

Building Inspection Report

123 Any Street, Anytown, Illinois

Inspection Date:

February 16, 1997

Prepared For:

John & Jane Sample

Prepared By:



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Report Number:

17310

Inspector:

A handwritten signature in black ink, appearing to read 'Michael J. Savage'.

Michael J. Savage

License No. 450.000229
(expires 11/30/2008)



Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality, 3-year-old (approximate age), "split level"-style, single family home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. **The improvements that are recommended in this report are not considered unusual for a home of this age and location.** Please remember that there is no such thing as a perfect home.



CONVENTIONS USED IN THIS REPORT

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

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

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

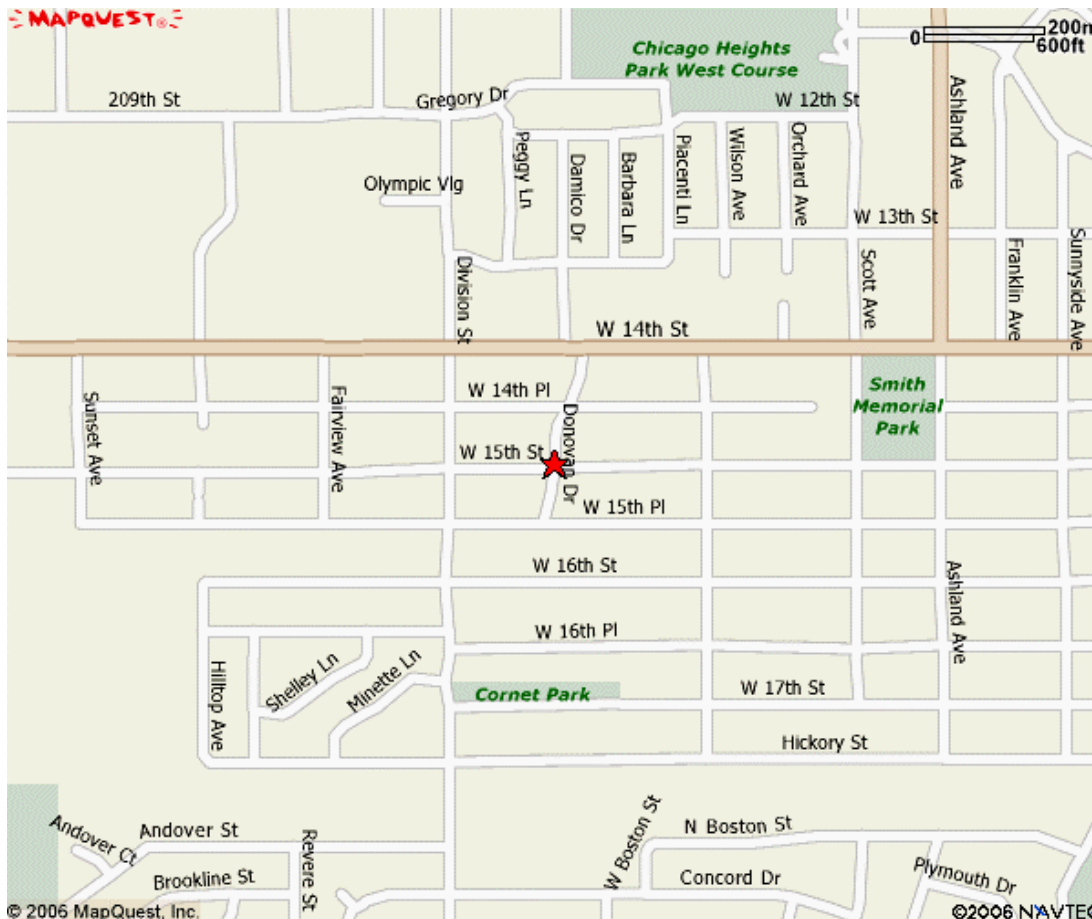
Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements that are recommended but not required.

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

Please note that those observations listed under "Suggestions For Improvement" are not essential repairs, but represent logical, long-term improvements.

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



THE SCOPE OF THE INSPECTION

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

It is the goal of the inspection to put a 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.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. There was snow on the ground during the course of the inspection. The estimated outside temperature was 37 degrees F.

RECENT WEATHER CONDITIONS

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

Summary / Inspection Highlights

OVERVIEW

General Comments

The Summary is provided to allow the reader a brief overview of the report. The page is NOT all encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Building Inspection Report, in addition to the Pre-Inspection Agreement, must be carefully read to fully assess the findings of the inspection. The Summary is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney and/or real estate agent.

Following is a synopsis of the potentially significant improvements that should be budgeted for in 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:

OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- In the Inspector's opinion, no repairs were considered to be significant to warrant inclusion in the Summary.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement & Sub-Basement Configuration •Approximately 100% of the Basement Foundation Was Not Visible
Columns:	•Steel
Beam(s):	•Steel
Floor Structure:	•Wood Joists •Waferboard Sub-Flooring
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Wood Joists •Not Visible in the Cathedral Ceilings
Roof Structure:	•Wood Rafters •Waferboard Sheathing •Not Visible in the Cathedral Ceilings
Attic Access Location:	•Ceiling Hatch in the Garage •Ceiling Hatch in the Hallway

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The sill plates of the home are of pressure-treated lumber. This type of lumber is more resistant to rot and insects.

General Comments

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Suggestions For Improvement

- Please note that these are not essential repairs, but are suggestions for long-term improvement:

The end of the main support beam could be cemented into the "beam pocket" in the foundation to reduce the risk of structural movement and damage.



LIMITATIONS OF STRUCTURE INSPECTION

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

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

- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The attic was viewed from the access hatch only because insulation hid the ceiling joists from view.

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

Roofing

DESCRIPTION OF ROOFING

- | | | |
|------------------------------|--------------------------------|---|
| Roof Covering: | •Composition Shingle | •Number of Roofing Layers Observed: One |
| Roof Flashings: | •Metal | |
| Chimneys: | •Metal | |
| Roof Drainage System: | •Aluminum Gutters & Downspouts | •Downspouts Discharge Above Grade |
| Skylights: | •Curb-type | |
| Method of Inspection: | •Walked On Roof | |

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are considered to be in good condition.



A single layer of roofing materials exists.

General Comments

The seller should be consulted for information regarding any roofing warranties that may still be in effect and whether any such warranties (if they exist) are transferable.

RECOMMENDATIONS / OBSERVATIONS

Gutters & Downspouts

- **Repair:** The downspouts on the entire house should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



LIMITATIONS OF ROOFING INSPECTION

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

- Not the entire underside of the roof sheathing is inspected for evidence of leaks.
- Interior finishes may disguise evidence of prior leaks.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Chimney/flue interiors that are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Snow on the roof prevented an inspection. Please contact me when the snow has cleared so that I can schedule a date and time to inspect the roof.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Vinyl Siding
Eaves, Soffits and Fascias:	•Aluminum
Exterior Doors:	•Metal-Solid Core •Storm Door(s) •Sliding Glass
Window Frames and Trim:	•Vinyl-clad
Entry Driveways:	•Asphalt
Entry Walkways and Patios:	•Concrete
Porches, Decks, Steps and Railings:	•Wood Deck •Concrete Steps, Metal Railing
Overhead Garage Door(s):	•Metal •Automatic Opener Installed •Automatic Opener Manufacturer: Chamberlain "LiftMaster"
Surface Drainage:	•Generally Graded Away From House
Retaining Walls:	•Wood
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that is installed on the house is relatively low maintenance. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. The window frames are clad, for the most part, with a low-maintenance material.

The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly because a door that does not reverse is potentially dangerous. Refer to the owner's manual or contact the manufacturer for more information.

The door between the house and garage is fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.

The interior of the garage is completely finished.

General Comments

The exterior of the home is in generally good condition.

RECOMMENDATIONS / OBSERVATIONS

Suggestions For Improvement

- Please note that these are not essential repairs, but are suggestions for long-term improvement:

The application of a driveway sealant would offer protection from moisture and sunlight. This can help to prolong the driveway life.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities (including "jungle gyms", swingsets, trampolines, etc.), swimming pools and pool equipment, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

Electrical

DESCRIPTION OF ELECTRICAL

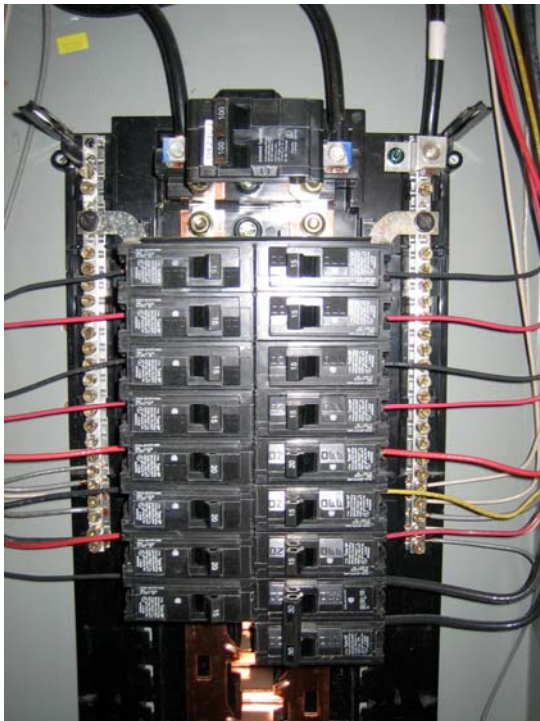
Size of Electrical Service:	•120/240-Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper •Wire Size: Unknown •Wire Type: Unknown
Service Equipment & Main Disconnects:	•Main Service Rating: 100 Amps •Breakers •Located: In the Main Panel
Service Grounding:	•Copper •Water Pipe Connection •Bonding Observed
Service Panel & Overcurrent Protection:	•Panel Manufacturer: Siemens •Panel Rating: 125 Amps •Breakers •Located: East Wall of the Basement
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper-Solid Conductor •Copper-Stranded
Wiring Method:	•Conduit
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Exterior •Kitchen •Bathroom(s) •Garage
Arc Fault Circuit Interrupters:	•None Found
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs.

The electrical panel is well arranged and all breakers are labeled and properly sized.



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

All visible distribution wiring within the home is copper. This is a good quality electrical conductor.

General Comments

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Inspection of the electrical system revealed the need for typical, minor repairs.

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Repair:** The open junction box should be fitted with a cover plate, in order to protect the wire connections. This is an inexpensive repair.



Outlets

- **Repair, Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended near the laundry sink. A ground fault circuit interrupter (GFCI) offers increased protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Armstrong •Serial Number: 1603K10991
	•Dataplate BTU Rating (Input): 75,000 •Located: In the Basement
Vents, Flues, Chimneys:	•Metal-Single Wall •Metal-Multiple Wall
Heat Distribution Methods:	•Ductwork
Carbon Monoxide Detectors:	•None Found
Thermostat:	•Digital Manual •Located: In the Living Room
Other Components:	•None Found

HEATING OBSERVATIONS

Positive Attributes

This is a relatively new heating system that should have years of useful life remaining. Regular maintenance will, of course, be necessary. The heating unit does not utilize a pilot light, thereby increasing its seasonal efficiency.



Based on information obtained from the furnace's data plate, the furnace is believed to be approximately 3 years old.

General Comments

The furnace filter is the disposable type and is located to the left of the furnace. The filter size is 16 x 25 x 1. When replacing the filter, the airflow direction arrow on the new filter should point toward the furnace.

RECOMMENDATIONS / OBSERVATIONS

Carbon Monoxide Detector

- **Repair:** It would be wise to install a carbon monoxide detector within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance.

Suggestions For Improvement

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- Please note that these are not essential repairs, but are suggestions for long-term improvement:
The installation of a "set back" thermostat may help to reduce heating costs.

LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interiors of flues or chimneys that are not readily accessible are not inspected.
- The furnace heat exchanger is not inspected.
- Humidifiers and electronic air cleaners are not completely inspected and could require repair.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity •208/230-Volt Power Supply
Central System Type: •Air-Cooled Central Air Conditioning •Manufacturer: Armstrong •Serial Number: 1603L21618 •Dataplate RLA Rating: 14.0 •Located: East Side of the House
Other Components: •None

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

This is a relatively new cooling system that should have years of useful life remaining. Regular maintenance will, of course, be necessary.



Based on information obtained from the air conditioning unit's data plate, the air conditioning unit is believed to be approximately 3 years old.

The outdoor air conditioning unit is mounted to the house on brackets. This keeps the unit level, which is important for efficient system operation.

General Comments

The system shows no visible evidence of major defects.

The air conditioning system could not be operated because the outdoor temperature was below 60 degrees F.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R-30 Blown Cellulose in the House Attic •Not Visible in the Cathedral Ceilings
Roof Cavity Insulation:	•None Visible in the House Attic •Not Visible in the Cathedral Ceilings
Exterior Wall Insulation:	•R-13 Fiberglass
Basement Wall Insulation:	•Not Visible
Sub-Basement Insulation:	•R-11 Fiberglass in the "Rim Joist" Cavities
Floor Cavity Insulation:	•None Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents •Soffit Vents

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

A certificate of insulation was observed in the house attic.



General Comments

Upgrading insulation levels in a home is considered to be an improvement, rather than a necessary repair. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Suggestions For Improvement

- Please note that these are not essential repairs, but are suggestions for long-term improvement:

During any sub-basement refinishing or renovation plans, it would be wise to add wall insulation. It is also recommended that a moisture barrier be provided between the finished walls and the foundation walls, and that an air/vapor barrier be installed on the warm air side of the insulation.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Unknown
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of the Basement
Interior Supply Piping:	•Copper
Waste System:	•Unknown
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Bradford White •Serial Number: ZJ3735467 •Located: In the Basement
Other Components:	•Sump Pump •Solid Waste Pump

PLUMBING OBSERVATIONS

Positive Attributes

The water heater is a relatively new unit. As the typical life expectancy of water heaters is 10 to 15 years, this unit should have several years of remaining life.

Based on information obtained from the water heater's data plate, the water heater is approximately 3 years old.

The piping system within the home, for both supply and waste, is a good quality system.

General Comments

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

Inspection of the plumbing system did not reveal the need for improvement.

LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys that are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- **Inspection of private water supply system (well) and private sewage systems (septic) is outside the scope of this inspection.** You are urged to contact a competent specialist if information, identification, or testing of any or all of the above is desired.

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

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile
Interior Doors:	•Masonite-Hollow Core •Masonite-Hollow Core-Bifold
Cabinets & Counters:	•Wood Cabinets •Laminate Counters
Window Type(s) & Glazing:	•Sliders •Double Glazed

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the windows are good quality. The interior doors are average quality units.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

General Condition of Cabinets and Counters

The kitchen cabinets and counters are considered to be good quality.

Comments on Basement Leakage

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

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Minor wall cracking was observed in the living room (east wall).

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Inspection of kitchen and laundry appliances is beyond the scope of this inspection.
- **Inspection for the presence (and the danger posed by the existence) of mold, radon (unless specifically contracted for) and lead-based paint is beyond the scope of this inspection.** You are urged to contact a competent specialist if information, identification, or testing of any or all of the above is desired.

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

Appliances

DESCRIPTION OF APPLIANCES

Dishwasher:	•Brand: Whirlpool •Opening Size: 24"
Range/Oven/Cooktop:	•Gas •Brand: Frigidaire •Opening Size: 30"
Range Hood:	•Brand: Broan •Vents to Exterior
Trash Compactor:	•None Present
Food Waste Disposer:	•Brand: In-Sink-Erator
Built-In Microwave:	•None Present
Refrigerator/Freezer:	•Brand: General Electric •Opening Size: 36" x 70"
Laundry Facility:	•Gas Piping for Dryer •Dryer Vent to Exterior •Hot & Cold Water Supplies for Washer •110-Volt Outlet for Washer & Dryer •Washer Drains to Sink/Tub
Clothes Washer:	•General Electric
Clothes Dryer:	•General Electric

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances in the home are newer and are considered to be in good condition.

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Metal Fireplace •Gas
Vents, Flues, Chimneys: •Outside Combustion Air Not Provided •Metal Chimney

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and its components were found to be in good condition.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

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

Maintenance Advice

PRIOR TO TAKING OWNERSHIP

- Consider purchasing a home warranty. Companies like American Home Shield (www.americanhomeshield.com) and Home Buyers Warranty Corporation (www.2-10.com) sell home warranty policies. According to a Gallup poll, 79% of both buyers and sellers rate home warranties as one of the most important considerations when buying or selling a home, behind location, design and financing options.

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.
- Change the access code on the remote garage door opener keypad, if equipped.
- 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 a 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-off valves for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.
- Examine the interior of the home for window blind hazards. The looped cords used for window draperies, vertical blinds, pleated shades, and horizontal blinds are a danger to young children.
- Consider having the air ducts and the other heating and cooling system components cleaned to improve indoor air quality, if the house has forced air heating and/or cooling systems. Consult the E.P.A. website at www.epa.gov/iaq/pubs/airduct.html for more information.
- Consider having the dryer vent cleaned. Fires can occur when lint builds up in the dryer or in the exhaust duct. Lint can block the flow of air, cause excessive heat buildup, and result in a fire in some dryers.
- The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge or replace if necessary.
- Replace the air filters in the furnace, if the house has forced air heating and/or cooling systems.
- Inspect and clean humidifiers and electronic air cleaners, if installed.
- Bleed radiator valves, if the house has hot water heating.
- 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. **We can perform annual inspections for you for \$75.00 per annual inspection.**

PREVENTION IS THE BEST APPROACH

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

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