Advantage Home Evaluations
30 Ocean Parkway
East Hampton, NY 11937
NYS Licence #16000036208
CHI/PHI Certified

Home Inspection Report

15 Anywhere Ave.
East Hampton, NY 11937

Improve Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Downspouts: Aluminum - Missing clamp on front left

Exterior

2. Exterior Surface Type: Wood shingle - Openings in the siding should be caulked and sealed
3. Patio Door: French doors - Plugs should be installed in all holes in trim around French doors, The screens for the French doors are missing, They should be replaced
4. Exterior Lighting: Surface mount, Recessed - Left rear light loose should secured properly

Lots and Grounds

5. Steps/Stoops: Wood - The porch steps represent a trip hazard rise is too high for first step. This is a safety concern that should be addressed promptly
6. Porch: Wood - Screen door should be set properly
7. Window Wells: Metal - Basement window well(s) should be provided where missing. Window wells protect basement windows from surface water and prevent contact with the soil
8. Fences: Wood, Wire - The gates and/or latch mechanism need to be self closing, open out and magna locks installed for safety

Attic

9. Attic Roof Framing: 2x8 Rafter - The rafters of the roof structure show evidence of sagging on the living portion of the house on either side of rear left skylight. Skylight was installed improperly recommend sistering new rafters on either side of skylight. Strengthening the roof structure would resist further movement. Cracked collar tie next to same skylight should be replaced
10. Attic Recommendations/Observations: All wood debris and/or trash should be removed from the attic
11. Attic Wiring/Lighting: Damaged light should be replaced
12. Attic Attic Stairs The attic pull-down stairs should be repaired for improved safety.

Interior

13. Overveiw- Living Space Doors: Solid wood - Doors need trimming/adjustment in various locations, Doorstops in various locations should be adjusted and painted where required
14. Overveiw- Living Space Windows: All missing window hardware throughout should be installed, All missing screens should be installed
15. Office Living Space Closet: Closet shelves and pole should be installed

Bathroom

16. Master Bathroom Counter/Cabinet: Right vanity drawer self closer requires adjustment
17. Office bath Bathroom Shower/Surround: Shower door needs to be installed
18. Office bath Bathroom Toilets: Toilet seat is loose this should be improved

Kitchen

19. Kitchen Ventilator: Recirculating fan with charcoal filter/Not vented to the exterior - An exhaust fan vented to the exterior is reccomended

Plumbing

20. Water Lines: Copper, PEX - Proper hangers should be used for all PEX plumbing, Plastic straps and hangers are recommended. You should not use supports that are too small or can cut, scratch or in any way damage the tubing. Since PEX tubing expands and contacts when water temperature changes, it should be able to easily move in its support. It is also necessary to inspect all of the supports to make sure that there are no sharp edges that could damage the tubing.

Improve Summary (Continued)

Basement

21. Basement Windows: Moisture damaged window on left side should be replaced

Heating System

22. Heating System Flue Pipe: PVC - Recommend a screen on the exhaust for furnace to keep vermin out, Recommend that the fresh air intake be vented to exterior or adding vent in wall for fresh air in utility room

Air Conditioning

23. Condensate Removal: And outlet should be supplied for condensation pump

Table of Contents

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Improve	Denotes a typical improvement recommendation that is common for a building this age and location that should be anticipated or budgeted for over the short term.
Monitor	Denotes an area where 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.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
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.

General Information

HOUSE IN PERSPECTIVE This is a well built 30 year old (approximate age) home that has been recently renovated. 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.

Property Information

Property Address 15 Anywhere Ave
City East Hampton State NY Zip 11937

Client Information

Client Name Joe Smith

Inspection Company

Inspector Name Don Egan
Company Name Advantage Home Evaluations
Address 30 Ocean Parkway
City East Hampton State NY Zip 11937
Phone 631-324-1753 Fax 631-329-7090
E-Mail don@advantagehomeevaluations.com

Conditions

Estimated Age 30 Years old Entrance Faces For the purpose of this report the house faces North
Inspection Date 07/15/2008
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 88 Degree's
Weather Sunny Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage None
Sewage Disposal Septic How Verified Visual Inspection
Water Source City How Verified Visual Inspection

The Scope of the Inspection

The Scope 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 home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. 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. Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.

Roof

Positive Attributes: The roof is newer and should have many serviceable years left if maintained properly

Roof Surface

Method of Inspection: Ground level

Material: Architectural fiberglass/asphalt, Metal

Type: Gable

Monitor — Skylights: The skylight flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

Monitor — Plumbing Vents: PVC - The rubber-plumbing vent flashing should be carefully monitored. The material of this flashing is extremely vulnerable to leakage.

Gutters: Aluminum

Improve — Downspouts: Aluminum - Missing clamp on front left

Leader/Extension: Aluminum

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. Our evaluation of the ROOF is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of under lament and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. This is a "visual" inspection only. No certification, warranty, or guarantee is given as to the water tight integrity of the roof. Inspectors can not determine water integrity of roofs by a visual inspection nor can they predict future leaks. If such an inspection or certification of the roof is desired, client should contact a licensed roofer prior to closing. 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.

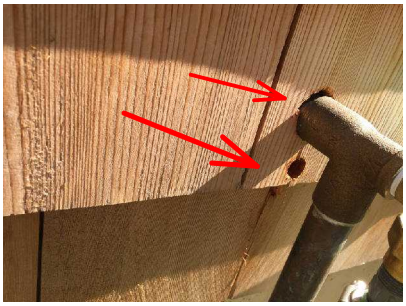
Exterior

Positive Attributes: Generally speaking, the exterior of the home is in good condition

Exterior Surface

Improve — Type: Wood shingle - Openings in the siding should be caulked and sealed





Trim: Wood
Fascia: Wood
Soffits: Wood
Entry Doors: French doors

Improve — Patio Door: French doors - Plugs should be installed in all holes in trim around French doors, The screens for the French doors are missing, They should be replaced

Windows: Vinyl double hung, Vinyl awning
Basement Windows: Vinyl

Improve — Exterior Lighting: Surface mount, Recessed - Left rear light loose should secured properly

Exterior Electric Outlets: 110 VAC GFCI

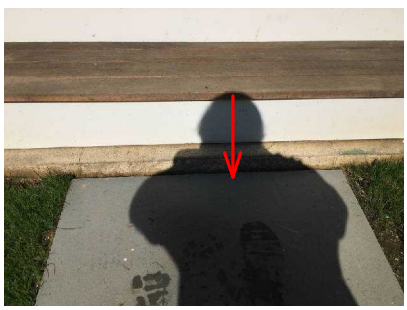
LIMITATIONS OF EXTERIOR INSPECTION: As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

A representative sample of exterior components was inspected.

Lots and Grounds

Driveway: Stone
Walks: Stone

Improve — Steps/Stoops: Wood - The porch steps represent a trip hazard rise is too high for first step. This is a safety concern that should be addressed promptly



Lots and Grounds (Continued)

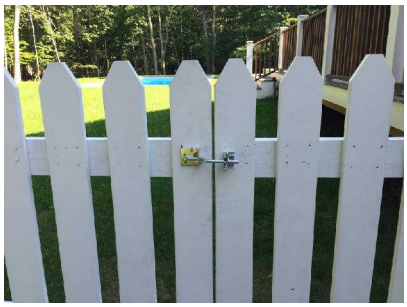
Improve — Porch: Wood - Screen door should be set properly


Patio: Stone
Deck: Wood
Vegetation: Plantings, shrubs, trees

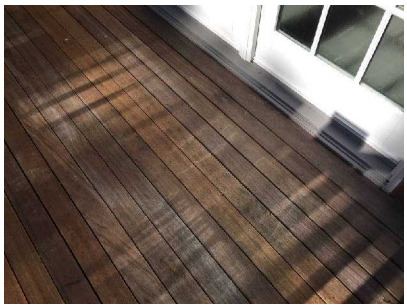
Improve — Window Wells: Metal - Basement window well(s) should be provided where missing. Window wells protect basement windows from surface water and prevent contact with the soil

Grading: Minor slope

Improve — Fences: Wood, Wire - The gates and/or latch mechanism need to be self closing, open out and magna locks installed for safety



Monitor — Basement Stairwell Drain: Home owner should be inquired that a proper drain was installed at the basement outside entrance



Swimming Pool

Type: In Ground

Monitor — Recommendation: It is recommended to receive a letter from the pool service company stating the condition of the Pool/Hot tub. Unfortunately it is virtually impossible to see a leak below grade. The pool service company is there once a week servicing the pool and would know if they have to add more than a normal amount of water that would suggest a leak below grade

Current Status: Functional at time of inspection

Pump Motor: Functionable at time of inspection

Liner: Vinyl

LIMITATIONS of LOTS and GROUNDS: As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the lots and grounds 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.

Lots and Grounds (Continued)

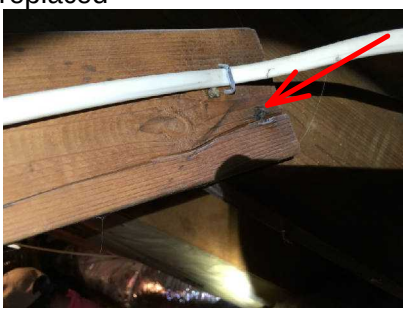
Attic

Positive Attributes: Insulation levels are typical for a home of this age and construction.

Attic

Method of Inspection: In the attic

Improve — Roof Framing: 2x8 Rafter - The rafters of the roof structure show evidence of sagging on the living portion of the house on either side of rear left skylight. Skylight was installed improperly recommend sistering new rafters on either side of skylight. Strengthening the roof structure would resist further movement. Cracked collar tie next to same skylight should be replaced




Sheathing: Plywood

Ventilation: Gable vents, Soffit vents, Attic fan

Insulation: Fiberglass

Improve — Recommendations/Observations: All wood debris and/or trash should be removed from the attic



Improve — Wiring/Lighting: Damaged light should be replaced


Attic (Continued)

Improve Attic Stairs The attic pull-down stairs should be repaired for improved safety.

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:

Interior

INTERIOR COMMENTS: On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas

Overveiw- Living Space

Monitor Walls and ceilings: Drywall/Plaster - Sheetrock tape flaws and typical drywall flaws were observed in various locations
Floor: Wood, Tile

Improve Doors: Solid wood - Doors need trimming/adjustment in various locations, Doorstops in various locations should be adjusted and painted where required

Improve Windows: All missing window hardware throughout should be installed, All missing screens should be installed

Electrical: 110 VAC outlets and lighting circuits
HVAC Source: Forced air
Ventilation: Electric ventilation fans and windows
Stairs/Handrails: Wood stairs with wood handrails
Smoke Detector: Hard wired with battery back up
Carbon Monoxide Detector: Hard wired

Office Living Space

Improve Closet: Closet shelves and pole should be installed

Discretionary Improvements: It may be desirable to install new exterior lock sets upon taking possession of the home.

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.

Interior (Continued)

LIMITATIONS OF INTERIOR INSPECTION: (continued)
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.

Bathroom

Master Bathroom

Improve Counter/Cabinet: Right vanity drawer self closer requires adjustment

Office bath Bathroom

Improve Shower/Surround: Shower door needs to be installed

Improve Toilets: Toilet seat is loose this should be improved

Kitchen

Positive Attributes: All appliances that were tested responded satisfactorily, All of the appliances in the home are newer
General Comments: It would be wise to consider a homeowner's warranty to protect against unexpected breakdown and failure

Kitchen

Cooking Appliances: Gas Range
Improve Ventilator: Recirculating fan with charcoal filter/Not vented to the exterior - An exhaust fan vented to the exterior is reccomended
Disposal: None
Dishwasher: Yes
Refrigerator: Yes
Microwave: None
Wine cooler No

APPLIANCE LIMITATIONS: 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:

Laundry Room/Area

Positive Attributes: All appliances that were tested responded satisfactorily, The laundry appliances in the home are newer

General Comments: It would be wise to consider a homeowner's warranty to protect against unexpected breakdown and failure

Laundry Room/Area

Washer Hose Bib: Multi-port

Monitor — Dryer Vent: Metal flex - The dryer vent may be partially or fully clogged. If it is clogged this represents a possible fire hazard. It is recommended that the dryer vent be evaluated yearly to make sure that it is free from any lint or debris.

Washer and Dryer Electrical: 110-240 VAC

Washer Drain: Wall mounted drain

Washing Machine: Yes

Dryer: Gas dryer

LIMITATIONS OF APPLIANCES 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. The inspection of the appliances was limited by (but not restricted to) the following conditions:

Electrical

Positive Attributes: The electrical system is in good order. All 3-prong outlets that were tested were appropriately grounded. 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. All GFCI's that were tested responded properly

Service Size Amps: 200 Volts: 110-240 VAC

Service: Aluminum, Underground

120 VAC Branch Circuits: Copper

240 VAC Branch Circuits: Copper

Conductor Type: Romex

Ground: Rod in ground

Electric Panel

Main Panel 200 Amps

Main Breaker Size: 200 Amps

Breakers: Copper

GFCI: Kitchen, bathrooms and exterior

LIMITATIONS OF ELECTRICAL SYSTEM 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:

Plumbing

Positive Attributes: The plumbing system is in good condition, A typical drop in flow was experienced when two fixtures were operated simultaneously

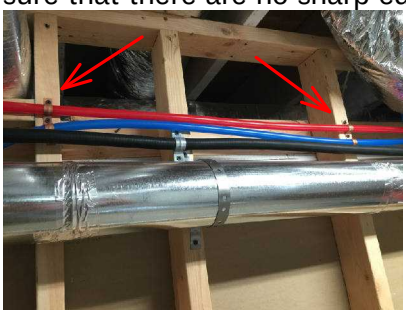
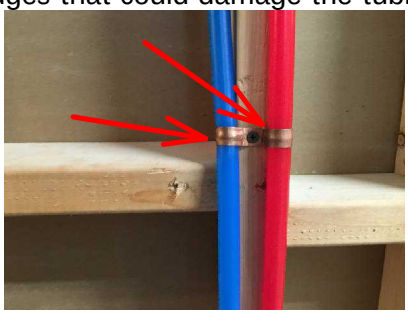
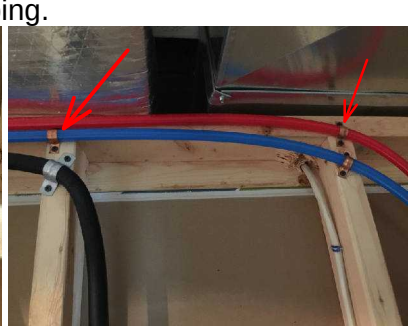
Service Line: Copper

Main Water Shutoff: Basement

Plumbing (Continued)

Improve

Water Lines: Copper, PEX - Proper hangers should be used for all PEX plumbing, Plastic straps and hangers are recommended. You should not use supports that are too small or can cut, scratch or in any way damage the tubing. Since PEX tubing expands and contacts when water temperature changes, it should be able to easily move in its support. It is also necessary to inspect all of the supports to make sure that there are no sharp edges that could damage the tubing.

Drain Pipes: PVC and cast iron
Service Caps: Accessible
Vent Pipes: PVC

Water Heater

Water Heater Operation: Functional at time of inspection
Manufacturer: A.O. Smith
Type: Propane Capacity: 75 Gal.
Approx. Age: 1 Year
Flue Pipe: PVC
TPRV and Drain Tube: PVC

LIMITATIONS OF PLUMBING SYSTEM 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:

Basement

Basement

Smoke Detector: Hard wired with battery back up
Insulation: None
Ventilation: Windows
Basement Stairs/Railings: Wood stairs with wood handrails

Monitor

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.

Basement (Continued)

Improve Windows: Moisture damaged window on left side should be replaced

Structure

Positive Attributes: The construction of the home is considered to be good quality
General Comments: Typical minor flaws were detected in the structural components of the building
Structure Type: Wood frame
Monitor Foundation: Poured - Common minor cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.
Beams: Solid wood
Bearing Walls: Frame
Joists/Trusses: 2x10
Piers/Posts: Steel posts
Monitor Floor/Slab: Poured slab - The floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the slab
Subfloor: Plywood
Monitor Wood Boring Insects Long Island is known for wood destroying insect activity. Wood destroying insects can do a substantial amount of damage to the wood structural components of a home. Several steps can be taken to reduce the risk of a wood destroying insect problem. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventive chemical treatment, performed by a licensed pest control specialist, is also advisable.
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:

Finished basement limited the inspection.

Heating System

Positive Attributes: The system responded properly to operating controls, This is a new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary
General Comments: It would be wise to consider a homeowner's warranty to protect against unexpected breakdown and failure

Heating System

Heating System Operation: Functional at time of inspection.
Manufacturer: Lennox 2 Units
Type: Forced air
Fuel Type: Propane gas
Approx. Age: 1 Year
Distribution: Metal duct, Insulflex duct

Heating System (Continued)

Improve Flue Pipe: PVC - Recommend a screen on the exhaust for furnace to keep vermin out, Recommend that the fresh air intake be vented to exterior or adding vent in wall for fresh air in utility room


Thermostats: Multi-zone

Suspected Asbestos: No

LIMITATIONS OF HEATING SYSTEM 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:

Air Conditioning

Positive Attributes: The system responded properly to operating controls, This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary

General Comments: It would be wise to consider a homeowner's warranty to protect against unexpected breakdown and failure

AC System

A/C System Operation: Functional at time of inspection.

Exterior Unit: Pad mounted

Manufacturer: Lennox, 2-Units

Approx. Age: 1 year each

Type: Forced air

Fuel Type: 220 VAC Temperature Differential: 15 degrees

Electrical Disconnect: Disconect

Exposed Ductwork: Metal, insulated flex

Thermostats: Multi-zone

Improve Condensate Removal: And outlet should be supplied for condensation pump

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:

Conclusion

Conclusion All homes experience an adjustment process, particularly when they are young. Some shrinkage, settlement and compression of buildings are a few of the activities that are expected and, in most cases, are considered normal. It is common to have some thin ceiling/wall intersections and other minor symptoms of settling and shrinkage. This type of activity is more prevalent in the first several years of the life of the home. We cannot predict the future of a homes adjustment process and whether it will be normal or more serious activity.

In conclusion, it should be noted that no house is perfect, not even a brand new house. The objective of this report is to inform the purchaser of the current condition of the property and to make sure there are no major problems with the home. The report should not be used as a check list in order to re-negotiate with the seller to make the home a "perfect house" or upgrade certain portions of the home to absolutely ideal conditions.

It should be kept in mind that a purchaser normally purchases a property because the property has many positive attributes such as style, price, location, age or character. Normally, we find that there may be some minor imperfections or maintenance needs, but they should not overshadow all of the good and positive reasons that lead someone to purchase the property. Many of our recommendations and suggestions are "minor maintenance related items" and can be done at anytime, at a nominal, reasonable cost.

We advise client to consult with only licensed, professional, and qualified contractors (in their respective field) for further review, options and estimates on all repairs, upgrades and replacements, as needed, where noted throughout this report.

AS INDICATED IN OUR INSPECTION AGREEMENT, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT, AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE.

Maintance Advice

Maintance Advice 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:

1.Change the locks on all exterior entrances, for improved security.
2.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.
3.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.
4.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.
5.Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
6.Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
7.Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
8.Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
9.Install rain caps and vermin screens on all chimney flues, as necessary.
10.Investigate the location of the main shut-offs for the plumbing, heating and electrical systems.

REGULAR MAINTENANCE

EVERY MONTH
1.Check that fire extinguisher(s) are fully charged. Re-charge if necessary.

Maintance Advice (Continued)

2.Examine heating/cooling air filters and replace or clean as necessary.
3.Inspect and clean humidifiers and electronic air cleaners.
4.If the house has hot water heating, bleed radiator valves.
5.Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
6.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.
7.Repair or replace leaking faucets or showerheads.
8.Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL
1.Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
2.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.
3.Trim back tree branches and shrubs to ensure that they are not in contact with the house.
4.Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
5.Survey the basement and/or crawl space walls for evidence of moisture seepage.
6.Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
7.Ensure that the grade of the land around the house encourages water to flow away from the foundation.
8.Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
9.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.
10.Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
11.Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
12.Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
13.Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
14.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.
15.Replace or clean exhaust hood filters.
16.Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY
1.Replace smoke detector batteries.
2.Have the heating, cooling and water heater systems cleaned and serviced.
3.Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
4.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.
5.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).
6.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 clich "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.

Maintance Advice (Continued)

Enjoy your home!

Standards of Practice

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Section 197-5.4 Site Conditions

(a) Home inspectors shall observe and report the following site conditions:
1. The building perimeter for land grade and water drainage directly adjacent to the foundation;
2. Trees and vegetation that adversely affect the residential building;
3. Walkways, steps, driveways, patios and retaining walls.

(b) Home inspectors are not required to observe and report on the following site conditions:
1. Fences and privacy walls;
2. The health and condition of trees, shrubs and other vegetation.

Section 197-5.5 Structural Systems

(a) Home inspectors shall observe and report on the following:

1. Any deteriorated and/or damaged structural component including the building foundation and framing;
2. The floor structure;
3. The wall structure;
4. The ceiling structure;
5. The roof structure.

Section 197-5.6 Exterior

(a) Home inspectors shall observe and report on:
1. All exterior walls and coverings, flashing and trim;
2. All exterior doors including garage doors and operators;
3. All attached or adjacent decks, balconies, stoops, steps, porches and railings;
4. All eaves, soffits and fascias where accessible from the ground level;
5. All adjacent walkways, patios and driveways on the subject property;
6. The condition of a representative number of windows.

(b) Home inspectors are not required to observe and report on the following:
1. Screening, shutters, awnings and other seasonal accessories;
2. Fences;
3. Geological and/or soil conditions;
4. Recreational facilities;
5. Out-buildings other than garages and carports;
6. Tennis courts, jetted tubs, hot tubs, swimming pools, saunas and similar structures that would require specialized knowledge or test equipment;
7. Erosion control and earth stabilization measures;
8. The operation of security locks, devices or systems;
9. The presence of safety-type glass or the integrity of thermal window seals or damaged glass.

Section 197-5.7 Roof Systems

Standards of Practice (Continued)

(a) Home inspectors shall observe and report on readily accessible:
1. Roofing materials and condition;
2. Roof drainage systems;
3. Flashing;
4. Skylights, chimneys and roof penetrations.

(b) The home inspector shall report on the methods used to observe the roof and other components set forth in this section.

(c) All home inspection reports shall describe the observed condition and type of roofing materials and shall describe the methods used to observe the roofing.

(d) Home inspectors are not required to observe and report on:
1. Antennas, lightening arresters or similar attachments;
2. Any flue or chimney interior that is not readily accessible;
3. Other installed accessories.

(e) Home inspectors are not required to operate powered roof ventilators.

(f) Home inspectors are not required to determine the remaining life expectancy of roof coverings, manufacturers' defects, installation methods or recalls or to determine the number of roof layers present.

(g) Home inspectors are not required to walk on or access a roof where to do so could result in damage to the roof or roofing material or endanger the health and safety of the home inspector.

Section 197-5.8 Plumbing System

(a) Home inspectors shall observe and report on the following visibly and readily accessible components, systems and conditions:
1. Interior water supply and distribution systems including fixtures and faucets;
2. Drain, waste and vent systems;
3. Water heating equipment and vents and pipes;
4. Fuel storage and fuel distribution systems and components;
5. Drainage sumps, sump pumps, ejector pumps and related piping;
6. Active leaks.

(b) In inspecting plumbing systems and components, home inspectors shall operate all readily accessible:
1. Fixtures and faucets;
2. Domestic hot water systems;
3. Drain pumps and waste ejectors pumps;
4. The water supply at random locations for functional flow;
5. Waste lines from random sinks, tubs and showers for functional drainage;

(c) Home inspectors are not required to:
1. Operate any main, branch or fixture valve, except faucets, or to determine water temperature;
2. Observe and report on any system that is shut down or secured;
3. Observe and report on any plumbing component that is not readily accessible;
4. Observe and report on any exterior plumbing component or system or any underground drainage system;
5. Observe and report on fire sprinkler systems;
6. Evaluate the potability of any water supply;
7. Observe and report on water conditioning equipment including softener and filter systems;
8. Operate freestanding or built in appliances;

Standards of Practice (Continued)

9. Observe and report on private water supply systems;
10. Test shower pans, tub and shower surrounds or enclosures for leakage;
11. Observe and report on gas supply system for materials, installation or leakage;
12. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns and equipment;
13. Observe, operate and report on fixtures and faucets if the flow end of the faucet is connected to an appliance;
14. Record the location of any visible fuel tank on the inspected property that is not within or directly adjacent to the structure;
15. Observe and report on any spas, saunas, hot-tubs or jetted tubs;
16. Observe and report on any solar water heating systems.

(d). Home inspections shall describe the water supply, drain, waste and vent piping materials; the water heating equipment including capacity, and the energy source and the location of the main water and main fuel shut-off valves. In preparing a report, home inspectors shall state whether the water supply and waste disposal systems are a public, private or unknown.

Section 197-5.9 Electrical System

(a). Home inspectors shall observe and report upon readily accessible and observable portions of:
1. Service drop;
2. Service entrance conductors, cables and raceways;
3. The main and branch circuit conductors for property over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel covers;
4. Service grounding;
5. Interior components of service panels and sub-panels;
6. A representative number of installed lighting fixtures, switches and receptacles;
7. A representative number of ground fault circuit interrupters.

(b). Home inspections shall describe readily accessible and observable portions of:
1. Amperage and voltage rating of the service;
2. The location of main dis-connects and sub-panels;
3. The presence of aluminum branch circuit wiring;
4. The presence or absence of smoke detectors and carbon monoxide detectors;

5. The general condition and type of visible branch circuit conductors that may constitute a hazard to the occupant or the residential building by reason of improper use or installation of electrical components.

(c). Home inspectors are not required to:
1. Observe and report on remote control devices;
2. Observe and report on alarm systems and components;
3. Observe and report on low voltage wiring systems and components such as doorbells and intercoms;
4. Observe and report on ancillary wiring systems and components which are not a part of the primary electrical power distribution system;
5. Insert any tool, probe or testing device into the main or sub-panels;
6. Activate electrical systems or branch circuits which are not energized;
7. Operate overload protection devices;
8. Observe and report on low voltage relays, smoke and/or heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring or any system controlled by timers;
9. Move any object, furniture or appliance to gain access to any electrical component;
10. Test every switch, receptacle and fixture;
11. Remove switch and outlet cover plates;
12. Observe and report on electrical equipment not readily accessible;

Standards of Practice (Continued)

13. Dismantle any electrical device or control;
14. Measure amperage, voltage or impedance;
15. Observe and report on any solar powered electrical component or any standby emergency generators or components.

Section 197-5.10 Heating System

(a). Home inspectors shall:
1. Describe the type of fuel, heating equipment and heating distribution system;
2. Operate the systems using thermostats;
3. Open readily accessible and operable access panels provided by the manufacturer or installer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the systems;
5. Observe and report on visible flue pipes, dampers and related components for functional operation;
6. Observe and report on the presence of and the condition of a representative number of heat sources in each habitable space of the residential building;
7. Observe and report on the operation of fixed supplementary heat units;
8. Observe and report on visible components of vent systems, flues and chimneys;

(b). Home inspectors are not required to:
1. Activate or operate the heating systems that do not respond to the thermostats or have been shut down;
2. Observe, evaluate and report on heat exchangers;
3. Observe and report on equipment or remove covers or panels that are not readily accessible;
4. Dismantle any equipment, controls or gauges;
5. Observe and report on the interior of chimney flues;
6. Observe and report on heating system accessories, such as humidifiers, air purifiers, motorized dampers and heat reclaimers;
7. Activate heating, heat pump systems or any other system when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;
8. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers;
9. Evaluate the capacity, adequacy or efficiency of a heating or cooling system;
10. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters or solar heating devices or systems;
11. Determine clearance to combustibles or adequacy of combustion air;
12. Test for gas leaks or carbon monoxide;
13. Observe and report on in-floor and in-ceiling radiant heating systems.

Section 197-5.11 Air Conditioning Systems

(a). Home inspectors shall:
1. Observe, describe and report on the type of air conditioning equipment and air conditioning distribution system;
2. Operate the system using the thermostat;
3. Open a representative number of readily accessible and operable access panels provided by the manufacturer for routine homeowner maintenance;
4. Observe and report on the condition of normally operated controls and components of the system.

(b). Home inspectors are not required to:
1. Activate or operate air conditioning systems that have been shut down;
2. Observe and report on gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units;
3. Check the pressure of the system coolant or determine the presence of leakage;
4. Evaluate the capacity, efficiency or adequacy of the system;
5. Operate equipment or systems if exterior temperature is below 65 degrees Fahrenheit or when other

Standards of Practice (Continued)

circumstances are not conducive to safe operation or may damage equipment;
6. Remove covers or panels that are not readily accessible or that are not part of routine homeowner maintenance;
7. Dismantle any equipment, controls or gauges;
8. Check the electrical current drawn by the unit;
9. Observe and report on electronic air filters.

Section 197-5.12 Interior

(a). Home inspectors shall:
1. Observe and report on the material and general condition of walls, ceilings and floors;
2. Observe and report on steps, stairways and railings;
3. Observe, operate and report on garage doors, garage door safety devices and garage door operators;
4. Where visible and readily accessible, observe and report on the bath and/or kitchen vent fan ducting to determine if it exhausts to the exterior of the residential building;
5. Observe, operate and report on a representative number of primary windows and interior doors;
6. Observe and report on visible signs of water penetration.

(b). Home inspectors are not required to:
1. Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test or observe any solid fuel device in use;
2. Evaluate the installation or adequacy of inserts, wood burning stoves or other modifications to a fireplace, stove or chimney;
3. Determine clearance to combustibles in concealed areas;
4. Observe and report on paint, wallpaper or other finish treatments;
5. Observe and report on window treatments;
6. Observe and report on central vacuum systems;
7. Observe and report on household appliances;
8. Observe and report on recreational facilities;
9. Observe and report on lifts, elevators, dumbwaiters or similar devices.

Section 197-5.13 Insulation and Ventilation

(a). Home inspectors shall:
1. Observe, describe and report on insulation in accessible, visible unfinished spaces;
2. Observe, describe and report on ventilation of accessible attics and foundation areas;
3. Observe and report on mechanical ventilation systems in visible accessible areas.

(b). Home inspectors are not required to:
1. Disturb insulation;
2. Operate mechanical ventilation systems when weather or other conditions are not conducive to safe operation or may damage the equipment.

Section 197-5.14 Fireplaces

(a). Home inspectors shall:
1. Observe and report on visible and accessible system components;
2. Observe and report on visible and accessible chimneys and vents;
3. Observe and report on chimney caps;
4. Observe and report on fireplaces and solid fuel burning appliances;
5. Observe and report on chimneys;
6. Observe, operate and report on accessible fireplace dampers.

Standards of Practice (Continued)

(b). Home inspectors are not required to:
1. Observe and report on the interiors of flues or chimneys;
2. Observe and report on fire screens and doors;
3. Observe and report on automatic fuel feed devices;
4. Observe and report on mantles and fireplace surrounds;
5. Observe and report on combustion make-up air devices;
6. Observe and report on heat distribution assists;
7. Ignite or extinguish fires;
8. Determine draft characteristics;
9. Move fireplace inserts and stoves or firebox contents.

Section 197-5.15 Attics

(a). Home inspectors shall observe and report on any safe and readily accessible attic space describing:
1. The method of observation used; and
2. Conditions observed.

(b). Home inspectors are not required to enter any attic where no walkable floor is present or where entry would, in the opinion of the home inspector, be unsafe.

Section 197-5.16 Limitations and Exclusions

(a). Home inspectors are not required to observe any item that is concealed or not readily accessible to the home inspector. The home inspector is not required to move furniture, personal or stored items; lift floor coverings; move attached wall or ceiling coverings or panels; or perform any test or procedure which could damage or destroy the item being evaluated.

(b). Home inspectors are not required to observe appliances, recreational facilities, alarm systems, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems.

(c). Home inspectors shall not be required to determine the presence or absence of any suspected hazardous substance including but not limited to, latent surface and/or subsurface volatile organic compounds, PCB's, asbestos, urea formaldehyde insulation, toxins, carcinogens, diseases, wood destroying organisms, mold, hazardous plants, illicit drugs or drug making equipment, lead paint, noise or contaminants in soil, water, air quality, wet lands or any other environmental hazard.

(d). Except as otherwise necessary and required by this Standards of Practice, home inspectors are not required to use special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment.

(e). Home inspectors are not required to report on real property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer installation of any component or system, or information contained in Consumer Protection Bulletins. Home inspectors are not required to report upon past or present violations of codes, ordinances or regulations.

(f). Home inspectors are not required to provide an inspection of any condominium common component or system, or to evaluate condominium reserve accounts.

(g). Home inspectors are not required to enter any residential building or area of a building that, in the opinion of the home inspector, is dangerous to the safety of the home inspector or others or that will result in damage to the property, its systems or components.

Standards of Practice (Continued)

(h). Home inspectors shall not be required to enter any area or perform any procedure which, in the opinion of the home inspector, may damage the property or its components.

(i). Home inspectors shall not be required to observe any system or component that is not included in this Standards of Practice.

(j). Home inspections performed in accordance with these Standards of Practice are not technically exhaustive and are not required to identify concealed conditions, latent defects or consequential damages.

(k). Home inspectors are not required to determine:
1. Conditions of systems or components that are not readily accessible;
2. The remaining life expectancy of any system or component;
3. The strength, adequacy, effectiveness or efficiency of any system or component;
4. The causes of any condition or deficiency;
5. The methods, materials or costs of corrections;
6. The future condition of a system or component including, but not limited to, the failure of the system and/or components;
7. The suitability of the property for any specialized use;
8. The advisability of purchase of the property;
9. The presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances;
10. The presence of any environmental hazard including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water and air;
11. The effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
12. Operating costs of systems of components;
13. Acoustical properties of any system or component;
14. Soil conditions related to geo-technical or hydrologic specialties.

(l). Home inspectors are not required to offer:
1. To perform work in any trade or profession other than home inspection;
2. Warranties or guarantees of any kind.

(m). Home inspectors are not required to operate:
1. Any system or component that is shut down or otherwise inoperable;
2. Any system or component that does not respond to normal operating controls and shall not be required to dismantle any system or component, except as explicitly required by these Standards of Practice;
3. Shut off valves or manual stop valves;
4. Any system or component that, in the opinion of the home inspector, is dangerous to the home inspector or other persons, or will result in damage to the residential building, its systems or its components.

(n). Home inspectors are not required to observe:
1. Concealed spaces or components or underground items including, but not limited to, underground storage tanks or other underground indications of their presence, whether abandoned or otherwise;
2. Items that have not been installed;
3. Installed decorative items;
4. Items that are not entered in accordance with subdivision 15 of this section;
5. Detached structures other than garages and carports.

(o). Home inspectors shall not be required to describe or report on any system or component that is not included in these Standards of Practice and was not inspected.

(p). Home inspectors shall not be required to move personal property, furniture, equipment, plants, soil, snow, ice or

Standards of Practice (Continued)

debris.

(q). These Standards of Practice are not intended to limit home inspectors from excluding systems and components from the home inspection if requested by the client.