

Accurate Home Inspection

4999 Paw Paw Lake Rd
Coloma MI 49038-9609
Inspector: Bill Mannino

Property Inspection Report

Client(s): **John Doe**

Property address: **1212 Sample Ave
Coloma, MI 49038**

Inspection date: **Sunday, April 10, 2016**

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Thank you for Choosing Accurate Home Inspection. We will provide you a comprehensive and detailed report to unlock hidden problems (If Found) and mysteries to help you decide on one of your biggest lifetime investments.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable

Condition of deck, patio and/or porch covers: Required repairs, replacement and/or evaluation (see comments below)

Deck, patio, porch cover material and type: Open

Condition of decks, porches and/or balconies: Required repairs, replacement and/or evaluation (see comments below)

Deck, porch and/or balcony material: Wood

Condition of stairs, handrails and guardrails: Appeared serviceable

1)  Ledger boards for one or more decks, balconies or porches appeared to be attached with nails only. This method of attachment is substandard and may result in such structures separating from the main building. This is a potential safety hazard. Modern standards call for ledger boards to be installed with 1/2 inch lag screws or bolts into solid backing, and brackets such as [Simpson Strong Tie DTT2 brackets and threaded rod](#), connecting interior and exterior joists. Recommend that a qualified contractor repair per standard building practices. For more information, visit:

<http://www.reporthost.com/?LB>

<http://www.reporthost.com/?SD>

Cost estimate: \$ 50

2)  Flashing appeared to be missing from above one or more deck or porch ledger boards, or could not be verified. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices. For more information, visit:

<http://www.reporthost.com/?LB>

<http://www.reporthost.com/?SD>

Cost estimate: \$ 50

3)  Handrails at one or more flights of stairs were not graspable and posed a fall hazard. Handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat. Recommend that a qualified person install graspable handrails or modify existing handrails per standard building practices.

4)  One or more deck, patio and/or porch covers were unstable due to substandard bracing, lack of diagonal bracing, or lack of attachment to the main building. This is a safety hazard since severe movement may cause the cover to collapse. A qualified contractor should repair as necessary.

Cost estimate: \$ 500

5)  Fungal rot was found in decking boards and/or joists at one or more decks or porches. Conducive conditions for this such as wood-soil contact should be corrected. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.

Cost estimate: \$ 300

6)  The waterproof membrane at one or more decks, porches and/or balconies was damaged. Recommend that a qualified contractor evaluate and repair or replace membrane sections as necessary. Further evaluation may reveal damage due to water intrusion. Additional and/or structural repairs may be needed.

Cost estimate: \$ 50

7)  Fasteners for the deck, porch or balcony were substandard. Approved fasteners such as Teco nails should be installed in every nail hole in such hardware. Recommend that a qualified person install approved fasteners where necessary.

Cost estimate: \$ 50

8)  One or more deck or porch beams were not positively secured to the support posts below. Deck or porch beams are commonly connected to support posts by "toenailing," which is inadequate. Decks and porches are subject to movement under live loads and require a positive connection between their support posts and beams. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber to connect posts and beams.

Cost estimate: \$ 50

9)  Fungal rot was found in decking boards at one or more decks or porches. The boards were generally in serviceable condition during the inspection, but it's likely that the fungal rot will spread and require all boards to be replaced. Boards with significant rot should be replaced now and in the future until the deck or porch is rebuilt. Recommend budgeting for replacement decking in the near future. Note that when decking boards are replaced, other structural repairs may be needed.

Cost estimate: \$ 100

10)  Fungal rot was found in support posts, joists, beams and/or bracing at one or more structures covering decks, patios and/or

porches. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

Cost estimate: \$ 500



Photo 10-1



Photo 10-2

11)  Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.

12)  Soil was in contact with or too close to wooden deck, porch or balcony substructure components. This is a conducive condition for wood-destroying organisms. Clearances to soil should be as follows:

- 12 inches below beams
- 18 inches below joists
- 6 inches below support post bases and other wood components

Pressure treated wood is typically rated for 25 year contact with soil, but the cut ends hidden below grade may not have been treated and can rot quickly. Support posts should be elevated above grade on concrete piers or footings, and be separated from the concrete by metal brackets or an impermeable membrane such as shingle scraps. For other components, soil should be graded and/or removed to maintain these clearances if possible. Otherwise, replacing non-treated wood with treated wood, or installing borate-based products such as Impel rods may help to prevent infestation and damage. For more information, visit:

<http://www.reporthost.com/?IMPEL>

13)  Some nails securing decking boards were loose and were not flush with the surfaces of boards. Boards are more likely to loosen and warp. This may pose a safety hazard to those with bare feet. Recommend that a qualified person repair as necessary. For example, by replacing nails or installing screws. Note that existing nails that are simply pounded back in will be likely to loosen again.
Cost estimate: \$ 20

14)  One or more decking boards were loose. In some cases this may pose a trip hazard. Recommend that a qualified person repair as necessary.
Cost estimate: \$ 20

15)  Soil was in contact with or close to wooden stairs at one or more locations. This is a conducive condition for wood-destroying organisms. Soil should be graded and/or removed so no wood-soil contact is present, if possible. Otherwise, installing products such as borate-based Impel rods may help to prevent infestation and damage. For more information, visit:

<http://www.reporthost.com/?IMPEL>

16)  Wooden deck or porch surfaces and/or railings were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit:

<http://www.reporthost.com/?PENOil>

<http://www.reporthost.com/?DKMAIN>

Cost estimate: \$ 400

17)  The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. At a minimum, monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

18)  Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame, Concrete block, Brick

Wall covering: Wood

Apparent foundation type: Crawl space, Finished basement

Foundation/stem wall material: Concrete block

Footing material (under foundation stem wall): Poured in place concrete

19)   Based on the appearance of the siding and the age of this structure, the exterior siding material may contain asbestos. The EPA recommends leaving such siding in place and undisturbed, and maintaining a paint coat for encapsulation. Modern cement-based siding with no asbestos content, often with a similar appearance, is available for repairs when needed. The client should be aware that this siding may contain asbestos when considering repairing or replacing it. At that time or before if the client has concerns, consult with a qualified abatement specialist and/or testing lab. For more information, visit:

<http://www.reporthost.com/?AITH>

<http://www.reporthost.com/?EPAASB>

Cost estimate: \$ 600

20)  Fungal rot was found at one or more . Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified contractor repair as necessary. All rotten wood should be replaced.

Cost estimate: \$ 100

21)   This property was clad with composition wood-fiber siding. Various manufacturers (e.g. Louisiana Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:

<http://www.reporthost.com/?PERMPLUS>

<http://www.reporthost.com/?COMPSDNG>

Cost estimate: \$ 5000



Photo 21-1

22)  Untreated wood siding and/or trim was in contact with concrete or masonry at the exterior. Moisture collected between the two materials or wicking up into the wood is a conducive condition for wood-destroying organisms. Wood siding or trim should be installed with a minimum clearance of 1-2 inches between it and concrete or masonry below it at building exteriors. Monitor these areas for rot or infestation in the future and repair if needed. Recommend that a qualified person repair per standard building practices. For example, by trimming siding or trim as needed.

Cost estimate: \$ 500

23)  Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Installation of borate-based products such as Impel rods can also reduce the likelihood of rot or infestation if soil cannot be removed. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

Cost estimate: \$ 4000



Photo 23-1

24)  Soil was in contact with or less than 6 inches from siding or trim. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

Cost estimate: \$ 2000



Photo 24-1

25)  One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.



Photo 25-1

26)  One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

27)  One or more holes or gaps were found in the foundation. Vermin may enter the building substructure as a result. Recommend that a qualified person repair as necessary.



Photo 27-1

28)  Soil was in contact with or less than 4 inches from brick, stone or faux stone veneer. For most residential installations of this type of veneer, this is a conducive condition for wood-destroying organisms. Weep holes may be covered. Condensed water behind the veneer may not be able to escape, and moisture can accumulate in the wood structure behind. Recommend grading and/or removing soil as necessary to maintain a 4-inch clearance.

Cost estimate: \$ 500

29)  The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Cost estimate: \$ 500

30)  Caulk was deteriorated in some areas. For example, around windows. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <http://www.reporthost.com/?CAULK>

Crawl Space

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are excluded from this inspection. The inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the crawl spaces in the future. Complete access to all crawl space areas during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so.

The inspector attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Traversed

Insulation material underneath floor above: None visible

Condition of vapor barrier: Not applicable, none installed, 200

Vapor barrier present: None visible

Condition of crawl space ventilation: Not determined (inaccessible or obscured), 200

Ventilation type: Unconditioned space

31)    Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be

monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.

Cost estimate: \$ 500



Photo 31-1



Photo 31-2

32)  Evidence of rodent infestation was found in the form of in the . Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<http://www.reporhost.com/?SEALUP>

<http://www.reporhost.com/?TRAPUP>

<http://www.reporhost.com/?CLEANUP>

Cost estimate: \$ 500



Photo 32-1



Photo 32-2



Photo 32-3

-
- 33)**  One or more indoor crawl space access hatches or doors were not insulated, or had substandard insulation. Recommend installing insulation as necessary and per current standards at hatches or doors for better energy efficiency.
Cost estimate: \$ 100
-
- 34)**  No under-floor insulation was installed in the . Recommend that a qualified person install insulation for better energy efficiency and per standard building practices. Typically this is R-19 rated fiberglass batt with the attached facing installed against the warm (floor) side.
Cost estimate: \$ 500
-
- 35)**  No vapor barrier was installed in the crawl space. This is a conducive condition for wood-destroying organisms due to the likelihood of water evaporating from the soil below up into the structure. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified contractor install a vapor barrier per standard building practices.
Cost estimate: \$ 200
-
- 36)**  Ventilation for the crawl space was substandard. There were no vents visible. This can result in high levels of moisture in the crawl space and is a conducive condition for wood-destroying organisms. One square foot of vent area should be installed for 150 square feet of crawl space. Vents should be evenly distributed and within a few feet of corners to promote air circulation. Recommend that a qualified contractor install or improve venting per standard building practices.
Cost estimate: \$ 300
-
- 37)**  One or more crawl space vents were below grade, and either no wells were installed, or wells were substandard. Vent wells should be installed when vents are at or near grade to prevent debris from blocking vents and/or water from entering vents. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person install, replace or repair vent wells per standard building practices.
Cost estimate: \$ 200
-
- 38)**  One or more exhaust ducts (e.g. bathroom fan, clothes dryer) in the were not insulated. This can result in moisture forming inside the duct or "sweating" on the outside of the duct depending on the surrounding air temperature and the exhaust air temperature. Recommend that a qualified person install insulation on exhaust ducts per standard building practices (typically R-4 rating), or replace uninsulated ducts with insulated ducts.
Cost estimate: \$ 300
-
- 39)** One or more indoor crawl space access hatches or doors were not insulated, or had substandard insulation. Weatherstripping was also missing or substandard. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency and to prevent dust or odor-laden air from the crawl space entering living spaces.
Cost estimate: \$ 100
-

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are

obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Wood

Beam material: Solid wood

Floor structure above: Solid wood joists

Condition of insulation underneath floor above: Not determined (inaccessible or obscured)

40)  Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.

Cost estimate: \$ 1000



Photo 40-1



Photo 40-2

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the

inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Viewed from ground with binoculars

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable, Hipped

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Ceiling joists

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Fiberglass loose fill

Approximate attic insulation R value (may vary in areas): R-11

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Gable end vents

41)  The attic access hatch, door or stairs was located or configured so that it posed a safety hazard for falling when attempting to enter the attic. Recommend that a qualified contractor relocate or reconfigure the access per standard building practices to eliminate this hazard.

42)  Roof sheathing (plywood or oriented strand board) was sagging in some areas and no panel edge clips ("H clips") were installed. These should be installed when truss or rafter spacing is 24 inches o.c. or more and with 3/8-inch sheathing. These clips help support the edges of the sheathing, and sagging can result if they're not installed. This may also void the warranty on some brands of shingles. Recommend that a qualified contractor evaluate and repair per standard building practices.

Cost estimate: \$ 300



Photo 42-1

Insulation is uneven along attic.



Photo 42-2



Photo 42-3

Garage or Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Solid core

Condition of garage vehicle door(s): Required repair, replacement and/or evaluation (see comments below)

Type of garage vehicle door: Roll

Number of vehicle doors: 1

43)   Weatherstripping around or at the base of the door between the garage and the house was . House to garage doors should prevent fire and fumes from spreading from the garage to the house. Weatherstripping should form a seal around this door. This is a potential safety hazard. Recommend that a qualified person replace or install weatherstripping as necessary.



Photo 43-1



Photo 43-2

44)   One or more garage vehicle doors weren't balanced. The door(s) wouldn't stay in place when opened half-way, and fell to the ground instead. This is a potential safety hazard since the door(s) can fall when open and cause injury. A qualified contractor should repair as necessary. For more information on garage door safety issues, visit:

<http://www.reporthost.com/?GDBAL>

Cost estimate: \$ 500

45)  One or more garage vehicle doors were damaged or deteriorated. Recommend that a qualified contractor door(s) as necessary.

Cost estimate: \$ 500



Photo 45-1



Photo 45-2

46)  One or more garage vehicle doors were difficult or unable to open or close. Vehicle doors should open and close smoothly and easily. A qualified person should evaluate and repair as necessary. This may require lubrication or repair to hardware such as rollers or brackets.

Cost estimate: \$ 500



Photo 46-1



Photo 46-2

47)  Significant gaps were found below or around one or more garage vehicle doors. Vermin and insects can enter the garage as a result. Recommend that a qualified person repair as necessary to eliminate or minimize gaps.

Cost estimate: \$ 500

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector

attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Required repair, replacement and/or evaluation (see comments below)

Primary service type: Overhead

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Condition of sub-panel(s): Required repair, replacement and/or evaluation (see comments below)

Location of main service panel #A: Garage

Location of sub-panel #C: Garage, Building exterior

Location of sub-panel #D: Garage

Location of main disconnect: Breaker at top of main service panel

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present: Yes

Arc fault circuit interrupter (AFCI) protection present: No

Smoke alarms installed: No, recommend install

Carbon monoxide alarms installed: No, recommend install

48)    One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the . This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

49)    One or more electric receptacles at the bathroom(s) and/or 50 had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>

50)   The service drop wires were located above a swimming pool, wading pool or hot tub, or less than 10 feet horizontally from pools or tubs. This is a potential shock hazard. A qualified electrician or the utility company should repair per standard building practices.



Photo 50-1



Photo 50-2



Photo 50-3



Photo 50-4



Photo 50-5



Photo 50-6



Photo 50-7

51)   One or more circuit breakers in panel(s) # were broken or damaged. This is a potential shock or fire hazard. Recommend that a qualified electrician replace circuit breakers and make repairs as necessary.

Breaker loose in garage



Photo 51-1

52)   Non-metallic sheathed wiring was loose, unsupported, or inadequately supported at one or more locations. Such wiring should be trimmed to length if necessary and attached to runners or to solid backing with fasteners at intervals of 4 1/2 feet or less. Fasteners should be installed within 12 inches of all enclosures. Recommend that a qualified electrician repair per standard building practices.



Photo 52-1



Photo 52-2



Photo 52-3



Photo 52-4



Photo 52-5



Photo 52-6

53)   Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.
Cost estimate: \$ 100



Photo 53-1



Photo 53-2



Photo 53-3



Photo 53-4



Photo 53-5



Photo 53-6



Photo 53-7



Photo 53-8

54)   No electric receptacle was found in one or more bathrooms. This is an inconvenience and a potential safety hazard since extension cords from other locations may be used. Recommend that a qualified electrician install ground fault circuit interrupter (GFCI) protected receptacle(s) in bathrooms as necessary and per standard building practices.

Cost estimate: \$ 50

55)   One or more electric receptacles were incorrectly wired with "false grounds" where the receptacle's ground screw is connected to the neutral or white wire in the circuit. Such receptacles may appear to be grounded when they aren't. This is a shock hazard, and can damage equipment plugged into such receptacles. Recommend that a qualified electrician repair as necessary. For more information, visit:

<http://www.reporthost.com/?FLSGRND>

Cost estimate: \$ 50

56)   The light fixture in one or more long hallways was controlled by a single switch at one end. This is a safety hazard due to inadequate lighting. The light should be controlled by 3-way switches at each end of the hallway so it can be easily operated at both ends. Recommend that a qualified electrician repair per standard building practices.

Cost estimate: \$ 50

57)   No permanently installed smoke alarms were found. This is a potential safety hazard. A qualified electrician should install smoke alarms per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit:

<http://www.reporthost.com/?SMKALRM>

Cost estimate: \$ 50

58)   One or more wires inside panel(s) # were loose, and were not terminated. This poses a safety hazard for shock and/or fire. Recommend that a qualified electrician remove any abandoned wiring or repair as necessary. For example, by trimming wires to length and installing wire nuts.

Need to be placed in a covered junction box.

Cost estimate: \$ 100



Photo 58-1



Photo 58-2



Photo 58-3



Photo 58-4



Photo 58-5



Photo 58-6

59)   One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

60)   No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:

<http://www.reporthost.com/?COALRM>

Cost estimate: \$ 100

61)  Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

Cost estimate: \$ 400

62)  Few receptacles were installed in one or more areas by modern standards. This can result in "octopus" wiring with extension cords, which is a fire hazard. Consult with a qualified electrician about upgrading circuits with additional receptacles per standard building practices.

Cost estimate: \$ 300

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Shared well

Location of main water shut-off: Basement

Condition of supply lines: Appeared serviceable

Supply pipe material: Galvanized steel

Condition of drain pipes: Required repair, replacement and/or evaluation (see comments below)

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

63)  Polyvinyl chloride (PVC) piping was used for one or more hot water supply lines. This piping is not rated to withstand high temperatures and pressures commonly found in residential hot water systems. It is prone to failure with this use, and flooding or significant water damage can occur. It is also an indication that a qualified plumber did not install it. Other problems not readily visible may exist. Recommend that a qualified plumber evaluate and repair per standard building practices.

Cost estimate: \$ 100

64)  One or more leaks were found in pipes or fittings. A qualified plumber should evaluate and repair as necessary.

Cost estimate: \$ 100

65)  One or more plastic PEX water supply pipes had substandard support or were loose. Leaks can occur as a result. PEX supply pipes should have approved hangers every 32-36 inches when run horizontally. Special hangers that allow movement from expansion and that won't damage the soft plastic piping should be used. Recommend that a qualified person install hangers or secure pipes per standard building practices.

Cost estimate: \$ 100

66)  One or more hose bibs leaked. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.



Photo 66-1

67)  One or more drain pipes had a substandard slope. Clogging or leaks can occur as a result. Drain and waste pipes should be sloped 1/4 inch per foot of length if less than 3 inches in diameter, or 1/8 inch per foot of length for larger diameters. Recommend that a qualified plumber repair per standard building practices.



Photo 67-1

68)  One or more hanger straps for drain pipes were broken. Broken straps may result in a substandard flow or damage to pipes. Recommend that a qualified person make permanent repairs per standard building practices.
Cost estimate: \$ 20

69)  This home was winterized. Typically this means the following:

- The water supply has been turned off at the meter or main shut-off valve
- The water supply to fixtures such as sinks, toilets, tubs and showers have been turned off at local shut-off valves
- Sink drain traps and toilet bowls have been filled with anti-freeze
- The water and power or fuel supplies to the water heater have been turned off

"De-winterizing" a home is not part of a home inspection. The inspector does not operate shut-off valves, meter valves, circuit breakers, or light pilot lights. This significantly limits the ability of the inspector to evaluate various systems and components such as plumbing fixtures, supply/drain/waste/vent lines and the water heater. They are excluded from this inspection. Recommend when the home has been completely de-winterized that a qualified person fully evaluate them.

70)  Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. The

inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated.

Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:

<http://www.reporthost.com/?WELL>

71)  Polyvinyl chloride (PVC) piping was used for one or more cold, potable water supply lines. Depending on the municipality, this piping may or may not be approved for this use. Recommend consulting with a qualified plumber to determine if PVC piping is permitted, and if necessary, evaluate the water supply system and replace piping.

Cost estimate: \$ 50

72)  The water supply to some plumbing system appeared to be shut off during the inspection and these were not fully evaluated. They are excluded from the inspection.

73)  One or more hose bibs were not evaluated due to their being winterized with covers. They are excluded from this inspection.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Electricity

Estimated age: >5 years

Capacity (in gallons): 30

Temperature-pressure relief valve installed: Yes, Unable to check

Location of water heater: Basement

Hot water temperature tested: No

74)  Water stains were found below or near the water heater. This may be a sign that the water heater is failing, or be a sign of a past leak. Consult with the property owner about this and review any disclosure statements. Depending on what information is available about the stains, a qualified plumber should evaluate and make repairs or replace the water heater as necessary.

Cost estimate: \$ 400



Photo 74-1

75)  The water heater's Water was off. The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for various professional home inspection organizations, the inspector does not operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls."

76)  The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air

General heating distribution type(s): Ducts and registers

Source for last service date of primary heat source: Label

Condition of forced air heating/(cooling) system: Appeared serviceable

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: >20 Years

Location of forced air furnace: Basement

Condition of furnace filters: Required replacement

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Location of heat pump or air conditioning unit: Building exterior, north

Type: Through wall

77)  The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be

performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<http://www.reporthost.com/?ANFURINSP>

Cost estimate: \$ 100

78)   Because of the age and/or condition of the forced air furnace, recommend that a qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection.

Cost estimate: \$ 200

79)   The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Cost estimate: \$ 800

80)   The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

81)  The last service date of the forced air electric furnace appeared to be within the last 2 years based on information provided to the inspector or labeling on the equipment. If this is true, then routine servicing is not needed at this point. However a qualified HVAC contractor should inspect, clean, and service this system, and make repairs if necessary every few years in the future.

Cost estimate: \$ 100

82)   The heat pump or air conditioner condensing unit was not fully evaluated because the Temp not safe. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate or replace overcurrent protection devices, or operate any controls other than normal controls (thermostat).

83)  The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.



Photo X-1



Photo X-2



Photo X-3



Photo X-4



Photo X-5



Photo X-6



Photo X-7



Photo X-8



Photo X-9



Photo X-10



Photo X-11



Photo X-12



Photo X-13



Photo X-14



Photo X-15

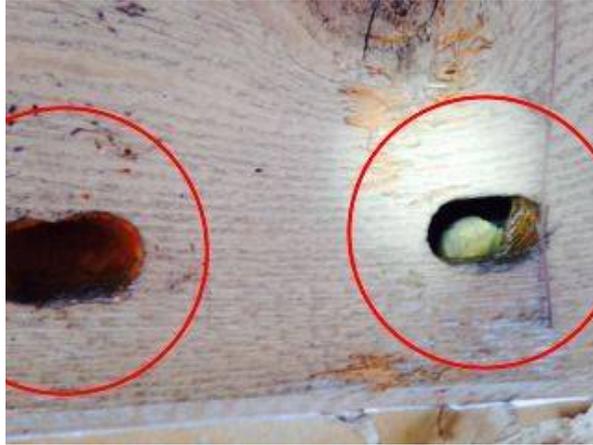


Photo X-16



Photo X-17



Photo X-18

While Accurate Home Inspection realizes that closing on a home may take some time. We offer a free follow up service right before you sign and close the deal. This walk-thru will take about 45-60 minutes. We will do a visual check to make sure there are no obvious changes and will check to see if any of the major defects (If Found) have been remedied.

Accurate Home Inspection

4999 Paw Paw Lake Rd
Coloma MI 49038-9609
Inspector: Bill Mannino

Summary

Client(s): **John Doe**

Property address: **1212 Sample Ave
Coloma, MI 49038**

Inspection date: **Sunday, April 10, 2016**

This report published on Sunday, April 10, 2016 1:53:09 PM EDT

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Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Major Defect	Correction likely involves a significant expense
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information

Grounds

- 1**  - Ledger boards for one or more decks, balconies or porches appeared to be attached with nails only. This method of attachment is substandard and may result in such structures separating from the main building. This is a potential safety hazard. Modern standards call for ledger boards to be installed with 1/2 inch lag screws or bolts into solid backing, and brackets such as [Simpson Strong Tie DTT2 brackets and threaded rod](#), connecting interior and exterior joists. Recommend that a qualified contractor repair per standard building practices. For more information, visit:
<http://www.reporthost.com/?LB>
<http://www.reporthost.com/?SD>
Cost estimate: \$ 50
- 2**  - Flashing appeared to be missing from above one or more deck or porch ledger boards, or could not be verified. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices. For more information, visit:
<http://www.reporthost.com/?LB>
<http://www.reporthost.com/?SD>
Cost estimate: \$ 50
- 3**  - Handrails at one or more flights of stairs were not graspable and posed a fall hazard. Handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat. Recommend that a qualified person install graspable handrails or modify existing handrails per standard building practices.
- 4**  - One or more deck, patio and/or porch covers were unstable due to substandard bracing, lack of diagonal bracing, or lack of attachment to the main building. This is a safety hazard since severe movement may cause the cover to collapse. A qualified contractor should repair as necessary.
Cost estimate: \$ 500
- 5**  - Fungal rot was found in decking boards and/or joists at one or more decks or porches. Conducive conditions for this such as wood-soil contact should be corrected. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.
Cost estimate: \$ 300
- 6**  - The waterproof membrane at one or more decks, porches and/or balconies was damaged. Recommend that a qualified contractor evaluate and repair or replace membrane sections as necessary. Further evaluation may reveal damage due to water intrusion. Additional and/or structural repairs may be needed.
Cost estimate: \$ 50
- 7**  - Fasteners for the deck, porch or balcony were substandard. Approved fasteners such as Teco nails should be installed in every nail hole in such hardware. Recommend that a qualified person install approved fasteners where necessary.
Cost estimate: \$ 50
- 8**  - One or more deck or porch beams were not positively secured to the support posts below. Deck or porch beams are commonly connected to support posts by "toenailing," which is inadequate. Decks and porches are subject to movement under live loads and require a positive connection between their support posts and beams. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber to connect posts and beams.
Cost estimate: \$ 50
- 9**  - Fungal rot was found in decking boards at one or more decks or porches. The boards were generally in serviceable condition during the inspection, but it's likely that the fungal rot will spread and require all boards to be replaced. Boards with significant rot should be replaced now and in the future until the deck or porch is rebuilt. Recommend budgeting for replacement decking in the near future. Note that when decking boards are replaced, other structural repairs may be needed.
Cost estimate: \$ 100
- 10**  - Fungal rot was found in support posts, joists, beams and/or bracing at one or more structures covering decks, patios and/or porches. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.
Cost estimate: \$ 500
- 11**  - Soil was in contact with one or more wooden deck, porch or balcony support posts. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.
- 12**  - Soil was in contact with or too close to wooden deck, porch or balcony substructure components. This is a conducive condition for wood-destroying organisms. Clearances to soil should be as follows:

- 12 inches below beams
- 18 inches below joists
- 6 inches below support post bases and other wood components

Pressure treated wood is typically rated for 25 year contact with soil, but the cut ends hidden below grade may not have been treated and can rot quickly. Support posts should be elevated above grade on concrete piers or footings, and be separated from the concrete by metal brackets or an impermeable membrane such as shingle scraps. For other components, soil should be graded and/or removed to maintain these clearances if possible. Otherwise, replacing non-treated wood with treated wood, or installing borate-based products such as Impel rods may help to prevent infestation and damage. For more information, visit:

<http://www.reporthost.com/?IMPEL>

13  - Some nails securing decking boards were loose and were not flush with the surfaces of boards. Boards are more likely to loosen and warp. This may pose a safety hazard to those with bare feet. Recommend that a qualified person repair as necessary. For example, by replacing nails or installing screws. Note that existing nails that are simply pounded back in will be likely to loosen again.
Cost estimate: \$ 20

14  - One or more decking boards were loose. In some cases this may pose a trip hazard. Recommend that a qualified person repair as necessary.
Cost estimate: \$ 20

15  - Soil was in contact with or close to wooden stairs at one or more locations. This is a conducive condition for wood-destroying organisms. Soil should be graded and/or removed so no wood-soil contact is present, if possible. Otherwise, installing products such as borate-based Impel rods may help to prevent infestation and damage. For more information, visit:

<http://www.reporthost.com/?IMPEL>

16  - Wooden deck or porch surfaces and/or railings were overdue for normal maintenance. Recommend that a qualified person clean and preserve as necessary. Where decks have been coated with a finish such as opaque stains or paint, it may be too difficult to strip the finish and apply anything but paint or opaque stain. Where transparent stain or penetrating oil has been applied in the past, recommend that a penetrating oil be used. For more information, visit:

<http://www.reporthost.com/?PENOil>

<http://www.reporthost.com/?DKMAIN>

Cost estimate: \$ 400

17  - The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. At a minimum, monitor these areas, and areas under the structure in the future for accumulated water. If water does accumulate, recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.

18  - Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Exterior and Foundation

19   - Based on the appearance of the siding and the age of this structure, the exterior siding material may contain asbestos. The EPA recommends leaving such siding in place and undisturbed, and maintaining a paint coat for encapsulation. Modern cement-based siding with no asbestos content, often with a similar appearance, is available for repairs when needed. The client should be aware that this siding may contain asbestos when considering repairing or replacing it. At that time or before if the client has concerns, consult with a qualified abatement specialist and/or testing lab. For more information, visit:

<http://www.reporthost.com/?AITH>

<http://www.reporthost.com/?EPAASB>

Cost estimate: \$ 600

20  - Fungal rot was found at one or more . Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified contractor repair as necessary. All rotten wood should be replaced.

Cost estimate: \$ 100

21   - This property was clad with composition wood-fiber siding. Various manufacturers (e.g. Louisiana Pacific, Weyerhaeuser and Masonite) have produced this type of siding, which is made from oriented strand board (OSB) or "hardboard." It is prone to deteriorate and/or fail prematurely due to moisture penetration, especially when the paint coating is substandard or has not been maintained. Failure is typically visible in the form of swelling, cracking, buckling, wafer pops, delamination and fungal growth.

Some areas of siding on this structure showed symptoms described above and need replacement and/or maintenance. Some manufacturers (e.g. Louisiana Pacific) recommend a repair process for this siding where affected areas are sealed with Permanizer Plus, a flexible primer made by Pittsburgh Paint, followed by two coats of 100% acrylic latex paint. This sealant must be applied to the bottom edges using a brush. The face of the siding can be sprayed. The Permanizer Plus sealer isn't required for edges that aren't

swollen, cracked or deteriorated, but the acrylic latex should still be brushed on these edges.

Recommend that a qualified contractor evaluate and replace siding as necessary, and/or seal and repaint as necessary. Repairs should be made per the siding and/or sealant manufacturer's installation instructions, and per standard building practices.

For more information, visit:

<http://www.reporthost.com/?PERMPLUS>

<http://www.reporthost.com/?COMPSDNG>

Cost estimate: \$ 5000

22  - Untreated wood siding and/or trim was in contact with concrete or masonry at the exterior. Moisture collected between the two materials or wicking up into the wood is a conducive condition for wood-destroying organisms. Wood siding or trim should be installed with a minimum clearance of 1-2 inches between it and concrete or masonry below it at building exteriors. Monitor these areas for rot or infestation in the future and repair if needed. Recommend that a qualified person repair per standard building practices. For example, by trimming siding or trim as needed.

Cost estimate: \$ 500

23  - Soil was in contact with or less than 6 inches from siding, trim or structural wood. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. If not possible, then recommend replacing untreated wood with pressure-treated wood. Installation of borate-based products such as Impel rods can also reduce the likelihood of rot or infestation if soil cannot be removed. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

Cost estimate: \$ 4000

24  - Soil was in contact with or less than 6 inches from siding or trim. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

Cost estimate: \$ 2000

25  - One or more holes or gaps were found in siding or trim. Vermin, insects or water may enter the structure. Recommend that a qualified person repair as necessary.

26  - One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.

27  - One or more holes or gaps were found in the foundation. Vermin may enter the building substructure as a result. Recommend that a qualified person repair as necessary.

28  - Soil was in contact with or less than 4 inches from brick, stone or faux stone veneer. For most residential installations of this type of veneer, this is a conducive condition for wood-destroying organisms. Weep holes may be covered. Condensed water behind the veneer may not be able to escape, and moisture can accumulate in the wood structure behind. Recommend grading and/or removing soil as necessary to maintain a 4-inch clearance.

Cost estimate: \$ 500

29  - The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this.

Cost estimate: \$ 500

30  - Caulk was deteriorated in some areas. For example, around windows. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:

<http://www.reporthost.com/?CAULK>

Crawl Space

31  - Evidence of prior water intrusion or accumulation was found in one or more sections of the crawl space. For example, sediment stains on the vapor barrier or foundation, and/or efflorescence on the foundation. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the crawl space. Recommend that the client review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space. The crawl space should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for

preventing water from accumulating in crawl spaces include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter crawl spaces, but if water must be controlled after it enters the crawl space, then typical repairs include installing trenches, gravity drains and/or sump pump(s) in the crawl space.

Cost estimate: \$ 500

32  - Evidence of rodent infestation was found in the form of in the . Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

<http://www.reporthost.com/?SEALUP>

<http://www.reporthost.com/?TRAPUP>

<http://www.reporthost.com/?CLEANUP>

Cost estimate: \$ 500

33  - One or more indoor crawl space access hatches or doors were not insulated, or had substandard insulation. Recommend installing insulation as necessary and per current standards at hatches or doors for better energy efficiency.

Cost estimate: \$ 100

34  - No under-floor insulation was installed in the . Recommend that a qualified person install insulation for better energy efficiency and per standard building practices. Typically this is R-19 rated fiberglass batt with the attached facing installed against the warm (floor) side.

Cost estimate: \$ 500

35  - No vapor barrier was installed in the crawl space. This is a conducive condition for wood-destroying organisms due to the likelihood of water evaporating from the soil below up into the structure. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified contractor install a vapor barrier per standard building practices.

Cost estimate: \$ 200

36  - Ventilation for the crawl space was substandard. There were no vents visible. This can result in high levels of moisture in the crawl space and is a conducive condition for wood-destroying organisms. One square foot of vent area should be installed for 150 square feet of crawl space. Vents should be evenly distributed and within a few feet of corners to promote air circulation. Recommend that a qualified contractor install or improve venting per standard building practices.

Cost estimate: \$ 300

37  - One or more crawl space vents were below grade, and either no wells were installed, or wells were substandard. Vent wells should be installed when vents are at or near grade to prevent debris from blocking vents and/or water from entering vents. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person install, replace or repair vent wells per standard building practices.

Cost estimate: \$ 200

38  - One or more exhaust ducts (e.g. bathroom fan, clothes dryer) in the were not insulated. This can result in moisture forming inside the duct or "sweating" on the outside of the duct depending on the surrounding air temperature and the exhaust air temperature. Recommend that a qualified person install insulation on exhaust ducts per standard building practices (typically R-4 rating), or replace uninsulated ducts with insulated ducts.

Cost estimate: \$ 300

Basement

40   - Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.

Cost estimate: \$ 1000

Attic and Roof Structure

41  - The attic access hatch, door or stairs was located or configured so that it posed a safety hazard for falling when attempting to enter the attic. Recommend that a qualified contractor relocate or reconfigure the access per standard building practices to eliminate this hazard.

42  - Roof sheathing (plywood or oriented strand board) was sagging in some areas and no panel edge clips ("H clips") were installed. These should be installed when truss or rafter spacing is 24 inches o.c. or more and with 3/8-inch sheathing. These clips help support the edges of the sheathing, and sagging can result if they're not installed. This may also void the warranty on some brands of shingles. Recommend that a qualified contractor evaluate and repair per standard building practices.

Cost estimate: \$ 300

Garage or Carport

43  - Weatherstripping around or at the base of the door between the garage and the house was . House to garage doors should prevent fire and fumes from spreading from the garage to the house. Weatherstripping should form a seal around this door. This is a potential safety hazard. Recommend that a qualified person replace or install weatherstripping as necessary.

44  - One or more garage vehicle doors weren't balanced. The door(s) wouldn't stay in place when opened half-way, and fell to the ground instead. This is a potential safety hazard since the door(s) can fall when open and cause injury. A qualified contractor should repair as necessary. For more information on garage door safety issues, visit:

<http://www.reporthost.com/?GDBAL>

Cost estimate: \$ 500

45  - One or more garage vehicle doors were damaged or deteriorated. Recommend that a qualified contractor door(s) as necessary.

Cost estimate: \$ 500

46  - One or more garage vehicle doors were difficult or unable to open or close. Vehicle doors should open and close smoothly and easily. A qualified person should evaluate and repair as necessary. This may require lubrication or repair to hardware such as rollers or brackets.

Cost estimate: \$ 500

47  - Significant gaps were found below or around one or more garage vehicle doors. Vermin and insects can enter the garage as a result. Recommend that a qualified person repair as necessary to eliminate or minimize gaps.

Cost estimate: \$ 500

Electric

48   - One or more ground fault circuit interrupter (GFCI) devices protecting receptacles at the . This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

49   - One or more electric receptacles at the bathroom(s) and/or 50 had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.reporthost.com/?GFCI>

50   - The service drop wires were located above a swimming pool, wading pool or hot tub, or less than 10 feet horizontally from pools or tubs. This is a potential shock hazard. A qualified electrician or the utility company should repair per standard building practices.

51   - One or more circuit breakers in panel(s) # were broken or damaged. This is a potential shock or fire hazard. Recommend that a qualified electrician replace circuit breakers and make repairs as necessary.

Breaker loose in garage

52   - Non-metallic sheathed wiring was loose, unsupported, or inadequately supported at one or more locations. Such wiring should be trimmed to length if necessary and attached to runners or to solid backing with fasteners at intervals of 4 1/2 feet or less. Fasteners should be installed within 12 inches of all enclosures. Recommend that a qualified electrician repair per standard building practices.

53   - Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.

Cost estimate: \$ 100

54   - No electric receptacle was found in one or more bathrooms. This is an inconvenience and a potential safety hazard since extension cords from other locations may be used. Recommend that a qualified electrician install ground fault circuit interrupter (GFCI) protected receptacle(s) in bathrooms as necessary and per standard building practices.

Cost estimate: \$ 50

55   - One or more electric receptacles were incorrectly wired with "false grounds" where the receptacle's ground screw is connected to the neutral or white wire in the circuit. Such receptacles may appear to be grounded when they aren't. This is a shock hazard, and can damage equipment plugged into such receptacles. Recommend that a qualified electrician repair as necessary. For more information, visit:

<http://www.reporthost.com/?FLSGRND>

Cost estimate: \$ 50

56   - The light fixture in one or more long hallways was controlled by a single switch at one end. This is a safety hazard due to inadequate lighting. The light should be controlled by 3-way switches at each end of the hallway so it can be easily operated at both ends. Recommend that a qualified electrician repair per standard building practices.

Cost estimate: \$ 50

57   - No permanently installed smoke alarms were found. This is a potential safety hazard. A qualified electrician should install smoke alarms per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit:

<http://www.reporthost.com/?SMKALRM>

Cost estimate: \$ 50

58   - One or more wires inside panel(s) # were loose, and were not terminated. This poses a safety hazard for shock and/or fire. Recommend that a qualified electrician remove any abandoned wiring or repair as necessary. For example, by trimming wires to length and installing wire nuts.

Need to be placed in a covered junction box.

Cost estimate: \$ 100

59   - One or more cover plates for switches, receptacles or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

60   - No permanently installed carbon monoxide alarms were found. This is a potential safety hazard. Some states and/or municipalities require CO alarms to be installed for new construction and/or for homes being sold. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. For more information, visit:

<http://www.reporthost.com/?COALRM>

Cost estimate: \$ 100

61   - Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

Cost estimate: \$ 400

62  - Few receptacles were installed in one or more areas by modern standards. This can result in "octopus" wiring with extension cords, which is a fire hazard. Consult with a qualified electrician about upgrading circuits with additional receptacles per standard building practices.

Cost estimate: \$ 300

Plumbing / Fuel Systems

63  - Polyvinyl chloride (PVC) piping was used for one or more hot water supply lines. This piping is not rated to withstand high temperatures and pressures commonly found in residential hot water systems. It is prone to failure with this use, and flooding or significant water damage can occur. It is also an indication that a qualified plumber did not install it. Other problems not readily visible may exist. Recommend that a qualified plumber evaluate and repair per standard building practices.

Cost estimate: \$ 100

64  - One or more leaks were found in pipes or fittings. A qualified plumber should evaluate and repair as necessary.

Cost estimate: \$ 100

65  - One or more plastic PEX water supply pipes had substandard support or were loose. Leaks can occur as a result. PEX supply pipes should have approved hangers every 32-36 inches when run horizontally. Special hangers that allow movement from expansion and that won't damage the soft plastic piping should be used. Recommend that a qualified person install hangers or secure pipes per standard building practices.

Cost estimate: \$ 100

66  - One or more hose bibs leaked. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

67  - One or more drain pipes had a substandard slope. Clogging or leaks can occur as a result. Drain and waste pipes should be sloped 1/4 inch per foot of length if less than 3 inches in diameter, or 1/8 inch per foot of length for larger diameters. Recommend that a qualified plumber repair per standard building practices.

68  - One or more hanger straps for drain pipes were broken. Broken straps may result in a substandard flow or damage to pipes. Recommend that a qualified person make permanent repairs per standard building practices.

Cost estimate: \$ 20

69  - This home was winterized. Typically this means the following:

- The water supply has been turned off at the meter or main shut-off valve
- The water supply to fixtures such as sinks, toilets, tubs and showers have been turned off at local shut-off valves
- Sink drain traps and toilet bowls have been filled with anti-freeze
- The water and power or fuel supplies to the water heater have been turned off

"De-winterizing" a home is not part of a home inspection. The inspector does not operate shut-off valves, meter valves, circuit breakers, or light pilot lights. This significantly limits the ability of the inspector to evaluate various systems and components such as plumbing fixtures, supply/drain/waste/vent lines and the water heater. They are excluded from this inspection. Recommend when the home has been completely de-winterized that a qualified person fully evaluate them.

70  - Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated.

Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
- That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
- Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
- Document the current well capacity and water quality for future reference

For more information, visit:

<http://www.reporthost.com/?WELL>

71  - Polyvinyl chloride (PVC) piping was used for one or more cold, potable water supply lines. Depending on the municipality, this piping may or may not be approved for this use. Recommend consulting with a qualified plumber to determine if PVC piping is permitted, and if necessary, evaluate the water supply system and replace piping.

Cost estimate: \$ 50

72  - The water supply to some plumbing system appeared to be shut off during the inspection and these were not fully evaluated. They are excluded from the inspection.

73  - One or more hose bibs were not evaluated due to their being winterized with covers. They are excluded from this inspection.

Water Heater

74   - Water stains were found below or near the water heater. This may be a sign that the water heater is failing, or be a sign of a past leak. Consult with the property owner about this and review any disclosure statements. Depending on what information is available about the stains, a qualified plumber should evaluate and make repairs or replace the water heater as necessary.

Cost estimate: \$ 400

75   - The water heater's Water was off. The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for various professional home inspection organizations, the inspector does not operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls."

76   - The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Heating, Ventilation and Air Condition (HVAC)

77    - The last service date of the gas or oil-fired forced air furnace appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<http://www.reporthost.com/?ANFURINSP>

Cost estimate: \$ 100

78   - Because of the age and/or condition of the forced air furnace, recommend that a qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection.

Cost estimate: \$ 200

79   - The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be near this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Cost estimate: \$ 800

80   - The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

81  - The last service date of the forced air electric furnace appeared to be within the last 2 years based on information provided to the inspector or labeling on the equipment. If this is true, then routine servicing is not needed at this point. However a qualified HVAC contractor should inspect, clean, and service this system, and make repairs if necessary every few years in the future.

Cost estimate: \$ 100

82   - The heat pump or air conditioner condensing unit was not fully evaluated because the Temp not safe. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that the inspector does not operate or replace overcurrent protection devices, or operate any controls other than normal controls (thermostat).

83  - The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.