of insulation used in the attic only. The building has one attic space accessible from the mechanical closet in the upstairs bedroom/playroom..

The main attic section is insulated with approximately 10” of fiberglass batt for an R-Value of approximately 30. The insulation level in the attic is in excess of current code. This roof/attic configuration uses passive ventilation and has continuous soffit intake vents consisting of a narrow slot running the entire length of the soffit at the perimeter that is either screened with mesh or covered with louvered material. There are conventional 'jack' or 'can' vents used near the ridge of this attic/roof assembly as exhaust vents. These vents enable air entering the roof/attic near the eaves to rise through convection toward the ridge and leave the roof envelope. The roof/attic ventilation appears to be functioning normally and is adequate for a home of this size.

There are exhaust fans/devices located in some bathrooms and the kitchen. It is recommended that exhaust fans be added to any bathrooms without one.

OBSERVATIONS:

We found exhaust fan ducting above the upper level bathroom that is improperly terminated inside the attic. All exhaust devices should have continuous, insulated ductwork connecting them to dedicated outlets, installed as close to the fan source as possible. Simply venting an exhaust fan into an attic, terminating a duct just short of a vent and using un-insulated ductwork are considered unsatisfactory installations. Such conditions could lead to formation of mold or mildew in the attic and even moisture damage to ceilings and framing, caused when warm, moist exhaust air condenses on cooler attic surfaces. We recommend having this immediately corrected by a competent ventilation contractor.

Our inspectors are NOT required to determine indoor air quality or disturb insulation or vapor retarders, unless required by law.

15. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

In accordance with the ASHI© standard of practice pertaining to Fireplaces and Solid Fuel Burning Appliances, this report describes the fireplaces and solid fuel burning appliances as well as the chimneys. Those portions of the chimney(s) that extend above the roof are described under Roof System previously in this report. Our inspectors are required to inspect system components, vent systems, flues and chimneys of fireplaces and solid fuel burning appliances.

COMPONENT DESCRIPTION:

There is a pre-manufactured wood-burning fireplace with a full-length metal flue enclosed in a framed chase extending to the roof located in the family room. The fireplace has a raised hearth.

OBSERVATIONS:

There is a damper that is functioning as expected.

Family Room fireplace

Our inspectors are NOT required to ignite or extinguish any fires in any device, determine the draft characteristics of vents or chimney flues, move fireplace inserts, stoves or firebox contents, inspect the interior of flues or chimneys, firescreens or doors, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, mantels and fireplace surrounds or any heat distribution accessory devices, whether gravity controlled or fan assisted.

16. APPLIANCES

COMPONENT DESCRIPTION:

This inspection includes range, oven, refrigerator, dishwasher, food disposer, trash compactor, microwave oven, washer and dryer as requested.

The stove is an in-counter cooktop type electric range.

MAKE: Amana
MODEL: AKF-289-700-9

The oven is an in-wall unit electric.

MAKE: Amana
MODEL: AIW-365-897

The refridgerator is an electric side-by-side refrigerator/freezer.

MAKE: Sub-Zero
MODEL: SUR-89-6754

The dishwasher is an under-counter type.

MAKE: Whirlpool
MODEL: WP-IC89-45

The food disposer is an electric type.

MAKE: Kenmore
MODEL: S870-236-67

The trash compactor has a hydraulic-type compacing mechanism.

MAKE: Kenmore
MODEL: S67-908

There is top-loading clothes washer.

MAKE: Whirlpool
MODEL: WP-980-76

There is an electric clothes dryer.

MAKE: Whirlpool
MODEL: WP-780-76

OBSERVATIONS:

The glass panel at the oven door is broken and needs to be repalced.

The spray arm in the dishwasher doesn't seem to be functioning properly and should be repaired.

The door safety switch that prevents operation of the trash compactor when it is opened is not functioning correctly. This is a safety hazard. This compactor shouldn't be used until this switch has been repaired.

17. SUMMARY OF DEFICIENCIES

Note: This analysis is not meant to be technically exhaustive but rather to highlight areas where repairs are needed or areas of long-term future concern relating to maintenance and operation.

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report that they may have concerns about.

Further, the Summary is not a substitute for reading and understanding the complete report.

EXTERIOR
There is siding at east end of the barn that is loose, split or otherwise damaged and needs to be repaired by a competent carpenter to ensure that the exterior envelope of the home remains weather tight.

There is loose, damaged or missing trim at several areas of the barn. (see photos) Besides being unsightly, loose/missing trim can result in water penetration that leads to rot and insect infestation. A competent carpenter needs to make repairs.

There are some fascias boards that are loose or have detached from the home. We recommend immediate repair by a competent carpenter.

There are loose rails / ballisters at the rear decks that should be repaired.

ROOF SYSTEM
Gutters and downspouts were inspected and one or more at the barn was clogged with dirt, moss or debris.(pine needles) Clogged gutters and downspouts will eventually overflow. This can sometimes result in the gutters being pulled off of the home or in significant moisture damage to fascias, soffits, frieze, walls or framing. Having the gutters and downspouts cleaned now is recommended. Thereafter, they should be serviced at least twice a year.

A small hole/leak was observed in the roof material above the barn/apartment entry.

PLUMBING SYSTEM
We examined, as closely as possible, all visible and accessible plumbing supply and waste components in this home and did not find any readily evident deficiencies. This is not a guarantee that the plumbing of the home is defect-free, as there are portions of the plumbing that were concealed from view and are inaccessible for inspection purposes.

The hot and cold faucets have been reversed at the apartment bathroom sink. The choice for hot should always be on the left and the choice for cold on the right. We recommend immediate correction.

ELECTRICAL SYSTEM

The paddle fan in the SE barn stall is broken and not functioning and the fan in the middle stall on the south side squeals.

NOTE: The electrical meter is located on the North side of the residence.

AIR CONDITIONING SYSTEMS

As exterior temperature at the time of the inspection was 60°F or above, this system was tested using normal controls.

The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. This system is operating within specified temperature limits.

INTERIOR

There are minor wall blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

There is a double-sided dead bolt and lock set at the upper level Study. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to flee in the event of a fire. We strongly recommend replacement by a locksmith.

The balance at the overhead doors in the garage should be adjusted. When a door is equipped with an automatic door opener, the door should be adjusted so that it remains in any position it is placed once the emergency release handle is pulled. We disengaged the emergency release handles on this door and found that it did not remain in place.

INSULATION AND VENTILATION

We found exhaust fan ducting above the upper level bathroom that is improperly terminated inside the attic. All exhaust devices should have continuous, insulated ductwork connecting them to dedicated outlets, installed as close to the fan source as possible. Simply venting an exhaust fan into an attic, terminating a duct just short of a vent and using un-insulated ductwork are considered unsatisfactory installations. Such conditions could lead to formation of mold or mildew in the attic and even moisture damage to ceilings and framing, caused when warm, moist exhaust air condenses on cooler attic surfaces. We recommend having this immediately corrected by a competent ventilation contractor.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

There is a damper that is functioning as expected.

Hole in metal roof at barn

Damaged stall grates at barn

18. ADDENDUM: REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an above average quality 7 year old (approximate age) home on property that includes an 8 year old barn. Apart from the maintenance items identified on the barn, *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.

NOTE: For the purpose of this report, it is assumed that the house faces east.

THE SCOPE OF THE INSPECTION

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI).

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.

19. ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

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

- □ ***Complete all of the improvements recommended in this inspection report.***
- □ Change the locks on all exterior entrances, for improved security.
- □ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- □ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- □ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- □ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- □ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- □ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- □ Review your home inspection report for any items that require immediate improvement or further investigation.

Address these areas as required.

- □ Install rain caps and vermin screens on all chimney flues, as necessary.
- □ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- □ Check that fire extinguishers are fully charged. Re-charge if necessary.
- □ Replace heating/cooling air filters.

- □ Inspect and clean humidifiers and electronic air cleaners.
- □ Test the Temperature and Pressure Relief Valve on the Water Heater(s) for proper operation. Replace if defective.
- □ 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.
- □ Operate all of the doors in the house to insure that none is sticking or binding at the jambs. Door frames out of square is an indication of excessive foundation movement.

SPRING AND FALL

- □ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- □ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage,
condensation or vermin activity. Level out insulation if needed.
- □ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- □ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- □ Survey the basement and/or crawl space walls for evidence of moisture seepage.

- □ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- □ Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- □ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- □ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.

- □ Test all ground fault circuit interrupter (GFCI) and arc fault circuit interrupter (AFCI) devices, as identified in the inspection report. If these devices do not trip or reset properly, they should be replaced immediately.
- □ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated. Also disconnect and store all water hoses during cold weather.
- □ Inspect for evidence of wood-destroying 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.
- □ Have the heating, cooling and water heater systems cleaned and serviced.

ANNUALLY

- □ Replace smoke detector batteries.
- □ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- □ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- □ If the 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).
- □ Have the home inspected by a licensed wood-destroying insect specialist . Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be truer 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!