



HOME INSPECTION REPORT

34112 S. 219th St. - Bixby

Inspection Date:
11/14/09

Prepared For:
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17112009

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an average quality 2 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

KEYS USED IN THIS REPORT

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

- **Major Concern:** Denotes an improvement recommendation that is uncommon for a building of this age or location and /or that needs immediate repair or replacement.
- **Safety Issue:** Denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** Denotes a typical improvement recommendation that is common for a building of this age and location that should be anticipated or budgeted for over the short term.
- **Monitor:** Denotes an area where further investigation by a specialized licensed contractor and/or monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.

Note: Observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Roof Structure

- **Major Concern:** The construction of the roof structure over the garage of the home is incomplete. Perlins are needed at the south, east and west slopes of the roof structure over the garage of the home for proper framing support of the roof structure. Perlins are at least 2X6's that run perpendicular to the rafters (attached to the rafters) and have struts that run at an angle from the perlins to the ceiling joists. The perlins (the horizontal cross member that runs perpendicular to the rafters) should be supported with perlin struts (supports that extend from the perlin to the joists) every 4 – 5 feet apart and should not be any less than at a 45 degree angle. Proper roof structure support was observed on the roof structure in the north attic on the home.

Gutters & Downspouts

- **Improve:** The downspout(s) in various locations should discharge water away from the house. Storm water should be encouraged to flow away from the building at the point of discharge. Splash blocks should be installed where missing.

Outlets

- **Improve:** A ground fault circuit interrupter (GFCI) outlet at the exterior north side of the home near the air conditioning unit did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Improve:** A ground fault circuit interrupter (GFCI) outlet at the exterior south side of the home is inoperative. This circuit should be investigated.

Furnace

- **Improve:** The dirty air filters should be replaced.
- **Improve:** The CSST (Corrugated Stainless Steel Tubing) gas lines did not appear to be grounded. No grounding or bonding connection was visible at the time of the inspection. CSST that is not properly bonded or grounded is vulnerable to perforating due to a lightning strike causing a gas leak and/or fire. Grounding CSST was not a code on new construction or installation in Wagoner County, Tulsa City or Owasso until August 2007. An electrician should be

contacted to determine if the system is grounded and to bond or ground the system as necessary. Homes built in 2008 and later must have a bonding connection in a separate box near the electrical panel.

Attic / Roof

- **Improve:** Missing insulation in the east attic walls behind the upstairs bathroom should be replaced. Insulation should be installed with the vapor barrier to the warm side of the home. Some insulation installed in this area was also observed to be installed improperly. The insulation should be installed with the vapor barrier to the warm side of the home.

Supply Plumbing

- **Improve:** The supply piping is leaking at the hand held faucet in the master bathtub. It should be repaired as necessary for proper operation.

Fixtures

- **Improve:** The toilet in the downstairs main bathroom is loose. It should be tightened and secured as necessary.

Doors

- **Improve:** Damaged or non-functional door hardware to the attic from the upstairs west bedroom should be improved.
- **Improve:** Weather-stripping improvements are needed at the exterior doors at the front of the home.
- **Improve:** The door to the northeast bedroom and to the upstairs west bedroom closet does not close/latch properly.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ISHI® Inspector Standards are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The ISHI® Inspector Standards can be found at the end of this report and are made part of the inspection.

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

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

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

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System. Contact your A-PRO representative for further details and special pricing with this inspection.

Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.

Please refer to the ISHI® Inspector Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 65 degrees F. Weather conditions leading up to the inspection have been relatively dry.

STRUCTURAL / FOUNDATION

DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

| | |
|------------------------------------|---------------------------------|
| Foundation: | •Poured Concrete •Slab on Grade |
| Floor Structure: | •Concrete •Not Visible |
| Wall Structure: | •Wood Frame, Brick Veneer |
| Ceiling Structure: | •Joist |
| Roof Structure: | •Rafters •Waferboard Sheathing |
| Attic Method of Inspection: | •Entered - Inaccessible Areas |

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

The construction of the home is considered to be good quality. The materials and workmanship, where visible, are above average. The span of all visible joists appears to be within acceptable limits.

The building exhibits no evidence of substantial structural movement. Typical minor flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

Roof Structure

- **Major Concern:** The construction of the roof structure over the garage of the home is incomplete. Perlins are needed at the south, east and west slopes of the roof structure over the garage of the home for proper framing support of the roof structure. Perlins are at least 2X6's that run perpendicular to the rafters (attached to the rafters) and have struts that run at an angle from the perlins to the ceiling joists. The perlins (the horizontal cross member that runs perpendicular to the rafters) should be supported with perlin struts (supports that extend from the perlin to the joists) every 4 – 5 feet apart and should not be any less than at a 45 degree angle. Proper roof structure support was observed on the roof structure in the north attic on the home.



LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.

- Notice: All slabs experience some degree of cracking due to the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Floor coverings are not removed, wall and roof cavities could not be inspected.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

ROOFING

DESCRIPTION OF ROOFING SYSTEM

| | |
|--------------------------------|---|
| Roof Covering: | •Composite Shingle |
| Chimneys: | •None |
| Gutters and Downspouts: | •Aluminum •Downspouts discharge above grade |
| Method of Inspection: | •Walked on roof |

ROOFING OBSERVATIONS

In all, the roof coverings show evidence of normal wear and tear for a home of this age and location. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials.

The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings.

The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order. The gutters are clean.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** The roofing is considered to be in fair condition. Minor hail damage was observed on the roof coverings at the time of the inspection. Potential home owner insurance companies should be consulted for insurability.

Gutters & Downspouts

- **Improve:** The downspout(s) in various locations should discharge water away from the house. Storm water should be encouraged to flow away from the building at the point of discharge. Splash blocks should be installed where missing.

LIMITATIONS OF ROOFING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

EXTERIOR

DESCRIPTION OF EXTERIOR

| | |
|-------------------------------------|--------------------------------------|
| Wall Cladding: | •Brick •Wood Siding |
| Soffit and Fascia: | •Wood |
| Window/Door Frames and Trim: | •Wood •Metal |
| Driveways: | •Concrete |
| Walkways and Patios: | •Concrete |
| Porches, Decks, and Steps: | •Concrete |
| Overhead Garage Door(s): | •Automatic Opener •Wood Insulated |
| Lot Grading: | •Level Grade •Graded Away From House |
| Fencing: | •Wood •Chain Link |

EXTERIOR OBSERVATIONS

Generally speaking, the exterior of the home is in good condition. Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot.

The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information.

The driveway and walkways are in good condition. The landscaping is considered to be good quality. No improvements are recommended for the exterior of the home at this time.

LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

ELECTRICAL SYSTEM

DESCRIPTION OF ELECTRICAL SYSTEM

| | |
|---|--|
| Size of Electrical Service: | •120/240 Volt Main Service - Service Size: 200 Amps |
| Service Entrance Wires: | •Underground •Copper |
| Main Disconnect: | •Breakers – 200 Amps •Located: Garage |
| Service Ground: | •Copper •Ground Rod Connection •Ground Connection Not Visible |
| Main Distribution Panel: | •Panel Rating: 200 Amps •Breakers •Located: Garage |
| Branch/Auxiliary Panel(s): | •None Visible |
| Distribution Wiring: | •Copper •Nonmetallic Sheathed Cable |
| Receptacles: | •Grounded |
| Ground Fault Circuit Interrupters: | •Bathroom(s) •Exterior •Garage •Kitchen •Whirlpool •Electrical Panel |

ELECTRICAL OBSERVATIONS

Generally speaking, the electrical system is in good order. The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded.

Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection.

Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

RECOMMENDATIONS / OBSERVATIONS

Outlets

- **Improve:** A ground fault circuit interrupter (GFCI) outlet at the exterior north side of the home near the air conditioning unit did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Improve:** A ground fault circuit interrupter (GFCI) outlet at the exterior south side of the home is inoperative. This circuit should be investigated.

LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM

| | |
|-----------------------------------|---|
| Primary Energy Source: | •Gas |
| Heating System Type: | •Forced Air |
| Heat Distribution Methods: | •Ductwork |
| System Manufacturer: | •American Standard |
| System Description: | •Manufacturer Date: 2007• Model # AUE1D120A9601AB• Serial # 7362S2Y1G |

HEATING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The dirty air filters should be replaced.
- **Improve:** The CSST (Corrugated Stainless Steel Tubing) gas lines did not appear to be grounded. No grounding or bonding connection was visible at the time of the inspection. CSST that is not properly bonded or grounded is vulnerable to perforating due to a lightning strike causing a gas leak and/or fire. Grounding CSST was not a code on new construction or installation in Wagoner County, Tulsa City or Owasso until August 2007. An electrician should be contacted to determine if the system is grounded and to bond or ground the system as necessary. Homes built in 2008 and later must have a bonding connection in a separate box near the electrical panel.

LIMITATIONS OF HEATING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

COOLING SYSTEM

DESCRIPTION OF COOLING SYSTEM

| | |
|-----------------------------------|---|
| Energy Source: | •Electricity |
| System Type: | •Air Cooled Central Air Conditioning |
| System Manufacturer: | •American Standard |
| System Description: | •Manufacturer Date: 2007•Model # 2A7B3060A1000AA•Serial # 7734L2S4F |
| Temperature Drop Recorded: | 16 Degrees |

SYSTEM OBSERVATIONS

Adequate cooling capacity is provided by the system. This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary.

Upon testing in the air conditioning mode, a normal temperature drop between the supply and return air was observed. This suggests that the system is operating properly.

The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls. The system shows no visible evidence of major defects.

No improvement to the cooling system is considered necessary at this time.

LIMITATIONS OF COOLING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

| | |
|------------------------------------|--|
| Attic Insulation: | •10-12 Inches Blown Fiberglass & 6 Inches Fiberglass Mat |
| Roof Cavity Insulation: | •None Visible |
| Exterior Wall Insulation: | •None Visible •4 Inches Fiberglass Mat in Addition Walls |
| Roof Ventilation: | •Roof Vents •Gable Vents •Soffit Vents |
| Exhaust Fan/vent Locations: | •Bathroom •Cooktop Down Draft |

INSULATION / VENTILATION OBSERVATIONS

This is a well insulated home. Adequate levels and proper distribution of the insulation materials was observed in the attic. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

The roof and interior ventilation systems that are in place are sufficient for a home of this age and configuration. The exhaust fans within the home functioned properly.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Improve:** Missing insulation in the east attic walls behind the upstairs bathroom should be replaced. Insulation should be installed with the vapor barrier to the warm side of the home. Some insulation installed in this area was also observed to be installed improperly. The insulation should be installed with the vapor barrier to the warm side of the home.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R-values or depths are rough average values.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

PLUMBING SYSTEM

DESCRIPTION OF PLUMBING SYSTEM

| | |
|-------------------------------------|--|
| Water Supply Source: | •Public Water Supply |
| Service Pipe to House: | •Not Visible |
| Main Valve Location: | •Exterior |
| Gas Valve Location: | •At meter |
| Supply Piping: | •Plastic |
| Waste System: | •Public Sewer System |
| Drain / Waste / Vent Piping: | •Plastic |
| Water Heater: | •Gas •Approximate Capacity (in gallons): 50•Manufacturer Date: 2007•Manufacturer Bradford White •Model # MI5036FBN•Serial # DJ9594414 |

PLUMBING OBSERVATIONS

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

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

RECOMMENDATIONS / OBSERVATIONS

Supply Plumbing

- **Improve:** The supply piping is leaking at the hand held faucet in the master bathtub. It should be repaired as necessary for proper operation.

Fixtures

- **Improve:** The toilet in the downstairs main bathroom is loose. It should be tightened and secured as necessary.

LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Washing machine drain lines are not tested.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

INTERIOR

DESCRIPTION OF INTERIOR

| | |
|-----------------------------------|---|
| Wall and Ceiling Finishes: | •Drywall/Plaster |
| Floor Surfaces: | •Carpet •Tile •Concrete |
| Windows Style and Glazing: | •Single Hung •Fixed Pane •Double-Pane Insulated |
| Doors: | •Wood •Metal |
| Fireplaces: | •Gas •Fireplace Insert |

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. The majority of the doors and windows are good quality.

The floors of the home are relatively level and walls are relatively plumb. There were no signs of previous water damage and/or water penetration into the house.

RECOMMENDATIONS / OBSERVATIONS

Doors

- **Improve:** Damaged or non-functional door hardware to the attic from the upstairs west bedroom should be improved.
- **Improve:** Weather-stripping improvements are needed at the exterior doors at the front of the home.
- **Improve:** The door to the northeast bedroom and to the upstairs west bedroom closet does not close/latch properly.

Wall / Ceiling Finishes

- **Monitor:** Damage to the interior finish was observed in various locations.



LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.

Please also refer to the ISHI® Inspector Standards for a detailed explanation of the scope of this inspection.

APPLIANCES

DESCRIPTION OF APPLIANCES

| | |
|---------------------------------|---|
| Appliances Tested: | •Built-in Electric Oven •Gas Cooktop •Microwave Oven •Dishwasher •Waste Disposer |
| Laundry Facility: | •240 Volt Circuit for Dryer •Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer |
| Other Components Tested: | •Cooktop Exhaust Vent/Fan •Door Bell •Smoke Detectors |

APPLIANCE OBSERVATIONS

Most of the major appliances in the home are newer. The appliances are considered to be in generally good condition. All appliances that were tested responded satisfactorily. No improvements to the appliances are considered necessary at this time.

The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality.

LIMITATIONS OF APPLIANCE INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- Clothes washing machines and dryers are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

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

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.

- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

ISHI[®] HOME INSPECTION STANDARDS

Introduction: ARTICLE I.

SECTION 1.01 PREFACE:

The International Society of Home Inspectors, Inc. (ISHI) is a not-for-profit professional society established in 1995. Membership in ISHI and/or the ITI designation program is voluntary and its members include exclusive, fee-paid home inspectors. ISHI's objectives include encouragement of superiority within the profession and constant development of its members' inspection services to the public utilizing a fair & balanced reporting method.

SECTION 1.02 PRINCIPLE AND EXTENT:

The principle behind these Inspector Standards is to establish a minimum and standardized NORM for private, fee-paid home inspectors who are members of the International Society of Home Inspectors. Home Inspections performed to these Home Inspector Standards are intended to provide the client with information regarding the condition of the systems and components of the home existing at the time of the home Inspection. Any system or components specified for inspection can be excluded from inspection if requested by the client and if so stated in the pre-inspection agreement and inspection report.

SECTION 1.03 INSPECTORS WILL INSPECT:

- A) Installed and accessible systems and components of homes listed in these Inspector Standards.

SECTION 1.04 INSPECTORS WILL REPORT ON:

- A) Inspected systems and components which, in the professional opinion of the inspector, ARE DEFICIENT or near the end of their serviceable lives.
- B) A reason why, if not self-evident, the system or component is deficient.
- C) Recommendations that will correct or monitor the REPORTED DEFICIENCIES.
- D) On any systems and components designated for inspection in these Inspector Standards which were present at the time of the Home Inspection but were not inspected and the reasons they were not inspected.
- E) Recommendations for further evaluation when appropriate.
- F) Recommendations for home buyer improvements regarding unsafe and differed maintenance conditions.
- G) Positive attributes of systems and components when appropriate.

SECTION 1.05 These Standards do not restrict inspectors from:

- A) Providing or Performing any additional inspection or testing services. specifying repairs or estimating repair costs provided the inspector is qualified to do so.

ARTICLE II. STRUCTURE SYSTEM

SECTION 2.01 INSPECTORS WILL INSPECT:

- A) Structural components, including foundation and framing.
- B) Foundation performance by utilizing a foundation level survey™

SECTION 2.02 INSPECTORS WILL REPORT ON:

- A) Foundation, floor, wall, ceiling and roof structure and their types of construction.
- B) Methods used to gain access to under-floor crawl space and attic space.
- C) Positive attributes of the system or components.

SECTION 2.03 INSPECTORS ARE NOT REQUIRED TO:

- A) Provide engineering or architectural services.
- B) Offer opinions as to the design or adequacy OF STRUCTURAL systems or components.

ARTICLE III. EXTERIOR SYSTEM

SECTION 3.01 INSPECTORS WILL INSPECT:

- A) Exterior wall coverings, flashing and trim, exterior doors and windows, safety glass.
- B) Decks, balconies, stoops, steps, porches, and associated railings.
- C) Eaves, soffits, and fascias where accessible from the ground level
- D) Vegetation, grading, surface drainage, and retaining walls when likely to adversely affect the building or property.
- E) Walkways, patios, and driveways.
- F) Installed screening, shutters, storm doors, storm windows, AND FENCES.

SECTION 3.02 INSPECTORS WILL REPORT ON:

- A) The exterior wall covering type(s).
- B) Positive attributes of the system or components.

SECTION 3.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

- A) Geological, geotechnical or hydrological conditions.

- B) Recreational facilities.
- C) Outbuildings, other than detached garages or carports.
- D) Seawalls, break-walls, docks and boat houses.
- E) Below surface erosion control and earth stabilization measures.
- F) AWNINGS and similar seasonal accessories.

ARTICLE IV. ROOF SYSTEM

SECTION 4.01 INSPECTORS WILL INSPECT:

- A) Roof coverings and flashings.
- B) Roof drainage systems.
- C) Skylights, chimneys, and roof penetrations.

SECTION 4.02 INSPECTORS WILL REPORT ON:

- A) Roof covering Types
- B) Methods used to gain access to the roof
- C) Positive attributes of the system or components.

SECTION 4.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

- A) Inaccessible flues or chimneys.
- B) Installed accessories AND antennae.

ARTICLE V. PLUMBING SYSTEM

SECTION 5.01 INSPECTORS WILL INSPECT:

- A) Water supply and distribution system.
- B) Drain, waste and vent system.
- C) Fixtures, faucets and appurtenances.
- D) Water heating equipment.
- E) Vent systems, flues, and chimneys WHERE ACCESSIBLE.
- F) Fuel storage and fuel distribution system.
- G) Drainage sump, sump pump, and related piping.
- H) Bathtubs, Sinks and Indoor jetted bathtubs.

SECTION 5.02 INSPECTORS WILL REPORT ON:

- A) Water supply, drain, waste, and vent piping materials.
- B) Water heating equipment, including energy source size AND LOCATION.
- C) Location of main water and main fuel shut-off valves.
- D) Positive attributes of the system or components.

SECTION 5.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Well, well pump, or water storage related equipment.
- B) Water conditioning system.
- C) Solar water heating system.
- D) Fire and lawn sprinkler systems.
- E) Private waste disposal system.
- F) Spa, Swimming pool, Sauna, Steam Shower.
- G) Whether water supply and waste disposal systems are public or private.
- H) Quantity or quality of water supply.
- I) Operation of safety valves or shut-off valves.
- J) By lighting gas pilots.

ARTICLE VI. ELECTRICAL SYSTEM

SECTION 6.01 INSPECTORS WILL INSPECT:

- A) Service drop, entrance, conductors, cables, raceways and conduits.
- B) Service equipment, main disconnects and service grounding.
- C) Interior components of service panels, conductors and over current protection devices.
- D) Lighting fixtures, switches, and receptacles WHERE ACCESSIBLE.
- E) Ground fault circuit interrupters.

SECTION 6.02 INSPECTORS WILL REPORT ON:

- A) SERVICE amperage and voltage rating.
- B) Location of main disconnect(s) and SERVICE panels.
- C) Wiring methods EMPLOYED.
- D) Presence of solid conductor aluminum branch 120v and 240v circuit wiring.
- E) Smoke detectors, or absence thereof.
- F) Positive attributes of the system or components.

SECTION 6.03 INSPECTORS ARE **NOT** REQUIRED TO INSPECT:

- A) Remote control device unless it is the only control.
- B) Alarm systems.
- C) Low voltage wiring systems.
- D) Ancillary wiring systems not a part of the main electrical power distribution system
- E) Amperage, voltage, or impedance.

ARTICLE VII. HEATING SYSTEM

SECTION 7.01 INSPECTORS WILL INSPECT:

- A) Installed heating systems.
- B) Window and thru-wall heating equipment.
- C) Vent systems, flues, and chimneys WHERE ACCESSIBLE.
- D) Presence of an installed heat source in Habitable rooms.
- E) FOR Heat Exchanger BREACHING.

SECTION 7.02 INSPECTORS WILL REPORT ON:

- A) Energy source.
- B) Heating method by distinguishing characteristics.
- C) Performance of central systems utilizing temperature measurements.
- D) Positive attributes of the system or components.

SECTION 7.03 INSPECTORS ARE **NOT** REQUIRED TO INSPECT:

- A) Humidifier or dehumidifier.
- B) Electronic air filter.
- C) Solar space heating System.
- D) To determine heat supply adequacy or distribution balance.
- E) By lighting gas pilots.

ARTICLE VIII. COOLING SYSTEM

SECTION 8.01 INSPECTORS WILL INSPECT:

- A) INSTALLED cooling systems.
- B) WINDOW and thru-wall COOLING EQUIPMENT.
- C) Presence of an INSTALLED COOLING source in habitable rooms.

SECTION 8.02 INSPECTORS WILL REPORT ON:

- A) Energy source.
- B) Cooling method by DISTINGUISHING CHARACTERISTICS.
- C) PERFORMANCE OF CENTRAL SYSTEMS UTILIZING TEMPERATURE MEASUREMENTS.
- D) Positive attributes of the system or components.

SECTION 8.03 INSPECTORS ARE **NOT** REQUIRED TO INSPECT:

- A) Electronic air filters.
- B) To determine cooling supply adequacy or distribution balance.

ARTICLE IX. INTERIOR SYSTEM

SECTION 9.01 INSPECTORS WILL INSPECT:

- A) Walls, ceilings, and floors.
- B) Steps, stairways, and railings.
- C) INSTALLED countertops, DRAWERS AND cabinets.
- D) Doors and windows, safety glass.
- E) Garage doors and THEIR operators.

SECTION 9.02 INSPECTORS WILL REPORT ON:

- A) Positive attributes of the system or components.

SECTION 9.03 INSPECTORS ARE **NOT** REQUIRED TO INSPECT:

- A) Paint, wallpaper, carpeting, window treatments and other cosmetic finish treatments.

- B) Indoor recreational facilities, exercise equipment, ETC.

ARTICLE X. INSULATION AND VENTILATION SYSTEM

SECTION 10.01 INSPECTORS WILL INSPECT:

- A) Insulation and vapor retarders materials in unfinished spaces.
- B) Ventilation of attics and foundation areas.
- C) Mechanical ventilation systems.

SECTION 10.02 INSPECTORS WILL REPORT ON:

- A) Insulation and vapor retarders in unfinished spaces.
- B) Absence of insulation in unfinished spaces at conditioned surfaces.
- C) Positive attributes of the system or components.

SECTION 10.03 INSPECTORS ARE *NOT* REQUIRED TO:

- A) Disturb insulation or vapor retarders.
- B) Determine indoor air quality.

ARTICLE XI. SOLID FUEL BURNING APPLIANCE & FIREPLACE SYSTEM

SECTION 11.01 INSPECTORS WILL INSPECT:

- A) System and components.
- B) Vent systems, flues, and chimneys, where accessible.

SECTION 11.02 INSPECTORS WILL REPORT ON:

- A) Type of fireplaces and solid fuel burning appliances.
- B) Type of chimneys.
- C) Positive attributes of the system or components.

SECTION 11.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Fire screens and doors.
- B) Seals and gaskets.
- C) Automatic fuel feed devices.
- D) Mantles and fireplace surrounds.
- E) Combustion make-up air devices.
- F) Heat distribution assists whether gravity controlled or fan assisted.
- G) By igniting or extinguishing fires or by lighting gas pilots.
- H) Determine draft characteristics.
- I) Fireplace inserts or stoves or firebox contents by moving.

ARTICLE XII. APPLIANCE SYSTEM

SECTION 12.01 INSPECTORS WILL INSPECT the basic operational functions of the following PERMANTLEY installed appliances:

- A) Dishwasher through its normal cycle.
- B) Range, cook top, and oven.
- C) Trash compactor.
- D) Garbage disposal.
- E) Ventilation equipment or range hood.
- F) Microwave oven.
- G) Central Vacuum System.
- H) Any other built-In-Appliance.

SECTION 12.02 INSPECTORS WILL REPORT ON:

- A) Positive attributes of the system or components.

SECTION 12.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Clocks, timers, self-cleaning oven function, or thermostats FOR CALIBRATION or automatic operation.
- B) Non built-in appliances such as clothes washers and dryers.
- C) Refrigeration units such as freezers, refrigerators and ice makers.
- D) Appliances in USE, shut down, or otherwise inoperable.

ARTICLE XIII. COMMON LIMITATIONS AND EXCLUSIONS**SECTION 13.01 GENERAL LIMITATIONS:**

Home Inspections performed in accordance with these Home Inspector Standards:

- A) Are not technically exhaustive.
- B) Will not identify concealed conditions or latent or hidden defects.
- C) Are applicable to buildings with ONE to four dwelling units and their attached or detached garages or carports.

SECTION 13.02 General exclusions:

- A) Is are not required to inspect any system or component unless specifically stated in these Inspector Standards, except as may be otherwise required by law.

SECTION 13.03 Inspectors are NOT required to determine:

- A) Remaining life of any system or component.
- B) Strength, adequacy, effectiveness, or efficiency of any system or component.
- C) Condition of systems or components which are not accessible.
- D) Future conditions including, but not limited to, failure of systems and components, or parts.
- E) Cause of any defect or condition.
- F) Methods, materials, or costs of corrections of defects or conditions.
- G) Suitability of the property for any specialized use.
- H) Compliance with insurance company or regulatory requirements (codes, regulations, laws, ordinances, etc.).
- I) Market value of the real estate property or its marketability.
- J) Advisability of the purchase of the property.
- K) Presence of potentially hazardous plants, animals or insects, including, but not limited to, wood destroying organisms or diseases harmful to humans.
- L) Presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, vibration; contaminants in soil, water; mold, mildew, fungus, bio-organisms, electromagnetic fields, air Quality, underground storage tanks, etc.
- M) Effectiveness of any system installed or methods utilized to control or remove suspected dangerous substances or conditions.
- N) Operating costs of utilities, systems or components.
- O) Lighting, vibration or acoustical properties of any system or component.

SECTION 13.04 Inspectors are NOT required to offer:

- A) Or perform any act or service conflicting with law.
- B) Or perform engineering or architectural services.
- C) Or carry out work in any trade or any professional service other than home inspection.
- D) Warranties or guarantees of any type.

SECTION 13.05 Inspectors are NOT required to operate:

- A) Any system or component which is shut down or inoperable.
- B) Any system or component which does not respond to normal operating controls.
- C) Automatic safety controls.
- D) Shut-off valves which are normally always open or always closed.
- E) Gas pilot lights which are shut off.

SECTION 13.06 Inspectors are NOT required to enter:

- A) Any area which may, in the opinion of the inspector, be dangerous to the inspector or other persons OR MAY damage the property or its systems or components.
- B) Under-floor crawl spaces, attics, or roofs, which are not accessible or hazardous.

SECTION 13.07 Inspectors are NOT required to inspect:

- A) Underground utilities, systems or components including, but not limited to, underground storage tanks or other underground equipment, whether active or abandoned.
- B) Systems or components which are PORTABLE OR not completely installed.
- C) Decorative or cosmetic items or materials.
- D) Systems or components located in areas that cannot be entered.
- E) Detached structures other than garages and carports.
- F) Common areas, systems and components in multi-unit housing, such as condominium properties or cooperative housing.
- G) Underground electrical, plumbing, gas, and other utility systems.

SECTION 13.08 Inspectors are NOT required to:

- A) Perform any procedure or operation which will, in the opinion of the inspector, likely to be unsafe to the inspector or other persons or damage the property or its systems or components.
- B) Move furniture, personal property, ceiling tiles, equipment, plants, soil, ice snow, or other debris.
- C) Dismantle any system or component, except as required by these Home Inspector Standards.

Glossary of Terms

ACCESSIBLE:

Exposed for visual examination without need for moving of personal belongings, dismantling, destructive measures, or any action which will likely involve hazard OR DAMAGE to persons or property.

ACCESS PANEL:

A panel supplied for homeowners use in examination and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

ALARM SYSTEMS:

Installed or free-standing Warning devices, including but not limited to: flue gas and other spillage detectors, carbon monoxide detectors, security equipment, and smoke alarms.

APPLIANCES:

Installed or FREE STANDING Kitchen, laundry, and similar appliances.

ARCHITECTURAL SERVICE:

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

AUTOMATIC SAFETY CONTROLS:

Devices designed and installed to protect systems and components from hazardous conditions.

COMPONENT:

A part of a system.

“CHI” Home Inspector Standards

Advanced chi home inspector requirements are higher than the basic standardized NORM FOR private, fee-paid home inspectors who, for an additional fee may also perform a home warranty evaluation for approved home warranty providers. CHI™ is a registered trademark of (ITI) Inspection Training Institute. All rights reserved by ITI.

DECORATIVE:

Ornate; not required for the operation of the basic systems and components of a home or building.

DEFICIENT:

Not functioning as intended, unsafe, hazardous.

DISMANTLE:

To take apart or detach any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of ordinary and normal home owner maintenance.

ENGINEERING SERVICE:

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

FURTHER EVALUATION:

Investigation by a qualified professional, tradesman, service technician or subject matter expert outside that provided by the home inspector.

HOME INSPECTION:

The process by which a home inspector visually examines accessible systems and components of a home and Provides a report containing results and Descriptions of those systems and components in accordance with these Professional Home Inspector Standards.

HOME INSPECTOR:

A qualified person hired to investigate any system or component of a building in accordance with these Home Inspector Standards.

INSPECT:

To observe accessible systems and components of a Home or building in accordance with these Professional HOME INSPECTOR Standards, using normal operating controls and opening maintenance accessible panels.

INSPECTOR STANDARDS

Basic, CHI or PHI home inspector requirements to establish a minimum and standardized NORM for private, fee-paid home inspectors who are members of the International Society of Home Inspectors (ISHI).

INSTALLED:

Attached where Removal would require tools.

NORMAL OPERATING CONTROLS:

Devices such as thermostats, switches or valves intended to be operated by the home owner for everyday use.

POSITIVE ATTRIBUTES

Replaced, upgraded or upscale systems and components such as, new roof material, newly RENOVATED system or component or area, granite countertops, high quality lighting systems, high grade appliances, positive testing results such as A/c temperature measurements, etc.

“PHI” PROFESSIONAL HOME INSPECTOR STANDARDS

Advanced “phi” Professional Home INSPECTOR REQUIREMENTS are higher than the basic standardized NORM for private, fee-paid home inspector. PHI Professional HOME inspectors also agree to carry “errors and omissions” insurance that protects most parties involved in the home inspection process.

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RECREATIONAL FACILITIES:

Equipment such as, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

REPORT:

To advise the client in writing with a professional reporting method complying with these standards.

Report On:

To describe a system or its components by its type or other observed important characteristics to differentiate it from other systems or components

ROOF DRAINAGE SYSTEMS:

Mechanisms used to carry water off a roof and away from a home or building.

SHUT DOWN:

A status in which a system or component cannot be operated by normal operating controls.

SOLID FUEL BURNING APPLIANCES:

A hearth and fire chamber or similar arranged area in which a fire may be lit and which is constructed in conjunction with a chimney; or a listed construction of a fire chamber, its chimney and interrelated factory-made parts designed for unit assembly.

STRUCTURAL COMPONENT:

A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

SYSTEM:

A combination of interacting or interdependent components, constructed to carry out one or more functions.

TECHNICALLY EXHAUSTIVE:

An evaluation that involves taking apart; the wide-ranging use of complex techniques, measurements, instruments, testing, calculations, or other means.

UNDERFLOOR CRAWL SPACE:

The area within the limits of the foundation and between the terrain and the underside of the floor.

UNSAFE:

A condition in an accessible, installed system or component which the home inspector believes to be a considerable risk of material damage or personal injury during typical, day-to-day use. The hazard may be due to damage, deterioration, improper installation or a change in traditional residential Building construction standards.

WIRING METHODS:

Description of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") "knob and tube", "two wire ungrounded", "three wire grounded", "aluminum circuit wiring", etc.