



A PIECE OF MIND
Home & Business Inspection Services, LLC



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COMPREHENSIVE
HOME INSPECTION REPORT

Property Inspected:
4811 Springfield Avenue
Philadelphia, PA 19143



Date of Inspection:
Tuesday, April 3, 2007

Client:
Teresa Giardina (LCA President)
4722 Baltimore Avenue, 3rd Floor
Philadelphia, PA 19143

Report #:
GIAR040207D

REPORT SUMMARY

IMPORTANT NOTES:

1. "A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection."
2. "The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied."
3. "If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report."
4. RECOMMENDATIONS contained within this report are based on current codes, standards, and safety concerns. SUGGESTIONS contained within this report are based on the inspector's experience. All directional indicators (left and right) contained within this report are based on the inspector standing facing the street.
5. Items that are marked as MATERIAL DEFECTS within this report are items that pose a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property; these items will require a contractor to correct them. Items that are marked as MAINTENANCE WITH REPAIR within this report are items that should be repaired and then maintained to provide the desired life expectancy and/or operation that the homeowner wishes; usually, these items will require a contractor to correct them. Items that are marked as NORMAL MAINTENANCE within this report are items that require some form of periodic care to provide the desired life expectancy and/or operation that the homeowner wishes; usually, these items can be corrected by the homeowner.

PLEASE READ THE REPORT CAREFULLY. MANY OTHER DETAILS ARE CONTAINED WITHIN THE REPORT.

RECOMMENDATIONS

GROUNDS

GRADING:

CORRECTIVE ACTIONS:

Recommendations: Recommend having the soil re-graded to allow for at least a 6-inch drop in elevation from the structure for the first 10-feet (\$6 to \$10 per square foot) (**Maintenance with Repair**) (Right Side)

STEPS:

CORRECTIVE ACTIONS:

Recommendations: Recommend installing a handrail for added safety (\$100 to \$200) (**Maintenance with Repair**)

STEPS 2:

CORRECTIVE ACTIONS:

Recommendations: Recommend installing a guardrail for added safety (\$100 to \$200) (**Maintenance with Repair**)

STEPS 3:

CORRECTIVE ACTIONS:

Recommendations: Recommend installing a handrail for added safety (\$100 to \$200) (**Maintenance with Repair**)

EXTERIOR - FOUNDATION - BASEMENT

BASEMENT / CRAWL SPACE:

CORRECTIVE ACTIONS:

Recommendations: Recommend freeing the windows and/or vents to allow excess moisture content to be removed from the foundation (\$35 to \$45 per square foot) (**Maintenance with Repair**), Recommend having the window frames replaced for use and to prevent water from entering the foundation (\$15 to \$20 per square foot) (**Maintenance with Repair**) (Right Side), Recommend having a certified contractor install joist hangers for added stability (\$15 to \$30 each) (**Maintenance with Repair**), Recommend sistering a second joist to the damaged joist for added stability (\$100 to \$300 per joist) (**Maintenance with Repair**) (12th joist from the front of the basement)

ROOF SYSTEM

EXPOSED FLASHINGS:

CORRECTIVE ACTIONS:

Recommendations: Recommend having a certified roofing contractor seal the open seams to prevent water from entering the structure (\$2 to \$3 per square foot) (**Normal Maintenance**)

ROOF DRAINS / GUTTERS / DOWNSPOUTS:

CORRECTIVE ACTIONS:

Recommendations: Recommend cleaning out the gutters to prevent water from backing up and entering the structure (\$50 to \$150) (**Normal Maintenance**)

ATTIC AND INSULATION:

CORRECTIVE ACTIONS:

Recommendations: Recommend installing a handrail for added safety (\$100 to \$200) (**Maintenance with Repair**)

ADDITIONAL ROOF 1:

CORRECTIVE ACTIONS:

Recommendations: Recommend having a certified roofing contractor apply roofing muck (tar) to the nail heads to prevent them from rusting and/or causing future roof leaks (\$2 to \$3 per square foot) (**Normal Maintenance**),

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

CORRECTIVE ACTIONS:

Recommendations: Recommend having a certified electrician apply antioxidant to the service wires (\$25 to \$50) (**Maintenance with Repair**), Recommend labeling the breakers to ease in identifying circuits (\$50+ per hour) (**Normal Maintenance**)

WIRING:

CORRECTIVE ACTIONS:

Recommendations: Recommend having a certified electrical contractor install GFCI's (\$60 to \$90 each) (**Maintenance with Repair**) (Laundry Area), Recommend having a certified electrician rewire the GFCI's for added safety (\$60 to \$90) (**Maintenance with Repair**) (Kitchen), Recommend replacing the damaged or missing cover plates for added safety (\$2 to \$3 each) (**Normal Maintenance**) (Basement),

Suggestions: Suggest having a certified electrician evaluate the knob and tube wiring for added safety (\$50+ per hour) (**Maintenance with Repair**)

PLUMBING

WASTE LINES:

CORRECTIVE ACTIONS:

Recommendations: Recommend having a certified plumber evaluate the piping and make necessary repairs to prevent future water leaks (\$150 to \$200) (**Maintenance with Repair**)

WATER HEATER:

CORRECTIVE ACTIONS:

Recommendations: Recommend having a certified plumber bond the pipes to prevent potential electrical discharge (\$100 to \$150) (**Maintenance with Repair**)

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

CORRECTIVE ACTIONS:

Recommendations: Recommend replacing the air filter to prolong the lifespan of the heating system (\$2 to \$5) (**Normal Maintenance**)

COMMON INTERIOR AREAS

DOORS:

CORRECTIVE ACTIONS:

Recommendations: Recommend replacing the deadbolts for added safety and security (\$50 to \$100 each) (**Maintenance with Repair**), Recommend replacing the door lock for added safety and security (\$50 to \$100) (**Maintenance with Repair**)

STAIRS & HANDRAILS:

CORRECTIVE ACTIONS:

Recommendations: Recommend securing the base posts for added safety (\$25 to \$50 per post) (**Normal Maintenance**) Recommend installing a handrail for added safety (\$100 to \$200) (**Maintenance with Repair**) (Rear Stairs), Recommend installing the missing balusters for added safety (\$25 to \$35 per baluster) (**Maintenance with Repair**)

CARBON MONOXIDE DETECTORS:

CORRECTIVE ACTIONS:

Recommendations: Recommend installing a carbon monoxide detector on each level of the structure for added safety and to meet PA codes for rental properties (\$30 to \$40 each) (**Maintenance with Repair**)

WASHER AND DRYER:

CORRECTIVE ACTIONS:

Recommendations: Recommend replacing the rubber hoses with metal flex hoses to prevent the hoses from rupturing and causing water damage (\$30 to \$50) (**Maintenance with Repair**), Recommend having a certified plumber repair the leaks (\$100 to \$200) (**Maintenance with Repair**)

LAUNDRY SINK:

CORRECTIVE ACTIONS:

Recommendations: Recommend having a certified electrician install a GFCI at all outlets within 5-feet of the sink (only one is needed if all outlets are on the same circuit) (\$60 to \$90 each) (**Maintenance with Repair**), Recommend having a certified plumber repair the leaks (\$100 to \$200) (**Maintenance with Repair**)

INTERIOR ROOMS

FIREPLACES:

CORRECTIVE ACTIONS:

Recommendations: Recommend having the chimney evaluated by a certified mason prior to next use (\$75 to \$100) (**Maintenance with Repair**)

BATHROOMS

TOILET:

CORRECTIVE ACTIONS:

Recommendations: Recommend having a certified plumber secure the toilet to the floor to prevent future leaks (\$150 to \$250) (**Maintenance with Repair**)

SHOWER:

CORRECTIVE ACTIONS:

Recommendations: Suggest applying Teflon tape to the showerhead threads to stop the leak. If the Teflon tape does not stop the leak, recommend having a certified plumber repair the leak (\$100 to \$200) (**Maintenance with Repair**) (Bathroom 2)

BEDROOMS

WINDOWS:

CORRECTIVE ACTIONS:

Recommendations: Recommend replacing the broken window lock for added safety and security (\$25 to \$50) (**Normal Maintenance**) (Bedroom 2)

SUGGESTIONS

GENERAL INFORMATION

ENVIRONMENTAL SERVICES:

ASBESTOS TESTING:

Visual asbestos or asbestos-like materials assessment was conducted during the inspection, Asbestos or asbestos-like materials were found during the inspection: Basement Ceiling, Condition: Materials appear to be non-friable (intact), Suggest having the material tested to determine if asbestos contamination exists (Residential: \$70 for the 1st sample; \$20 for each additional sample) (Commercial / Schools: \$195 for the 1st sample, \$120 for each additional sample)

FORMALDEHYDE TESTING:

Visual formaldehyde materials assessment was conducted during the inspection, Sources of possible formaldehyde gas were found during the inspection: 2nd Floor or Level, (Paneling), Suggest having the property tested fir formaldehyde gas to determine if formaldehyde gas contamination exists (\$270 for the 1st sample; \$150 for each additional sample)

LIMITED MOLD SCREEN:

A limited mold screen (without testing) was conducted during the inspection. A mold screen is conducted to identify and evaluate those areas of the structure that are considered to be "red flags". A "red flag" is defined as any situation or condition that is favorable for mold growth, has visible mold, has a history of or is currently experiencing signs of water intrusion, or where the technician senses "musty" odors, and/or an occupant states they have mold related problems due to conditions within the structure. Evidence of mold, or conditions favorable to mold growth ("red flags"), were found during the inspection. (Minor

conditions were found during the inspection. Suggest having mold testing and/or further mold inspections conducted), 2nd Floor or Level, 3rd Floor or Level.

GROUNDS

LANDSCAPING:

CORRECTIVE ACTIONS:

Suggestions: Suggest having the trees trimmed to prevent damage to the structure when the wind blows (\$500+) (**Maintenance with Repair**) (Rear)

SIDEWALK 3:

CORRECTIVE ACTIONS:

Suggestions: Suggest patching cracks to prevent further damage (\$6 to \$10 per square foot) (**Normal Maintenance**)

RETAINING WALL:

CORRECTIVE ACTIONS:

Suggestions: Suggest patching the cracks to prevent further damage (\$6 to \$10 per square foot) (**Normal Maintenance**), Suggest having the retaining wall shored up and/or re-built to prevent further displacement (\$20 to \$30 per square foot) (**Maintenance with Repair**)

DECK:

CORRECTIVE ACTIONS:

Suggestions: Suggest sanding, sealing and/or painting the exposed wood to protect it from the weather (\$2 to \$3 per square foot) (**Normal Maintenance**)

PORCH:

CORRECTIVE ACTIONS:

Suggestions: Suggest sanding, sealing and/or painting the exposed wood to protect it from the weather (\$2 to \$3 per square foot) (**Normal Maintenance**)

STEPS 2:

CORRECTIVE ACTIONS:

Suggestions: Suggest patching damaged areas to prevent further damage (\$6 to \$10 per square foot) (**Normal Maintenance**)

FENCES & GATES:

CORRECTIVE ACTIONS:

Suggestions: Suggest sanding, sealing and/or painting the exposed wood to protect it from the weather (\$2 to \$3 per square foot) (**Normal Maintenance**), Suggest pouring concrete at least 1-inch above the soil level (or placing bricks under the wood) to prevent wood rot and insect infestation (\$25 to \$40 per linear foot) (**Maintenance with Repair**), Suggest having the fence posts secured for added stability (\$16 to \$50 per post) (**Normal Maintenance**)

EXTERIOR - FOUNDATION - BASEMENT

EXTERIOR WALLS:

CORRECTIVE ACTIONS:

Suggestions: Suggest re-pointing to prevent further damage (\$3 to \$8 per square foot) (**Normal Maintenance**)

WINDOW / DOOR FLASHING (TRIM):

CORRECTIVE ACTIONS:

Suggestions: Suggest sanding, sealing and/or painting the trim to protect the material from the weather (\$15 to \$20 per square foot) (**Normal Maintenance**)

BASEMENT / CRAWL SPACE:

CORRECTIVE ACTIONS:

Suggestions: Suggest patching the cracks to prevent further damage (\$3 to \$8) (**Normal Maintenance**)

ROOF SYSTEM

MAIN ROOF:

CORRECTIVE ACTIONS:

Suggestions: Typical maintenance is suggested. This usually consists of a regular schedule of inspections and maintenance to cover exposed or bare areas with additional coatings of aggregate materials (\$200 to \$400). Rolled roofs should be re-coated every 3 to 4 years to ensure they remain water-tight (\$1 to \$2 per square foot) (**Normal Maintenance**)

ADDITIONAL ROOF 1:

CORRECTIVE ACTIONS:

Suggestions: Typical maintenance is suggested. This usually consists of a regular schedule of maintenance and inspection to repair and/or replace damaged or missing ridge shingles and/or other shingles and to seal exposed nail heads. The maintenance should help to ensure the water tightness of the structure and should be performed on a regular schedule (Conventional: \$1.25 to \$2.50 per square foot; Top Quality: \$3 to \$4 per square foot) (**Normal Maintenance**)

PLUMBING

MAIN LINE:

CORRECTIVE ACTIONS:

Suggestions: Suggest insulating the supply piping to prevent the water lines from freezing (\$20 to \$30) (**Normal Maintenance**)

WATER HEATER:

CORRECTIVE ACTIONS:

Suggestions: Suggest placing a catch pan under the TPR valve overflow pipe (\$15 to \$30) (**Normal Maintenance**)

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

CORRECTIVE ACTIONS:

Suggestions: Even though a heating system is near or past its expected lifespan, it may operate for many years to come. Suggest budgeting for a new heating system due to the heating system's age (Forced Air Furnace: \$1,700 to \$5,000; Boiler: \$2,500 to \$9,000) (**Maintenance with Repair**), Suggest having the heating system evaluated by a certified heating contractor (\$50 to \$100) (**Maintenance with Repair**)

COMMON INTERIOR AREAS

DOORS:

CORRECTIVE ACTIONS:

Suggestions: Suggest installing additional weather stripping to prevent drafts from entering the structure (\$25 to \$50) (**Normal Maintenance**)

WALLS:

CORRECTIVE ACTIONS:

Suggestions: Suggest patching the cracks to prevent further damage (\$1.50 to \$2.50 per square foot) (**Normal Maintenance**)

FLOORS:

CORRECTIVE ACTIONS:

Suggestions: Suggest having the flooring repaired and/or re-surfaced (aesthetic value only) (\$1.50 to \$3 per square foot) (**Maintenance with Repair**), Suggest having the flooring repaired and/or replaced to prevent a tripping hazard (\$1.50 to \$3 per square foot) (Some floor joists may need to be replaced) (\$100 to \$300 per joist) (**Maintenance with Repair**)

INTERIOR ROOMS

DOORS:

CORRECTIVE ACTIONS:

Suggestions: Suggest having the door repaired and/or replaced for use (\$150 to \$250) (**Maintenance with Repair**) (Dining Room)

WINDOWS:

CORRECTIVE ACTIONS:

Suggestions: Suggest replacing the glass for prevent further cracking (\$35 to \$45 per square foot) (**Maintenance with Repair**) (Dining Room), Suggest having the windows freed (unsealed) for use (\$30 to \$60 each) (**Normal Maintenance**), Suggest sanding, sealing, and painting the window frames to protect the exposed wood from the weather (\$2 to \$3 per square foot) (**Normal Maintenance**) Suggest installing additional weather stripping to prevent air drafts from entering the structure (\$25 to \$50) (**Normal Maintenance**)

WALLS:

CORRECTIVE ACTIONS:

Suggestions: Suggest patching the cracks to prevent further damage (\$1.50 to \$2.50 per square foot) (**Normal Maintenance**) (Family Room) (Dining Room)

CEILINGS:

CORRECTIVE ACTIONS:

Suggestions: Suggest patching the cracks to prevent further damage (\$1.50 to \$2.50 per square foot) (**Normal Maintenance**) (Living Room) (Family Room), Suggest repairing the water damaged areas to prevent further damage (\$1.50 to \$2.50 per square foot) (**Normal Maintenance**) (Office), Suggest securing the seams to prevent further displacement (\$2+ per square foot) (**Normal Maintenance**) (Dining Room)

FLOORS:

CORRECTIVE ACTIONS:

Suggestions: Suggest having the flooring repaired and/or re-surfaced (aesthetic value only (\$1.50 to \$3 per square foot) (**Maintenance with Repair**)

KITCHEN

INTERIOR COMPONENTS:

CORRECTIVE ACTIONS:

Suggestions: Suggest having the windows freed (unsealed) for use (\$30 to \$60 each) (**Normal Maintenance**), Suggest replacing the damaged wood to prevent further damage. Suggest sanding, sealing, and painting the window frames to protect the exposed wood from the weather (\$2 to \$3 per square foot) (**Normal Maintenance**), Suggest installing additional weather stripping to prevent air drafts from entering the structure (\$25 to \$50) (**Normal Maintenance**), Suggest repairing the damaged wall / ceiling areas to prevent further damage (\$1.50 to \$2.50 per square foot) (**Normal Maintenance**), Suggest replacing the damaged cabinets for use (\$250+ per linear foot) (**Maintenance with Repair**)

RANGE / COOK TOP AND OVEN:

CORRECTIVE ACTIONS:

Suggestions: Suggest ventilating the kitchen when using the self-cleaning function on the oven to reduce any carbon monoxide buildup and/or concentrations (**Normal Maintenance**)

BATHROOMS

INTERIOR COMPONENTS:

CORRECTIVE ACTIONS:

Suggestions: Suggest repairing the damaged wall / ceiling areas to prevent further damage (\$1.50 to \$2.50 per square foot) (**Normal Maintenance**), Suggest having the floor covering repaired. and/or replaced (aesthetic value only) (Carpet: \$25 to \$50 per square yard; Tile: \$15+ per square foot; Vinyl: \$3+ per square foot; Wood: \$6 to \$10 per square foot) (**Normal Maintenance**), Suggest having the windows freed (unsealed) for use (\$30 to \$60 each) (**Normal Maintenance**), Suggest sanding, sealing, and painting the window frames to protect the exposed wood from the weather (\$2 to \$3 per square foot) (**Normal Maintenance**), Suggest installing additional weather stripping to prevent air drafts from entering the structure (\$25 to \$50) (**Normal Maintenance**)

BATHROOM SINK:

CORRECTIVE ACTIONS:

Suggestions: Suggest replacing the drain stopper for use (\$75 to \$150) (**Normal Maintenance**), Suggest having a certified plumber evaluate and replace the piping to prevent future leaks (\$250 to \$500) (**Maintenance with Repair**) (Bathroom 2)

BEDROOMS

DOORS:

CORRECTIVE ACTIONS:

Suggestions: Suggest having the door handle (knob) tightened, repaired, and/or replaced for use (\$50 to \$100) (**Normal Maintenance**) (Master Bedroom) (Bedroom 2 - 5)

WINDOWS:

CORRECTIVE ACTIONS:

Suggestions: Suggest having the windows adjusted and/or replaced for use (\$30 to \$60) (**Normal Maintenance**) (Master Bedroom), Suggest sanding, sealing, and painting the window frames to protect the exposed wood from the weather (\$2 to \$3 per square foot) (**Normal Maintenance**), Suggest installing additional weather stripping to prevent air drafts from entering the structure (\$25 to \$50) (**Normal Maintenance**)

WALLS:

CORRECTIVE ACTIONS:

Suggestions: Suggest patching the cracks to prevent further damage (\$1.50 to \$2.50 per square foot) (**Normal Maintenance**) (Master Bedroom) (Bedroom 5 & 6)

CEILINGS:

CORRECTIVE ACTIONS:

Suggestions: Suggest patching the cracks to prevent further damage (\$1.50 to \$2.50 per square foot) (**Normal Maintenance**), Suggest repairing the water damaged areas to prevent further damage (\$1.50 to \$2.50 per square foot) (**Normal Maintenance**) (Bedroom 2, 3, & 6)

FLOORS:

CORRECTIVE ACTIONS:

Suggestions: Suggest having the floor coverings repaired and/or replaced (aesthetic value only) (Carpet: \$25 to \$50 per square yard; Tile: \$15+ per square foot; Vinyl: \$3+ per square foot; Wood: \$6 to \$12 per square foot) (**Normal Maintenance**) (Master Bedroom), Suggest having the wood fully secured to the sub-flooring (\$1.50 to \$3 per square foot) (**Normal Maintenance**), Suggest working talcum powder between the wood flooring to lubricate the nails (temporary measure) (\$5 to \$10 per floor) (**Normal Maintenance**)

PLEASE READ THE REPORT CAREFULLY. MANY OTHER DETAILS ARE CONTAINED WITHIN THE REPORT.

CERTIFICATION STATEMENTS

I certify that this inspection has been performed in accordance with Nationally recognized standards and is a true and accurate reflection of the conditions found at the time of the inspection.

James R. West

James R. West, AS, BA, CMIA, CAI, CESA, GLC
Senior Inspector & Co-Owner
A PIECE OF MIND
Home, Business, & Environmental Inspection Services

GLOSSARY OF TERMS

ACCESSIBLE: Can be approached or entered by the inspector safely, without difficulty, fear or danger.

ACTIVATE: To turn on, supply power, or enable systems, equipment, or devices to become active by normal control means. Examples include turning on the gas or water supply valves to the fixtures and appliances and activating electrical breakers or fuses.

ADDITIONAL INSPECTION SERVICES: Those services offered in addition to the home inspection as defined in these standards, including but not limited to the following examples; wood destroying insect-organism and environmental testing.

ADVERSELY AFFECT: Constitute, or potentially constitute, a negative or destructive impact.

APPLIANCE: A household device operated by use of electricity or gas. Not included in this definition are components covered under central heating, central cooling, or plumbing.

AIR CONDITIONING: The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Window or portable units are not inspected.

Average lifespan of an air conditioner is between 10 to 15 years. Even though an air conditioner has reached its average lifespan, it may be serviceable for many years to come. Annual servicing and cleaning is suggested.

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

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.

COMPONENT: A part of a system.

CONDITION: The visible and conspicuous state of being of an object.

COST ESTIMATES: All prices provided are estimates and are contained within *The Home Reference Book, 19th Edition*, and are based on what can be expected if a contractor is hired to perform the work listed. Money can be saved if you can perform some of this work yourself. Only attempt to perform work that you are qualified to perform. *Full cost analysis is available at an additional fee.*

CRAWLSPACE: The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

DECORATIVE: Ornamental; not required for the operation of the essential systems and components of a home.

DESCRIBE: To report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components.

DETERMINE: To arrive at an opinion or conclusion pursuant to examination.

DETRIMENTAL CONDITIONS: Any conditions that, in the opinion of the inspector, may likely be unsafe, unhealthy, or in any way harmful to the inspector or to components of the property.

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

ELECTRICAL SYSTEMS: Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints.

If the main electrical service or panel is rated at less than 100 amps, upgrade may be needed to operate larger electrical appliances. If an electrical sub-panel is rated at less than 60 amps, upgrade may be needed to operate larger electrical appliances.

ENTER: To go into an area to observe visible components.

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.

EXAMINE: To visually look.

EXTERIOR AREAS: Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Wall insulation type and value are not verified. UFFI insulation or hazards are not identified.

EVALUATE: To ascertain, judge, or form an opinion about an item or condition.

FOUNDATION: The base upon which the structure or a wall rests; usually masonry, concrete, or stone, and generally partially underground. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Minor cracks are typical in many foundations and most do not represent a structural problem. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer.

All exterior grades should allow for surface and roof water to flow away from the foundation. The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances. No engineering is performed during this inspection.

Elevated levels of moisture content may lead to mold growth. *Mold testing is available at an additional fee.*

FUNCTION: The action for which an item, component or system is specially fitted or used or for which an item, component or system exists; to be in action or perform a task.

FUNCTIONAL: Performing, or able to perform, a function.

FUNCTIONAL DRAINAGE: A drain is functional when it empties in a reasonable amount of time and is not subject to overflow when one of its supply faucets is left on.

FUNCTIONAL FLOW: Sufficient water flow to provide uninterrupted supply to the highest, unrestricted tap (faucet furthest from the source) when a single intermediate, unrestricted tap is operated simultaneously with uninterrupted flow.

FURTHER EVALUATION: Examination and analysis by a qualified professional, tradesman or service technician beyond that provided by the home inspection.

GARAGES: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

The condition of walls behind wall coverings, paneling, and furnishings cannot be judged. Only the general condition of visible portions of walls and floors are included in this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported.

GROUND: This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Any reference to grading is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. *Soil sample analysis and/or geotechnical investigations are available at an additional fee.*

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground waste piping (including municipal water and sewer service piping or septic systems).

Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

HABITABLE: In a condition suitable for human habitation.

HABITABLE SPACES: Rooms or spaces used for sitting, sleeping, bathing, toilets, eating or cooking. Not considered habitable spaces by these Standards are closets, halls, storage spaces and utility areas.

HEAT SOURCE: A heat source may be a radiator, convector unit, radiant panel, heat pipe, ductwork, grille, register, or other device(s) from which heat is intended to be emitted.

HEATING SYSTEMS: The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. If a material appears to be asbestos it should be treated as asbestos until testing has proven otherwise.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity.

Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Average lifespan of a forced air or boiler heating system is between 20 to 25 years. Average lifespan of an electric baseboard heater is between 15 to 25 years. Even though a heating system has reached its average lifespan, it may be serviceable for many years to come. Annual servicing and cleaning is suggested.

HOME INSPECTION: The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice.

HOUSEHOLD APPLIANCES: Kitchen, laundry, and similar appliances, whether installed or free-standing.

INSPECT: To examine readily accessible systems and components of a building in accordance with these Standards of Practice, using normal operating controls and opening readily operable access panels.

INSPECTED PROPERTY: The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.

INSPECTOR: A person hired to examine any system or component of a building in accordance with these Standards of Practice.

INSTALLED: Attached such that removal requires tools.

INTENDED FUNCTION: Performing or able to perform the usual function for which an item is designed, or fitted; and be in a condition (state of repair) appropriate to this function, its age and location.

INTERIOR AREAS: The condition of walls behind wall coverings, paneling, and furnishings cannot be judged. Only the general condition of visible portions of walls and floors are included in this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported.

Determining the condition of insulated glass windows is not always possible due to temperature, weather, and lighting conditions. Check with owners for further information.

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners - sometimes resulting in internal damage.

KITCHENS: Inspection of stand alone freezers, refrigerators, and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection.

MATERIAL DEFECT: A Material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

NORMAL OPERATING CONTROLS: Devices such as thermostats, switches or valves intended to be operated by the homeowner.

OBSERVE: To see through visual directed attention.

OPERATE: To cause equipment or systems that have been activated to perform their intended function(s), such as turning on a water faucet or turning up the thermostat on an activated heating system.

PLUMBING: All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Water pipes (supply and waste) that have been unused for some time may develop leaks once water is run through them. The absence of leaks during the inspection does not guarantee that leaks will not develop soon after the water pipes are used on a regular basis.

Cast iron piping will eventually corrode and develop leaks. We suggest that any cast iron piping that is corroded be replaced to prevent future leaks.

Water quality or hazardous materials (lead) testing is not conducted during a standard home inspection. *Water testing and analysis is available at an added fee.*

Average lifespan of a water heater is between 8 to 12 years. Even though a water heater has reached its average lifespan, it may be serviceable for many years to come. Annual servicing and cleaning are suggested.

READILY ACCESSIBLE: Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

READILY OPERABLE ACCESS PANEL: A panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

RECREATIONAL FACILITIES: Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

REPORT: To communicate in writing.

REPRESENTATIVE NUMBER: One component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components.

ROOF(S): The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer.

The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Roofs that are not visible at the time of the original inspection, due to conditions such as snow covering, may be inspected at a later date. An additional inspection fee will apply to all additional roof inspections (unless the inspector, with the concurrence of the client, did not attempt to perform the initial roof inspection).

Average lifespan for rolled roofing material is between 5 to 10 years. Average lifespan for conventional shingled roofing material is between 12 to 15 years. Average lifespan for top quality shingled roofing material is between 25 to 30 years. Average lifespan for slate roofing material is between 40 to 200 years.

ROOF DRAINAGE SYSTEMS: Components used to carry water off a roof and away from a building.

SAFETY GLAZING: Tempered glass, laminated glass, or rigid plastic.

SIGNIFICANTLY DEFICIENT: Unsafe or not functioning.

SHUT-DOWN: A state in which a system or component cannot be operated by normal operating controls. A system or equipment is considered to be shut-down when its normal control device(s) will not cause it to become activated or operational. The inspector is not required to activate or operate safety devices (fuses, breakers, etc.) in the "off" position. It is not the responsibility of the inspector to put these controls in the "on" mode, nor to ensure that the equipment or systems to be tested are operable at the time of the inspection.

SLAB-ON-GRADE: Structures that have no crawl space and are in direct contact with the soil. Slabs may or may not have supporting piers or pads.

SOLID FUEL BURNING APPLIANCES: A hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

STRUCTURAL COMPONENT: A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

SYSTEM: A combination of interacting or interdependent components, assembled to carry out one or more functions.

TECHNICALLY EXHAUSTIVE: An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

UNDER-FLOOR CRAWL SPACE: The area within the confines of the foundation and between the ground and the underside of the floor.

UNSAFE: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards.

UTILITIES: Utilities (electricity, water, natural gas, heating oil, propane, etc.) and systems that rely upon them, that are not available at the time of the original inspection may be inspected at a later date. An additional inspection fee will apply to all additional inspections.

VERIFY: To confirm or substantiate.

WIRING METHODS: Identification of electrical conductors or wires by their general type, such as "nonmetallic sheathed cable" ("Romex"), "armored cable" ("bx") or "knob and tube", etc.