HOME INSPECTION REPORT

1234 Somewhere Street, Longmont, Colorado 80504

Inspection Date:
May 14, 2008

Prepared For:
Today's Homebuyer

Prepared By:
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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is a higher quality, well built newly constructed home. The reported square feet of space is approximately 6,896 including the finished basement. This ranch-style home as two 2-car attached garages located at each end of the home. The home is located in a new housing development under construction named Pelican Shores. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

KEYS USED IN THIS REPORT

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

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

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

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potential improvements that should be budgeted for over the short or long term. Other 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.

1. **Safety Issue:** ***The Environmental Protection Agency (E.P.A.) states that a radon reading equal to or more than 4.0 picocuries per liter of air represents a health hazard.*** Based on the average testing result of 15.0 picocuries radon per liter of air, EPA recommends the level of radon be reduced by installing a radon mitigation system. Please see the Certified Radon Report for details.
2. **Improve:** A damaged ridge cap on the rear porch of the concrete roofing requires repair.
3. **Improve:** A GFCI outlet in the unfinished basement is inoperative. This outlet and circuit should be investigated.
4. **Improve:** A light in the basement bar area is inoperative. If the bulbs are not blown, the circuit should be investigated.
5. **Improve:** All junction boxes in the attic should be fitted with cover plates, in order to protect the wire connections. It may be desirable to have this J-Box be a light fixture for the attic.
6. **Improve:** An outlet in the east hallway is inoperative. This outlet and circuit should be investigated.
7. **Improve:** As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to install a pressure regulator.
8. **Improve:** Attic insulation should be evened out and fluffed in some areas.
9. **Improve:** Damaged screens were noted on windows in the family room.
10. **Improve:** Damaged screens were noted on windows in the kitchen work desk area.
11. **Improve:** It is recommended that the bird's nest above the wood beam at the eaves of the home at the front porch be removed. The bird droppings should be cleaned from the wood, siding and concrete as the acidic content of the droppings can cause damage to the materials.

12. **Improve:** It may be desirable to replace window screens where missing in the east bedroom. The owner should be consulted regarding any screens that may be in storage.
13. **Improve:** It may be desirable to replace window screens where missing in the southeast basement bedroom. The owner should be consulted regarding any screens that may be in storage.
14. **Improve:** Minor repairs to the roofing are recommended on the east garage slope. Damaged (cracked) roofing tile material should be repaired.
15. **Improve:** No heat supply was found in the southeast bedroom bathroom. If this area proves to be cool, a heat supply or some form of supplemental heat should be provided.
16. **Improve:** The dirty air filters in both systems should be replaced.
17. **Improve:** The exhaust fan in the laundry room is inoperative.
18. **Improve:** The faucet in the basement bar area is leaking/dripping.
19. **Improve:** The gas fireplace in the family room did not operate.
20. **Improve:** The heating systems require cleaning and servicing. There is no evidence of recent servicing of the equipment. It appears to have been longer than twelve (12) months since the last servicing. It is wise to engage a qualified HVAC technician to service and check the system.
21. **Improve:** The installation of a drain pan is recommended under the water heaters to minimize damage to the floor coverings in case of leakage.
22. **Improve:** The kitchen exhaust vent pipe should be vented to the building exterior and not into the attic space.
23. **Improve:** The light in the unfinished basement is inoperative. If the bulbs are not blown, the circuit should be investigated.
24. **Improve:** The securing metal strap should be properly anchored to the stair treads in the east garage.
25. **Improve:** The stairway handrail appears to have been repaired and could be of better finish quality.
26. **Improve:** The toilet in the southeast bedroom bathroom runs on after flushing. Improvement to the tank mechanism is likely to be needed.
27. **Improve:** The warped kitchen cabinet door under the kitchen sink should be repaired.
28. **Improve:** The windows at the front porch require caulking so the stucco edge is sealed at the window frame.
29. **Improve:** There is evidence of vermin activity in the east window well. A dead rabbit was found and a prairie dog was seen burrowing under the well. A pest control specialist should be consulted in this regard.
30. **Improve:** Water damage or damaged finish coat varnish was observed at the exterior door near the family room. Refinishing the door is recommended.
31. **Improve:** Weather-stripping improvements are needed at the north garage door.

THE SCOPE OF THE INSPECTION

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

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

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

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

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System.

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

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 65 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry. Some wet weather conditions have been experienced in the days leading up to the inspection.

STRUCTURAL / FOUNDATION

DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

Foundation:	•Poured Concrete •Basement Configuration
Columns:	•Steel
Floor Structure:	•I-Joist• Waferboard Subfloor
Wall Structure:	•2x4 Wood Frame, Stone Veneer
Ceiling Structure:	•2x4 Wood Truss
Roof Structure:	•2x4 Wood Trusses •Waferboard Sheathing
Attic Method of Inspection:	•Entered

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

Positive Attributes

The construction of the home is considered to be high quality. The materials and workmanship, where visible, are above average. No major defects were observed in the accessible structural components of the house. The span of all visible joists appears to be within acceptable limits. The building exhibits no evidence of substantial structural movement. A foundation elevation differential of inches was recorded on the main structure (refer to Elevation Survey). This is well within normally acceptable tolerances for a home of this age and location. No prior roof leaks were observed on the underside of the roof sheathing.

General Comments

No improvement to structural components is considered necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

No improvements are necessary to the structural components of the home at this time.

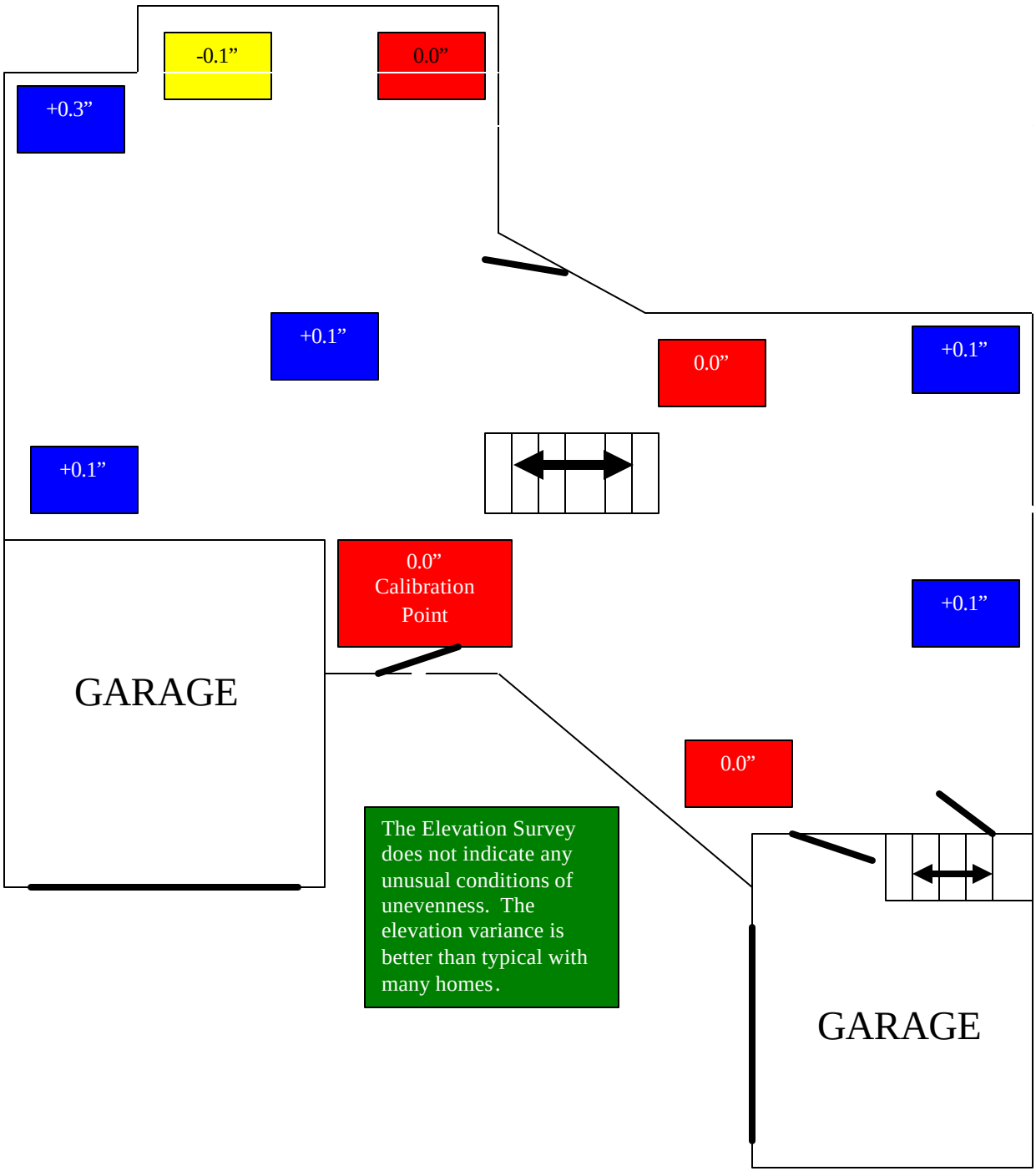
LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Insulation obstructed the view of some structural components in the basement.
- Insulation obstructed the view of some structural components in the attic.
- Notice: All slabs experience some degree of cracking due to the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Floor coverings are not removed. Wall and roof cavities could not be inspected.

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

ELEVATION SURVEY



ROOFING

DESCRIPTION OF ROOFING

Roof Covering: •Concrete Tile
Flashings: •Metal Valley & Wall
Chimneys: •Metal • Plastic
Gutters and Downspouts: •Aluminum •Downspouts discharge above grade
Method of Inspection: •Viewed with binoculars •Viewed from Ground

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are considered to be in generally good condition. Roof flashing details and roof penetrations both appear to be in good condition. No prior roof leaks were observed on the underside of the roof sheathing. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order. The chimneys do not reveal any signs of significant deterioration. The gutters are clean.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age and location. A licensed roofing contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Improve:** A damaged ridge cap on the rear porch of the roofing requires repair.
- **Improve:** Minor repairs to the roofing are recommended on the east garage slope. Damaged (cracked) roofing tile material should be repaired.

LIMITATIONS OF ROOFING INSPECTION

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

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

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

EXTERIOR

DESCRIPTION OF EXTERIOR

Wall Cladding:	•Stone •Stucco
Soffit, Eaves and Fascia:	•Wood •Open Rafters
Flashing/Trim:	•Metal Weep/Drip Screed
Window/Door Frames and Trim:	•Vinyl
Exterior Windows Style/Glazing:	•Wood Frames
Exterior Doors/Frames/Trim:	•Wood Entry Doors •Wood Frames & Trim
Driveways:	•Concrete
Walkways and Patios:	•Concrete
Porches, Decks, and Steps:	•Concrete
Overhead Garage Door(s):	•Wood
Lot Grading:	•Level Grade •Graded Away From House
Grading and Drainage:	•Adequate Drainage
Retaining Walls:	•Concrete
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The proximity of the house is considered good, from a lot drainage standpoint. The driveway and walkways are in good condition. The garage of the home is completely finished. Freeze resistant hose bibs (exterior faucets) have been installed. This is a nice convenience. The driveway, patio, and walkways are in good condition. The wall cladding was observed to be in generally good condition. The wall flashing and trim appear to be in good condition. The entry doors appear to be in good condition and work properly. The eaves, soffits and fascia appear to be in good condition.

General Comments

Generally speaking, the exterior of the home is in good condition.

RECOMMENDATIONS / OBSERVATIONS

Garage

- **Improve:** Weather-stripping improvements are needed at the north garage door.

Steps

- **Improve:** The securing metal strap should be properly anchored to the stair treads in the east garage.
- **Monitor:** It may be desirable to have a railing provided for the steps in the east garage. This is a discretionary improvement and not a code requirement.

Windows

- **Improve:** There is evidence of vermin activity in the east window well. A dead rabbit was found and a prairie dog was seen burrowing under the well. A pest control specialist should be consulted in this regard.
- **Improve:** The windows at the front porch require caulking so the stucco edge is sealed at the window frame.

Exterior Eaves

- **Improve:** It is recommended that the bird's nest above the wood beam at the eaves of the home at the front porch be removed. The bird droppings should be cleaned from the wood, siding and concrete as the acidic content of the droppings can cause damage to the materials.

Porch / Deck Cover

- **Monitor:** The flashing for the support pillar at the southwest corner of the rear patio should be evaluated as to why it is installed and it is not installed at the front wall pillars. If it is necessary to flash this area rather than having the area sealed with mortar, then the flashing should be painted. Consult with the builder.

Discretionary Improvements

Cleaning of the siding may be worthwhile.

Installing an automatic overhead garage door opener in each garage would improve the safety and convenience of the doors, while reducing maintenance.

It would be wise to install smoke detectors in both garages.

LIMITATIONS OF EXTERIOR INSPECTION

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

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

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

ELECTRICAL SYSTEM

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Entrance Wires:	•Underground •Conductors Not Visible (Buss Bars)
Main Disconnect:	•Main Service Rating 200 Amps•Panel Rating: 200 Amps•Located: West Exterior Main Panel•Breakers – 200 Amps•Breakers
Service Ground:	•Copper •Ground Rod Connection •Water Pipe Connection
Main Distribution Panel:	•Panel Rating: 200 Amps•Breakers •Located: Exterior
Branch/Auxiliary Panel(s):	•Main Service Rating 200 Amps•Panel Rating: 200 Amps •Located: Basement-West Panel•Service Rating 100 Amps•Panel Rating: 100 Amps •Located: Basement-East Panel •Breakers
Distribution Wiring:	•Copper
Receptacles:	•Grounded •Correct Polarity
Ground Fault Circuit Interrupters:	•Bathroom(s) •Whirlpool •Exterior •Basement •Garage •Kitchen •Laundry Room
Arc Fault Circuit Interrupters:	•Service Panel (Bedrooms)

ELECTRICAL SYSTEM OBSERVATIONS

Positive Attributes

Generally speaking, the electrical system is in good order. The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. 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. The electrical panel is well arranged and all breakers are properly sized and labeled. Arc fault circuit interrupter (AFCI) and ground fault circuit interrupter (GFCI) over-current protection devices have been provided in the home. These devices are extremely valuable, as they offer an extra level of protection. Each of these devices were tested and responded properly.

General Comments

Inspection of the electrical system revealed the need for some improvement.

RECOMMENDATIONS / OBSERVATIONS

Outlets

- **Improve:** An outlet in the east hallway is inoperative. This outlet and circuit should be investigated.
- **Improve:** A GFCI outlet in the unfinished basement is inoperative. This outlet and circuit should be investigated.

Lights

- **Improve:** A light in the basement bar area is inoperative. If the bulbs are not blown, the circuit should be investigated.
- **Improve:** The light in the unfinished basement is inoperative. If the bulbs are not blown, the circuit should be investigated.

Distribution Wiring

- **Improve:** All junction boxes in the attic should be fitted with cover plates, in order to protect the wire connections. It may be desirable to have this J-Box be a light fixture for the attic.

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:

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

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

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Natural Gas
Heating System Type:	•Forced Air
Heat Distribution Methods:	•Rigid Ductwork •Ceiling Vents •Floor Vents •Non-Insulated
Operating Controls:	•Wall Thermostat
Chimneys/Flues/Vents:	•Metal•Plastic
Other Components:	•None
System #1 Manufacturer:	•Armstrong
System Description Heating (Lower):	•Manufacturer Date: 2006 •Approximate Age (in years): 2
	•Model # G1D91BT075D16C-2A · Serial # 1606J16701
	· Filter Size: 20x25x2
Temperature Rise Recorded:	**· 61 Degrees Ambient/101 Degrees Supply = 40 Degrees F**
Carbon Monoxide Test:	•Passed
System #2 Manufacturer (Upper):	•Armstrong
System Description Heating:	•Manufacturer Date: 2007 •Approximate Age (in years): 1
	•Model # G1D91BT125D20C-2A · Serial # 1607B21114
	· Filter Size: 20x25x2
Temperature Rise Recorded:	**· 63 Degrees Ambient/106 Degrees Supply = 43 Degrees F**
Carbon Monoxide Test:	•Passed

HEATING SYSTEM OBSERVATIONS

Positive Attributes

The heating system is in generally good condition, when compared to systems of a similar age and configuration. This is a high efficiency heating system. Heating a home with this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Supply air distribution within each room of the house appears to be adequate. The heating system is controlled by a "set back" thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. This is an important consideration for a heating system of this type. The system does not require a pilot light, thereby increasing its seasonal efficiency. The fan, pressure, and heat limit switches were observed and they appear to be in good condition. Upon testing the heating equipment and its components, a normal temperature rise within the house was observed. This would suggest that this system and its components are operating properly. Adequate climate control should be provided by the system.

General Comments

The heating system has lacked maintenance. The **Heat Exchanger** is a component of the furnace in which combustion occurs. As the heat exchanger wears out, cracks and holes may develop and the combustion gases may mix into the warm air stream that serves the home. This furnace has a sealed heat exchanger. Only a qualified heating technician is able to effectively inspect it. The inspector is not equipped to inspect furnace heat exchanger for evidence of cracks or holes, during the visual Home Inspection. This is beyond the scope of this inspection. The heating system shows no visible major defects. A qualified heating and cooling (HVAC) technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The heating systems require cleaning and servicing. There is no evidence of recent servicing of the equipment. It would be advisable to inquire with the existing homeowner as to its last servicing. If it has been longer than twelve (12) months than it is wise to engage a qualified HVAC technician to service and check the system.
- **Improve:** The dirty air filters in both systems should be replaced.

Supply Air Ductwork

- **Improve:** No heat supply was found in the southeast bedroom bathroom. If this area proves to be cool, a heat supply or some form of supplemental heat should be provided.
- **Monitor:** The heat supply in the basement is overhead. If this area proves to be cool, supplemental heat may be desirable. Relocating the heat supply may only be practical if renovations are planned.

Discretionary Improvements

Central air conditioning could be added to the basement area of the home, if desired.

A humidifier could be added to the heating systems, if desired. Proper operation and maintenance of these units is important.

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:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.
- The heat exchanger was inaccessible and is not part of this inspection.

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

COOLING SYSTEM

DESCRIPTION OF COOLING SYSTEM

Energy Source: •Electricity •240 Volt Power Supply
System Type: •Air Cooled Central Air Conditioning
Other Components: •None
Distribution Methods: •Rigid Ductwork •Non-Insulated
System Manufacturer: •Allied Air
System Description: •Manufacturer Date: 2007 •Approximate Age (in years): 1
•**Model #2SCU13LB160P-1** · **Serial # 1607E28667**
Temperature Drop Recorded: · **61 Degrees Ambient/45 Degrees Supply = 16 Degrees F**

COOLING SYSTEM OBSERVATIONS

Positive Attributes

Adequate cooling capacity is provided by the system. This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The location of the supply and return air vents is well suited to air conditioning and they were observed to be in good condition. The system responded properly to operating controls. The system and its components are considered to be in good condition, when compared to systems of a similar age and configuration. Regular maintenance will, of course, be necessary. The thermostat appears to be in good condition.

General Comments

The system shows no visible evidence of major defects. No improvement to the cooling system is considered necessary at this time. Based on the single unit configuration of the cooling system, additional cooling may be desirable in the basement.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

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

LIMITATIONS OF COOLING SYSTEM INSPECTION

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

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

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

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 (10-12") Fiberglass in Main Attic •Loose Fill Fiberglass
Roof Cavity Insulation:	•None
Exterior Wall Insulation:	•Unknown
Basement Wall Insulation:	•Fiberglass
Floor Cavity Insulation:	•None
Air / Vapor Barrier(s):	•Plastic •Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fans / Vent Locations:	•Bathrooms •Dryer •Kitchen •Laundry Room
Method of Inspection:	•Entered Attic Crawl Space

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home. Adequate levels and proper distribution of the insulation materials was observed in the attic. The roof and interior ventilation systems that are in place are sufficient for a home of this age and configuration. The exhaust fans within the home functioned properly.

General Comments

Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs. A licensed general contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Attic / Roof

- **Improve:** Attic insulation should be evened out and fluffed in some areas.
- **Improve:** The kitchen exhaust vent pipe should be vented to the building exterior and not into the attic space.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

PLUMBING SYSTEM

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Valve Location:	•Front Wall of Basement
Static Water Pressure:	•PSI=90
Gas Valve Location:	•At meter
Gas Piping:	•Black Steel •Flexible Steel
Supply Piping:	•Copper •Plastic •Non-Insulated
Waste System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Plastic •T & P Valve
Water Heater #1:	•Gas •Approximate Capacity (in gallons): 50 •Approximate Age (in years): 1 •Manufacturer Date: 2007 •Manufacturer Bradford White · **Model # MI5036FBN** · **Serial # DK9772852**
Water Heater #2:	•Gas •Approximate Capacity (in gallons): 50 •Approximate Age (in years): 1 •Manufacturer Date: 10/2007 •Manufacturer Bradford White · **Model # MI5036FBN** · **Serial # DK9772827**
Other Components:	•Backflow Preventers on Hose Bibs•Solid Waste Pump (Lift Station)

PLUMBING SYSTEM OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The plumbing fixtures appear to have been well maintained. The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life. The plumbing system is in good condition and no leaks were observed in the supply and/ or drainage systems. The water heater thermostat, the temperature and pressure relief valve (TPR), the thermocouple and the venting systems for the water heater are in place and appear to be in good condition.

General Comments

The plumbing system requires some typical minor improvements. A licensed plumbing contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Fixtures

- **Improve:** The exhaust fan in the laundry room is inoperative.
- **Improve:** The toilet in the southeast bedroom bathroom runs on after flushing. Improvement to the tank mechanism is likely to be needed.
- **Improve:** The faucet in the basement bar area is leaking/dripping. The water supply was turned off again at the end of the inspection which is the condition the shut-offs were found in when inspected.

Supply Plumbing

- **Improve:** As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), it would be wise to install a pressure regulator. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment.

Water Heater Attachment and Location

- **Improve:** The installation of a drain pan is recommended under the water heaters to minimize damage to the floor coverings in case of leakage.

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:

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

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

INTERIOR

DESCRIPTION OF INTERIOR

Wall and Ceiling Finishes:	•Drywall/Plaster •Wood •Tile •5/8" Drywall (between house and garage)
Floor Coverings:	•Carpet •Tile
Floor Surfaces:	•Carpet •Tile •Wood •Concrete
Steps and Stairs:	•Carpeted
Balconies and Railings:	•Wood
Interior Windows Style / Glazing:	•Casement •Fixed Pane •Double-Pane Insulated
Interior Doors:	•Wood •French • Glass-Paned
Fireplaces:	•Gas (2)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

There were no signs of previous water damage and/ or water penetration into the house. The walls are relatively plumb and in good condition. The ceilings are in good condition. The drywall between the house and the garage is properly rated and in good condition. The floors of the home are relatively level and the floor coverings are in good condition. On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. It is very common for flaws to appear in new drywall installations within the first year.

General Condition of Windows and Doors

The doors and windows are very good quality. The windows have, for the most part, been well maintained. The doors and windows are in good condition and function as intended. The door between the house and the garage is properly rated, it is in good condition, and the self closing device functioned as intended.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Kitchen Cabinets

- **Improve:** The warped kitchen cabinet door under the kitchen sink should be repaired.

Windows

- **Improve:** Damaged screens were noted on windows in the kitchen work desk area.
- **Improve:** Damaged screens were noted on windows in the family room.
- **Improve:** It may be desirable to replace window screens where missing in the east bedroom. The owner should be consulted regarding any screens that may be in storage.
- **Improve:** It may be desirable to replace window screens where missing in the southeast basement bedroom. The owner should be consulted regarding any screens that may be in storage.
- **Monitor:** The right-hand window is problematic in the basement south room area when opening. Improvement can be undertaken as desired.

Fireplaces

- **Improve:** The gas fireplace in the family room did not operate.

Floors

- **Monitor:** The floor is squeaky in the east hallway.

Doors

- **Improve:** Water damage or damaged finish coat varnish was observed at the exterior door near the family room. Refinishing the door is recommended.

Stairways

- **Improve:** The stairway handrail appears to have been repaired and could be of better finish quality.

Environmental Issues

- **Safety Issue:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. ***The Environmental Protection Agency (E.P.A.) states that a radon reading of equal to or more than 4.0 picocuries per liter of air represents a health hazard.*** A radon evaluation is included in the scope of this inspection as specifically requested. Based on the average testing result of 15.0 picocuries radon per liter of air, EPA recommends the level of radon be reduced by installing a radon mitigation system. Please see the Certified Radon Report for details. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance. A list of N.E.H.A. (National Environmental Health Association) certified radon mitigation contractor's in our area is available at *www.radongas.org*.

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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

APPLIANCES

DESCRIPTION OF APPLIANCES

Appliances Tested: •Gas Cooktop •Built-in Electric Oven •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator

Laundry Facility: •240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

Other Components Tested: •Kitchen Exhaust Hood •Door Bell •Smoke Detectors

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. The appliances are considered to be in generally good condition. All appliances that were tested responded satisfactorily. No improvements to the appliances are considered necessary at this time. The kitchen appliances that have been installed are very good quality. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality. The kitchen cabinetry is in good condition and the cabinets have been well maintained. The kitchen countertops appear to be in good condition and have been well maintained.

General Comments

No improvements to the appliances are necessary.

RECOMMENDATIONS / OBSERVATIONS

No improvements to the appliances are considered necessary at this time.

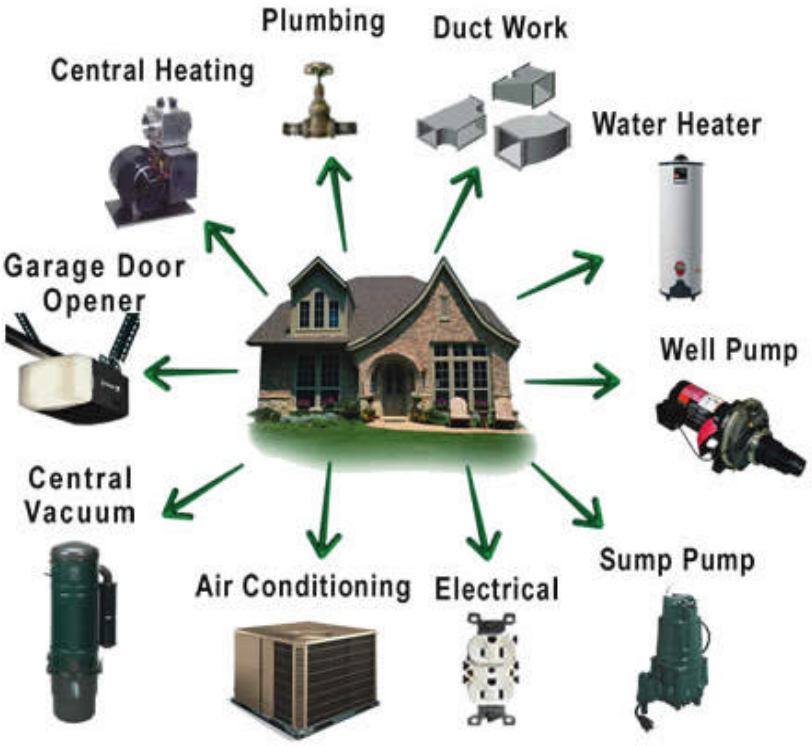
LIMITATIONS OF APPLIANCES INSPECTION

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. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

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

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

HOME MAINTENANCE GUIDE



OVERVIEW

The old maxim about "an ounce of prevention" is especially fitting when applied to home maintenance. The first advantage of the preventive approach? Cost efficiency. Instead of getting something repaired in an eleventh-hour panic and probably overpaying for the job, you'll be prepared. In short, it pays to prepare for repair.

Secondly, the preventive approach stretches home-component life expectancy and thus helps in delaying costly repairs or in sidestepping them altogether. Added advantage: Energy consumption is frequently curbed.

How often should you perform check-ups? In most instances, maintenance inspections should be executed twice a year—in the spring and fall. Naturally some elements need to be checked more often, some less often. (We'll detail the exceptions as we cover each element.) Remember, too, to keep a record of all inspections as well as all repair work. And if you're not the kind of personality likely to remember to abide by a regular inspection schedule, don't be shy about hiring a handyman to do it for you.

Now, let's cover all the areas of the home that require regular inspection. We've organized the information in the following categories:

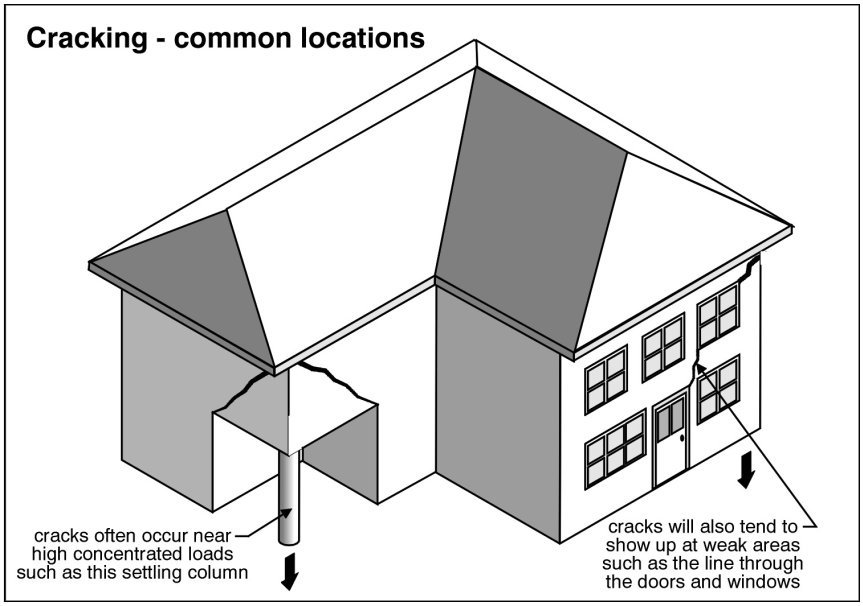
1. **Structural**
2. **Interior**
3. **Exterior**
4. **Heating & Cooling**
5. **Electrical**
6. **Plumbing**
7. **Attic**
8. **Pest Control**

We've also included a home-maintenance checklist, formulated to help you remember many of the tasks involved in proper care.

STRUCTURAL

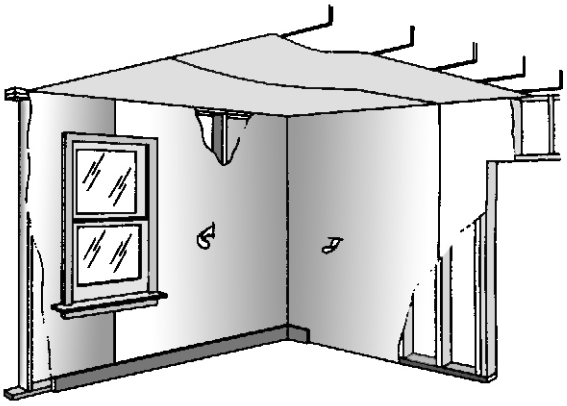
Wall/ Ceiling Surface Cracks: Don't be surprised if you notice minor movement of cracks owing to normal settling and shrinkage. But if your monitoring turns up dramatic movement, be alerted that repair may be in order.

Wood Framing: Insect infestation and rot are the two archenemies of your basement's exposed wooden structural components. You can usually tell if these threats are present if the components are sagging.



Foundation Walls: A certain amount of dampness (owing to creeping moisture) - and thus some deterioration- is to be expected in older foundation walls. Be sure to fill any cracks and voids so that you can monitor any movement between twice-a-year inspections. Note: Make sure to provide access hatches to all crawl space areas.

INTERIOR



Walls and Ceilings: Both should be inspected for bulges, separated plaster (especially on ceilings where it can be a safety hazard) and for cracks in interior finishes. Always make a record of movement so this condition can be monitored.

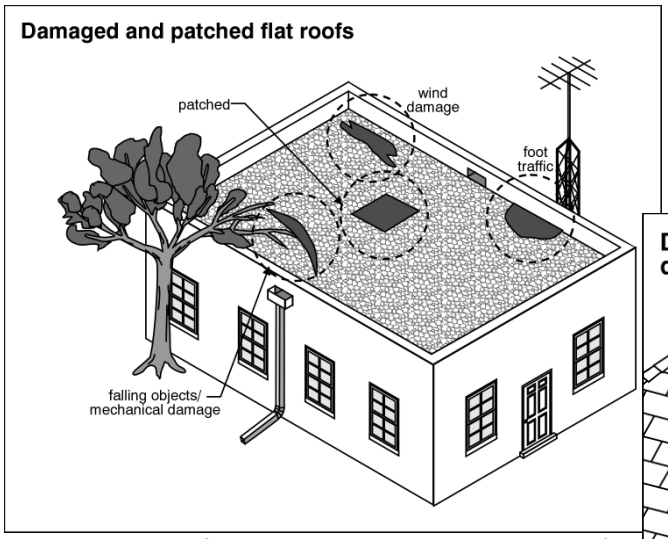
Walls in particular should be examined for evidence of mildew or condensation—especially in "dead air" sections (e.g. behind drapes) as well as for water stains. Take note of any movement. If it's significant and/or a source of the problem is undetectable, repair may be in order.

Door Frames: In examining these every six months, look for the corners to be at perfect right angles. If there is movement of any severity, you may be facing some significant problems.

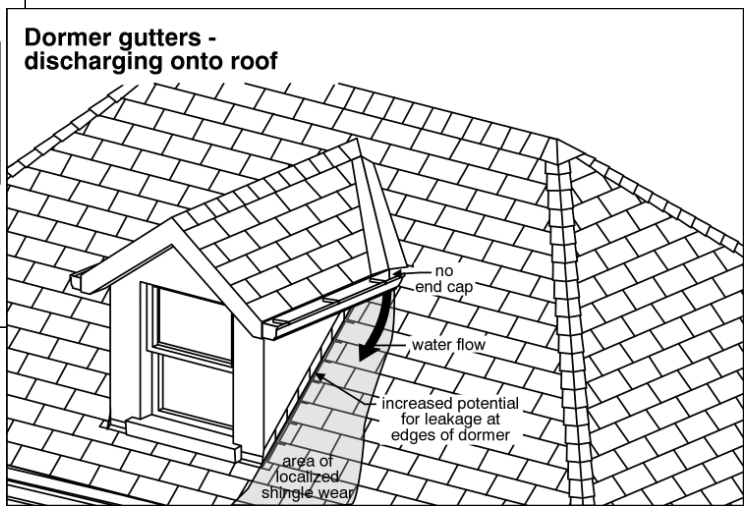
Windows: In wintertime, check for condensation. It's a telltale sign of high humidity, which often is a foreshadowing of rot damage.

Fireplaces and Chimneys: If either of these is used with any degree of frequency, you should have them cleaned every year.

EXTERIOR

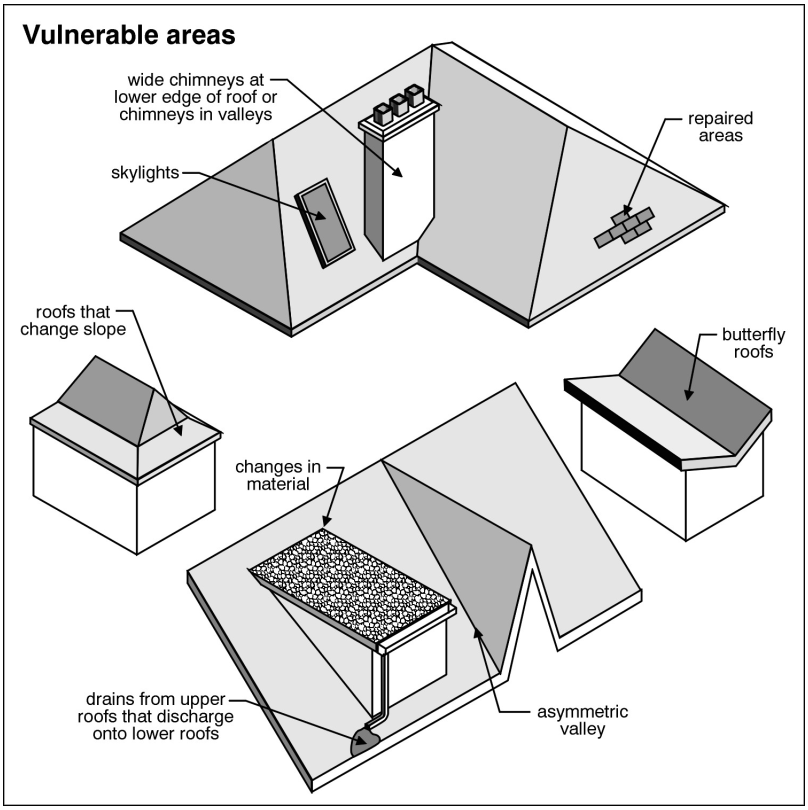


Flat Roofs: These surfaces are vulnerable to blisters, bubbles, flawed flashing details and—in the case of tar and gravel roofs--gravel erosion. Inspect for any of these defects and clear any tree branches touching the surface



Shingle Roofs: With special emphasis on areas of high wear (e.g. where downspouts discharge from upper to lower roof, or where foot traffic is prevalent), the roof should be thoroughly scrutinized for loose, damaged or missing shingles. The same goes for flashings at plumbing stacks, dormers or similar areas as well as supports for satellite dishes and TV antennas. And to prevent damage to the surface, make sure to cut back tree branches. Furthermore, check that all electric cables are correctly powered and firmly secured.

Gutters & Downspouts: Examine both gutters and downspouts for leakage from joints and rust holes, and to detect blockage and paint deterioration. Check out any areas that may need to be re-sloped or re-secured. Downspouts: Make sure to check for split seams, a condition which often clogs downspouts with debris.



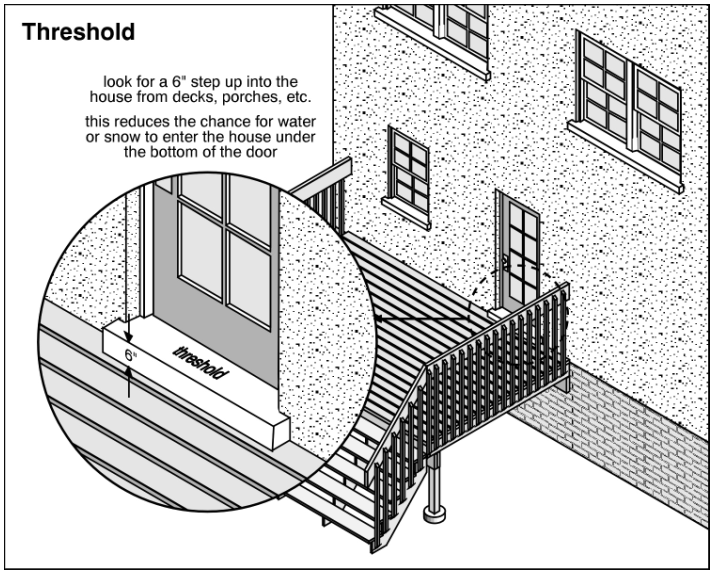
Eaves: Review fascia and soffits to uncover rotted, loose, vermin-damaged or degraded-paint surfaces.

Chimneys: Here's what to look for: Loose or eroding bricks and mortar; loose or broken sections on caps; leakage to flashings; cracks or loose sections on parging or stucco; rust, missing rain caps and loose braces on metal. Make sure there's no efflorescence (white salt build-up), since this is a sign of moisture inside the chimney. If it occurs, have the chimney examined by a professional.

Walls: Masonry walls should be investigated for disintegrating brick and mortar; wood walls for boards that are loose, damaged or rotting; stucco walls for separating and cracking; metal, vinyl, insulbrick and shingle sidings for mechanical damage and loose or missing parts. Whatever the wall surface, be sure to search for any hints of settling.

Any blistering or bubbling of paint should be noted and the cause ferreted out. Often these defects are engendered by the spread of moisture from inside the house and could be a foretelling of more serious problems.

Vines? Inspect for wall-surface damage, cut back foliage from doors, windows, gutters, eaves, etc. and maintain trimmed vines. Deciduous vines? Monitor them during winter months when they are defoliated.



Exposed Foundation Walls: Look for brick, block, mortar and parging that's eroded or cracked. In particular, monitor any cracking caused by settling.

Porches and Decks: Check to see if steps and railings are secure and wooden elements haven't been harmed by rot or insect infestation. To protect wood, periodically re-paint or re-stain

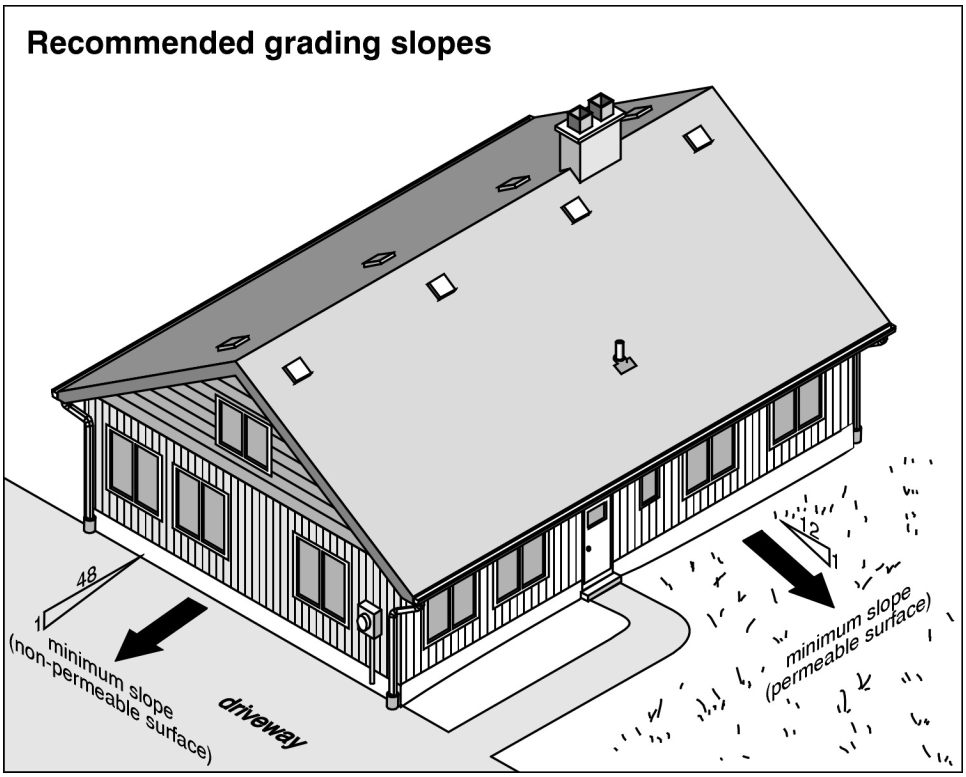
Windows and Doors: Always remember to seasonally install storms and screens in a timely manner and to clean window wells regularly. Inspect for defects in weather-stripping, caulking and for cracked or broken panes of glass. Repair and replace as required. And don't forget to examine finishes—especially sills— for rot and paint deterioration.

Garages: After checking the basic structure for any evident movement, check the roof to see if it's been worn down. Make it your business to clear and test floor drains. All wood should be reviewed for rot or insect infestation, and should be painted or stained according to need. And remember to test your automatic garage door opener at least once a month, adjusting to reverse in the event of emergency.

Driveways and Sidewalks: Preventive measures include checking for cracks, deterioration, uneven areas (a hazard to pedestrians) and settling that allows surface water to slant toward the house and cause damage. The latter two conditions should be attended to quickly.

Retaining Walls and Fences: Insect infestation and rot are two common threats to wooden retaining walls. So be sure to inspect for those two conditions. Whatever the material, though, scrutinize all retaining walls for apparent movement.

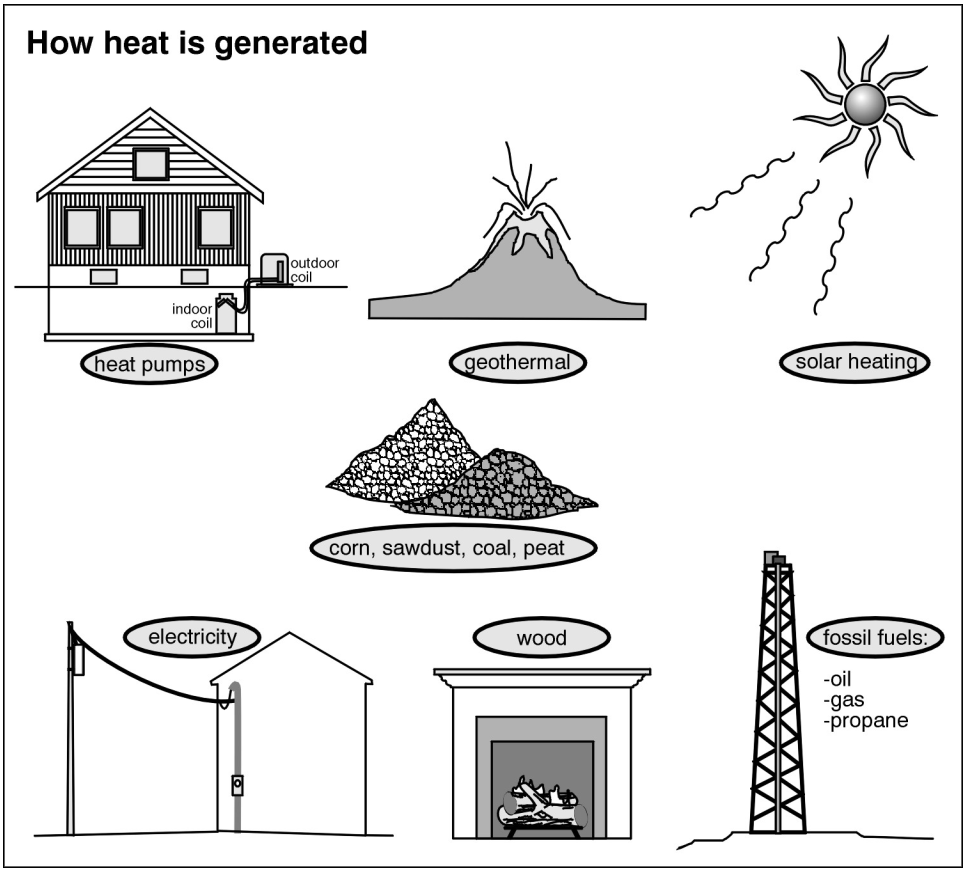
Trees, Shrubs and Vines: Cut back and clear all limbs overhanging your house and be sure to remove dead limbs. Vines touching wood surfaces like windows and doors? Trim them.



Grading: Scan the first six feet surrounding the house to make sure there's a slope of one inch per square foot. Next clean and test the catch basins.

HEATING AND COOLING

Forced Air Systems: If you have a conventional filter, review it monthly and, if needed, either clean or replace it. Electronic filter? Simply clean monthly following the manufacturer's instructions. After cleaning, take special care to install interior components in the correct sequence.



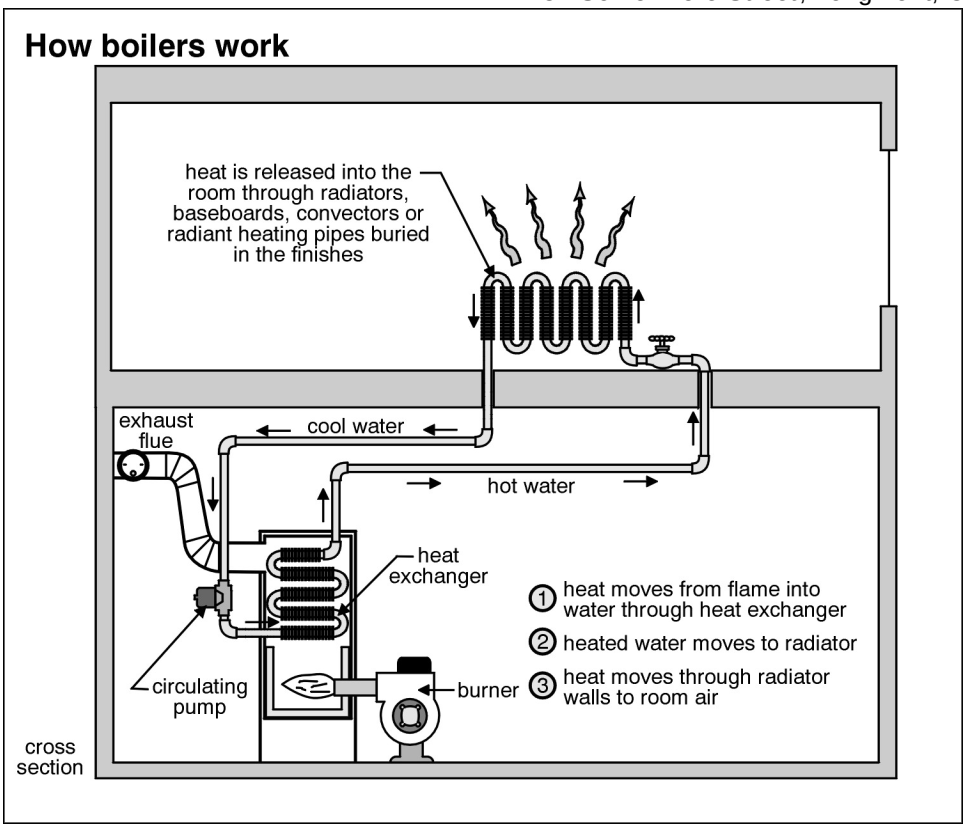
If you have a humidifier- Inspect and adjust the water levels in your humidifier once a month. If you have a drum-type humidifier, replace the pad once a year. Replace interior elements as needed. During summer months, shut off the water supply; and in heating months, activate the supply. If you have a system with air conditioning or a heat pump, close the damper in the humidifier ductwork during cooling season. If your blower system becomes noisy, it's time to call in a professional.

Hot Water Systems:

Twice during the heating system, lubricate circulating pumps. Then, once a year, drain expansion tanks; inspect radiators and convectors for leakage, paying strict attention to the valves; and bleed the radiators (perhaps an extra time or two during heating season).

Electric Heat: Jobs you may be able to do yourself include: Periodically inspect circuit breakers and fuses; investigate baseboard heaters for safe clearance away from combustible materials; repair or replace mechanically damaged baseboard heaters.

A job you should entrust to a professional: Annual inspection to confirm that all parts are operating efficiently and that no connections are burnt or loose.



Oil Furnaces and Boilers: Make an exhaustive review as follows: Check for corroded or loose connections in the exhaust pipe leading from the furnace to the boiler. See to it that the barometric damper on the exhaust pipe is rotating freely. Make sure the chimney is cleared of all debris. Scrutinize the oil tank for leaks. To intercept a possible combustion or draft problem, look for soot at the front of the boiler or furnace. To thwart a possible crack in the heat exchange, seek out oily soot deposits at the registers of forced-air systems.

In the latter two cases, call in a technician to deal with the problem. And in any event, schedule a technician for a general inspection annually.

Gas Furnaces and Boilers: Good maintenance should include the following: annual cleaning and servicing; clearing any debris fromchimney clean-out; exhaust pipe and heat-shield check-ups to see that they're not loose or corroded. If burn marks are present on the heat shield, there may be a combustion or draft problem, in which case a technician should be summoned.

Caution: If there's a whiff of gas odor in the air, call the gas company without hesitation. During the waiting period, do not utilize anything with an open flame and do not switch on anything electrical.

Wood Stoves: First, make sure there's always plenty of room between the stove and any combustible materials. Secondly, make sure that that flues and chimneys are cleaned and inspected for creosote build-up at least once a year, and more frequently if the stove is heavily used.

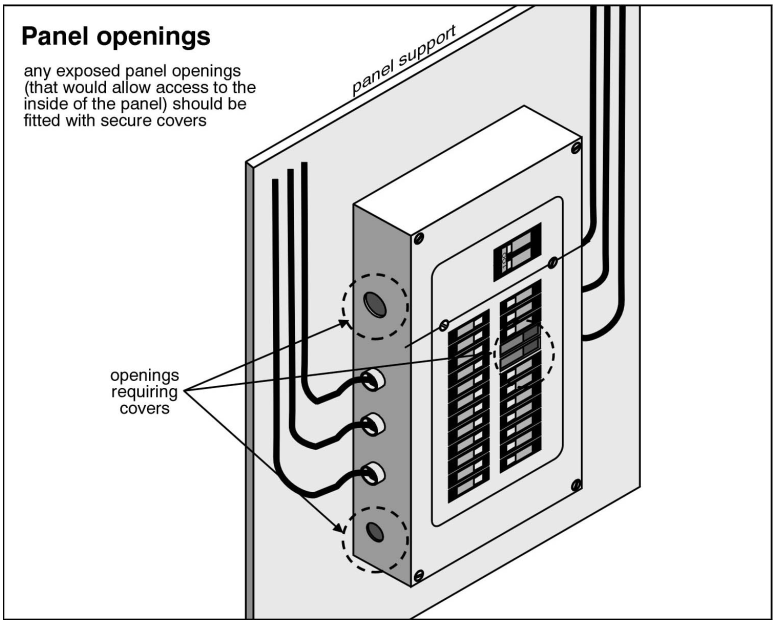
If there is any question about the stove's safety, consult with your local municipal building inspector immediately.

Cooling/Heat Pumps : Proper maintenance means you should: inspect refrigerant lines for loose, missing or damaged insulation; clear away vegetation and debris from outdoor components; keep outdoor coil clean; during cooling season, examine condensate drain line (rising from ductwork) above the furnace for leakage; during winter, remove and store window air conditioners indoors.

Two problem areas to be on the lookout for: (1) If the outdoor section heaves or settles and does not stand level, and/or (2) if the fan becomes noisy--denoting a problem with alignment or bearings--call a technician.

Indeed, it's wise to engage a technician annually to inspect the system and, if necessary, recharge it.

ELECTRICAL



Main Panel: Begin maintenance by making sure that a three-foot radius around the panel contains no storage. Next, label all circuits if you haven't already done so.

Now for inspection procedures: Each and every month, test ground fault circuit interrupters. Once a year, inspect the main electrical panel for rust or water marks (which signify penetration of moisture); turn breakers off and on to be positive that none have seized; tighten all fuses: and have the aluminum wire connections inside the distribution panel tightened by a qualified electrician.

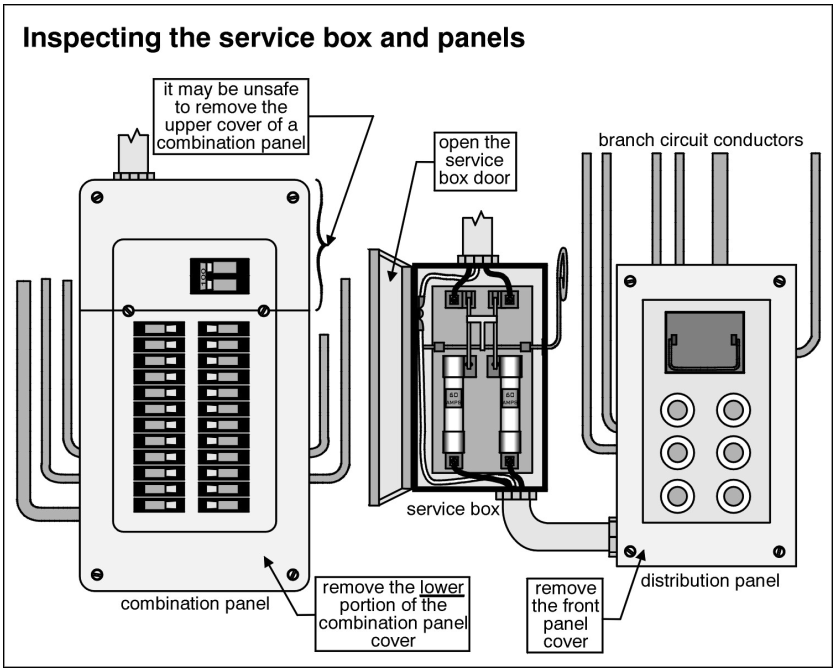
There are two warning signs of imminent danger, both of which should be handled by a qualified electrician: (l) A main panel that gives off the smell of burnt insulation or is warm to the touch, and (2) burnt wires (which are markers for loose or bad connections).

Indoor Wiring: First off, be sure to replace any and all damaged or frayed wire, such as appliance cords, plugs and extension cords. Next, tighten all loose switches and outlets. Then, every month test ground fault circuit interrupter electrical outlets.

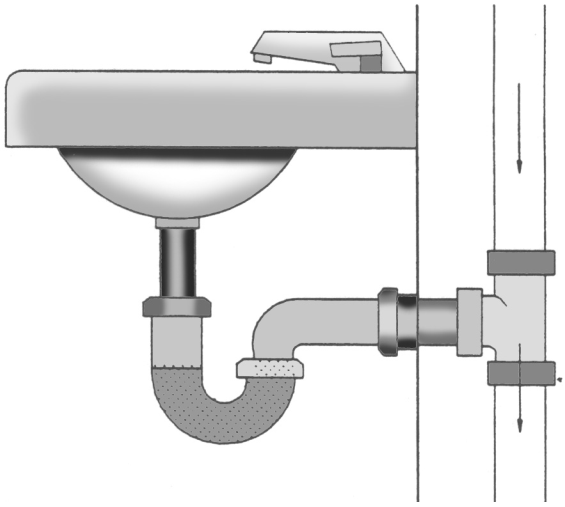
Jobs you should leave for a qualified electrician: (1) Correcting loose or bad connections on exposed wiring in the basement, and (2) annual tightening of all aluminum wire connections in the home.

Outdoor Wiring: First, make sure all exterior outlets are protected by proper covers and—if they're the ordinary kind of outlets— you should probably replace them with GFCI outlets.

Items to inspect: (1) The masthead and wires leading to the street (if overhead), and (2) overhead wiring connecting to out building such as work sheds and garages. Both should be checked for frayed or loose wire.



PLUMBING

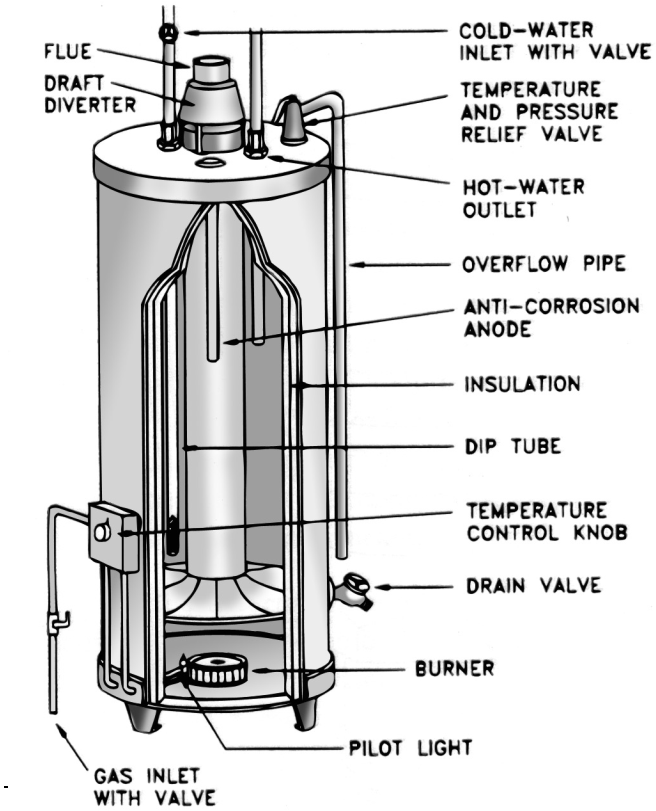


Supply Plumbing: Inspect for leaks annually, and be sure to repair leaking or dripping faucets in a timely manner. Check your well equipment in the spring and fall. Ask your inspector to conduct periodic water-quality tests. From time to time, operate the main shut-off valve and essential isolating valves so that you're positive they'll all work should an emergency arise.

To be prepared from winter's freeze, shut off outdoor faucets from your home's interior and be sure all water has been drained. Also, be careful to guard against freezing in areas such as crawl spaces.

Waste Plumbing: Regular inspection and cleaning of exterior drains, basement floor drains and (annually) septic tanks is a must. And be sure to clear any interior drains that are running slow. Check out visible-waste plumbing for leaks, too. To be certain that basement-floor drain traps aren't damaged, fill them with water. If they're cracked or there's been water evaporation, you'll know it by the sewer odors drifting up into your home.

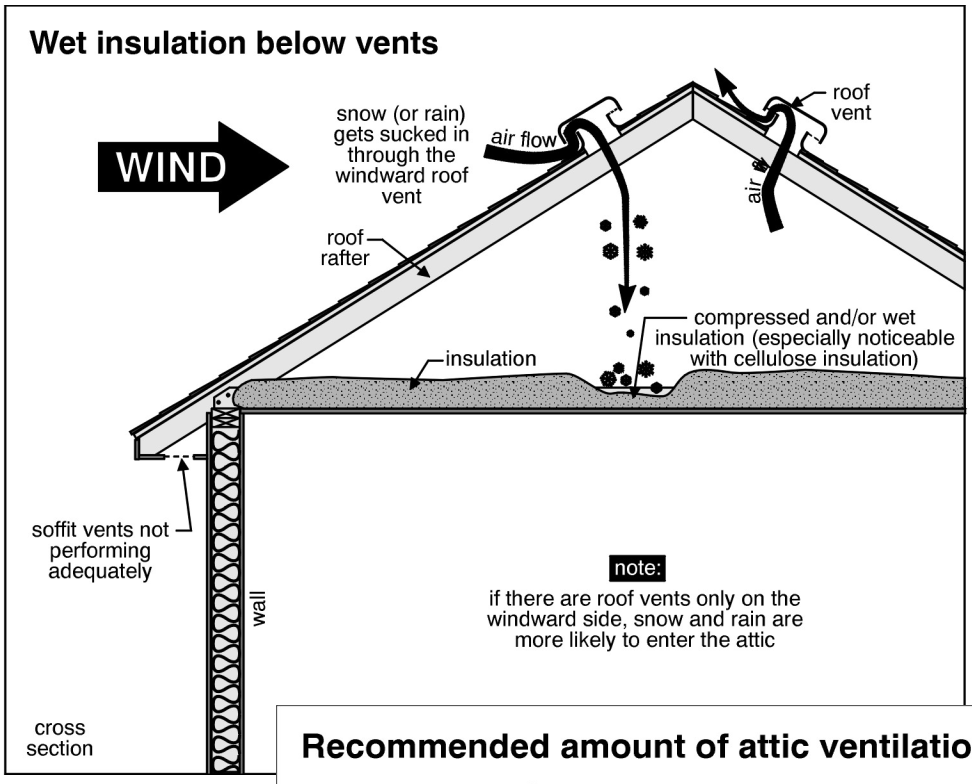
Fixtures: Maintain a regular vigil on the following: toilets not firmly secured to the floor; continuously running toilets; crumbling or defective grouting and caulking of bathroom fixtures; improperly functioning sump pumps. If any of these defects turn up, call in a plumber or repair yourself, if you're adequately trained and/or experienced.



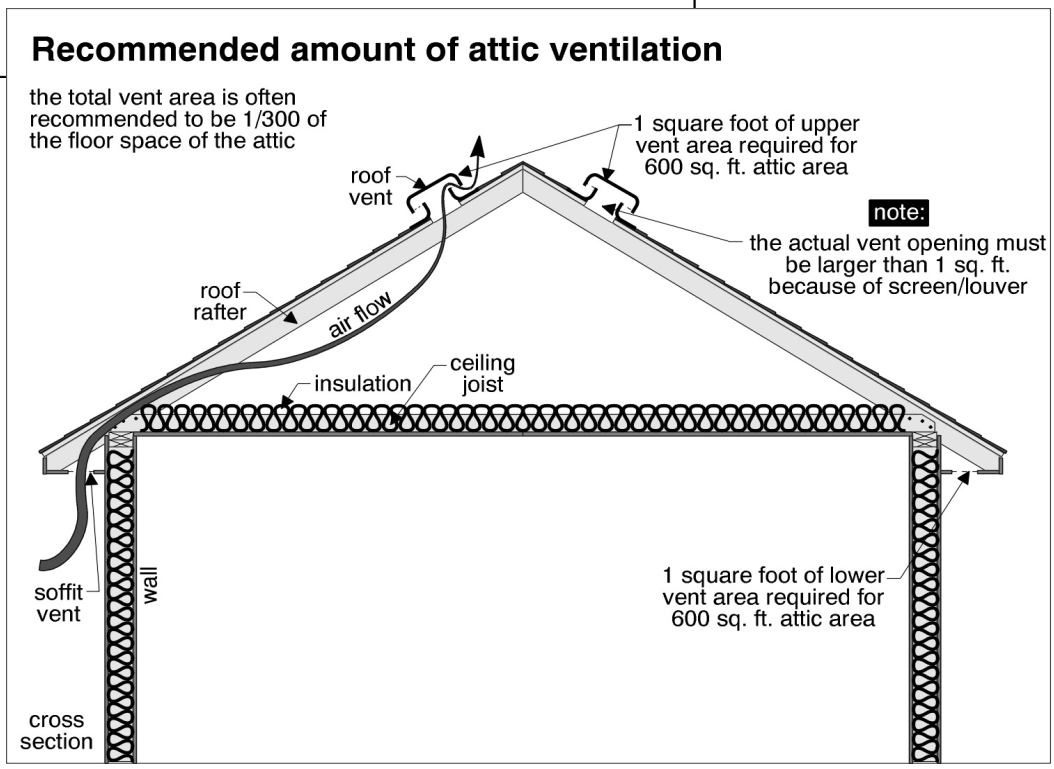
Water Heaters: In some parts of the country the build-up of sludge at the bottom of the tank can be a problem. To test for sludge accumulation, drain some water from the bottom of the tank. If sludge appears, you know that you'll want to start a regular schedule of draining. Before every draining, make sure you've closed off the fuel or power supply.

Every quarter--utilizing the test lever on the pressure relief valve—conduct a test of the valve to determine if there is seizure. In the event that the relief valve doesn't discharge near a drain, use a bucket.

ATTIC

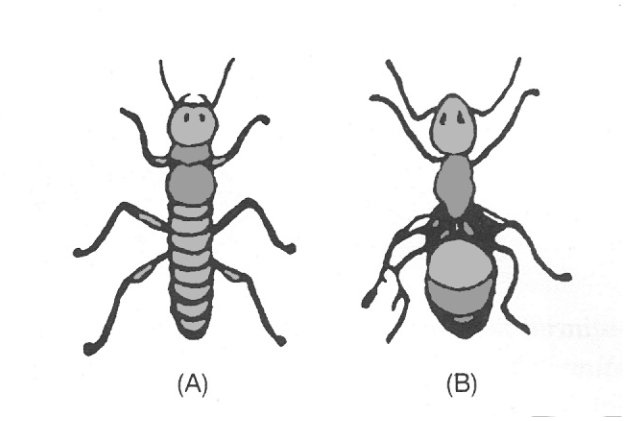


Be certain to inspect your attic annually. Check for mildew, rot, fungus and other signs of excess humidity levels. Investigate the underside of the roof sheathing for water stains. Explore insulation for wetness and make sure it hasn't been blown about by wind or is covering pot lights or that bare spots are present. Peer into vents to be certain insulation or bird nests haven't obstructed them. Search for traces of pest (squirrels, raccoons, etc.) infestation. And review rafters and collar ties for rot and movement.



Caution: When exploring your attic on foot, take care not to step on wires or fall through. Also, try to avoid walking on insulation, since it loses some of its insulating properties when it's compressed.

HOUSEHOLD PESTS



There's a host of creatures that can invade your home, pester you in any number of ways and turn you into their unwilling host. Following are profiles of these pests and hints on what you can do to thwart their ill-mannered advance.

Carpenter Ants: North America's largest ants are usually at their busiest in spring and early summer, when they nest but do not eat wood; leaving in their wake telltale saw dust accumulation. You'll find them chomping away and nesting in walls, ceilings, outdoor siding, floors, and window casings or in any wood that's wet or rotting. Outdoors, their favorite foods are plant material and other insects; indoors, their favorite foods are the remains of your favorite foods.

Defensive measures: Remove any decayed wood near your home's exterior. Treat with a preservative any wood that's settled in damp areas. Avoid storing firewood indoors for any lengthy period. Store all foods in closed containers. And if you should accidentally spill some sugar, flour, etc., clean it up quickly and thoroughly.

If infestation persists, call in reliable pest-control experts who'll apply proven chemical-control techniques.

Earwigs: One of the most prevalent and persistent pests around, these nocturnal invaders are found in homes and gardens, gobbling up both plant and animal food and in the process damaging fruits, vegetables and flowers.

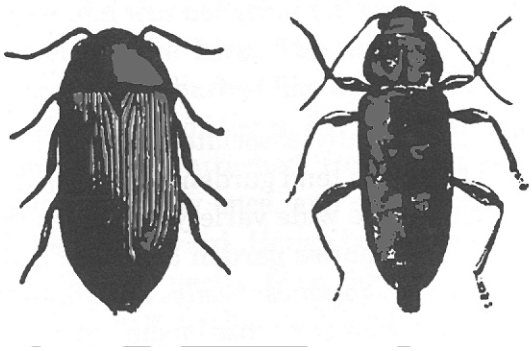
Defensive measures: During June or early July, apply chemical treatment around fences, wood piles, garages, tree trunks and building foundations. And don't forget under your porches. Be forewarned, though. Treatment notwithstanding, these resilient marauders can return—again in large numbers -- in as little a while as two weeks.

Silverfish: Nocturnal by nature, these decidedly unattractive pests feel at home in dark, damp, warm areas of your home -- like furnace rooms. They delight in engorging starchy materials like sizing, glue and wallpaper paste as well as crumbs and other human food. They've even been known to feast on paper and other wood by-products.

Defensive measures: Thoroughly vacuum all areas you suspect might be welcoming habitat for silverfish. Avoid letting old books, newspapers, etc. linger in unventilated areas for lengthy periods. Want to trap them? Extend a jarring invitation to them. First, cover the outside of the jar with masking tape so they can gain purchase in crawling up into the jar. Then pour some water into the jar. Once they've entered, the interior glass surface will rende r futile any attempts to climb back out.

If your silverfish problem continues to spread, employ a chemical control solution.

Anobid Beetles Old House Borer



Cockroaches: Perhaps the most dreaded of pests, the cockroach comes in a variety of species and voraciously gobbles just about anything—human food, plants, paper, glue, you name it. Most comfortable in damp, dark places, the roach can be a carrier of the dangerous salmonella bacteria.

Defensive measures: With a reputation for being the most challenging bug to get rid of, the cockroach thrives in homes where housekeeping standards are less than exact. So make sure all food is kept in closed containers and that spills are promptly and completely cleared. If it's feasible, remove the sources of dampness in your home.

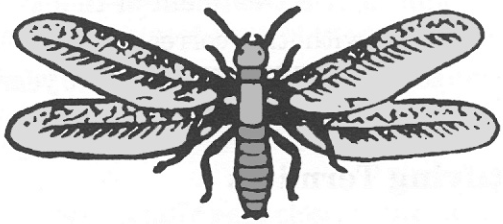
If they won't leave, have them chemically evicted by a trained professional.

Sowbugs: Though they hardly ever cause severe harm to households, these members of the crustacean family -- who prefer living in dark, damp neighborhoods such are basement corners—like dining on decaying organic matter and occasionally on wet, rotted wood. **Defensive measures: Simply keep your basement as dry and well ventilated as possible.**

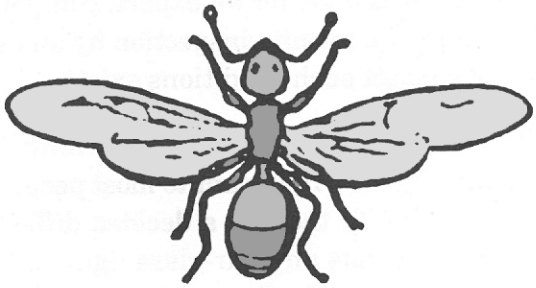
Termites: Dwelling in the soil below the house, these most destructive of creatures nonetheless invade the house to gorge on wood—especially damp and rotting wood, but sound, dry lumber as well. Though the considerable wood damage termite's cause is seldom noticeable at first, there is a way to detect their presence. If direct soil-to-wood contact doesn't exist, termite armies build shelter tubes or tunnels --up to 1/2" in width and composed of soil-- leading up to the house.

Defensive measures: At first sighting of the shelter tubes, call a pest control company *post haste* and have them apply a chemical resolution to the infestation. In fact, consulting with the company, it would be a good idea to book regularly scheduled termite inspections. Another key measure: Be vigilant about keeping soil from contacting wood components of your home.

Note: In some parts of the country, government assistance in chemical control is available.



(A)



(B)

EAS: THESE ITCH-INDUCING PESTS ENTER THE ME ABOARD THE ANIMALS ON WHOSE BLOOD EY THRIVE ON—DOGS, SQUIRRELS AND—THE ST TROUBLESOME FOR HUMANS—CATS. THOUGH EY MOSTLY NEST ON THEIR HOSTS, FLEAS WILL OM TIME TO TIME JUMP ONTO OTHER SPECIES—CLUDING HUMANS—SEARCHING FOR FOOD IN AT AMOUNTS TO A SHORT, TEMPORARY STAY.

FENSIVE MEASURES: ALBEIT ADULT FLEAS EN'T DIFFICULT TO EXTERMINATE, THE RVAE—NESTLED IN UNUSUALLY SECURE COONS--*ARE*. YOU CAN TRY ONE OF THE MMERCIAL CONTROL PRODUCTS WIDELY OCKED BY RETAILERS, BUT IT'S PROBABLY SEST TO HIRE A PROFESSIONAL EXTERMINATOR.

Mice: Talk about prolific! During a typical female house mouse's one-year life expectancy, she can give birth to as many as eight litters of 4 or 5. While mice chew and digest just about anything humans do, they tend to favor grain and seed. Able to survive on very little water, these very little vermin establish territory in a radius of about 30 feet from their nests. Because they keep their teeth sharp by gnawing on anything available, they puncture and damage wood, asphalt, mortar and even aluminum. Worst of all, these swift nocturnal creatures can escape danger by slipping though holes as tiny as one-half inch in diameter.

Defensive measures: First and foremost, to keep mice out of the house and away from temptation, high sanitation criteria are a must. So, store all foods in tightly closed containers mice can't chew through, thoroughly and quickly clean up any spills, and keep floors, tables and countertops free of all food particles.

Once mice have arrived, you can exterminate them by trapping or poison. Spring traps or glue traps can be baited with peanut butter, cheese, bacon or bread. Poisons should be handled with great care and positioned in places where children and pets can't reach them. It usually takes a few days of ingestion for any of the poisons to work. Remember to store unused poison in out-of-reach places and to mark the container "DANGER: POISON."

After mice are no longer alive, quickly and safely get rid of them.

Raccoons: The crafty, nocturnal omnivores make meals of fish, meat, nuts, grain, vegetable and fruit. Thus, they've become adept and widespread urban garbage pickers.

Defensive measures: To put it succinctly, BLOCK ENTRY! Keep garage doors shut. Keep garbage in tight, heavy containers that can't be easily toppled. Cover chimney flues with sturdy screens. Cut back tree limbs near the house. Shield TV towers and trees with screens to block access to roofs. If you want to rid yourself of a raccoon that persists in hanging around the house, humane traps can be used to cage and remove the animal to a remote region that's safer for both you and the raccoon. Since we don't recommend trapping the raccoon by yourself, the only trapping instruction we provide is as follows: Call in a professional.

NOTE: A-Pro provides the information above to attempt to inform new homebuyers about general home maintenance. The maintenance suggestions listed above are by no means a complete list of items that need maintenance in a home. These statements above are only a compilation of maintenance suggestions based on our experience in the business of property management, home ownership and inspection.

IT TAKES A-PRO TO KNOW…

DON'T BUY A HOME WITHOUT US!

THE A-PRO HOME MAINTENANCE CHECKLIST

So you've just moved into your new home. You shopped around and did a lot of research to find the home that was just right for you. You signed a big pile of documents at closing, the moving trucks have left, all the boxes are unpacked, and all your belongings are in their proper places. What should you do now?

One of the most important things to remember is that you are responsible for certain routine maintenance items to keep your house functioning properly. These tasks tend to be relatively simple. For instance, many types of heating and air conditioning systems contain filters to remove dirt and dust from the air. A homeowner should change these filters when necessary.

Cleanliness is a factor that will make your home last longer and work better. Dust and dirt, if allowed to accumulate, can harm the finishes on blinds, cabinets, countertops, floors, sinks, tubs, toilets, walls, tiles and other items. If dirt does accumulate, make sure to clean it with a substance that does not scratch or damage the finishes.

On the outside of your home, make sure that gutters and downspouts do not get clogged with leaves or other objects. The exterior of your house is built to withstand exposure to the elements, but a periodic cleaning will improve the appearance and, in many instances, prolong the life of siding and other exterior products.

Note: The following pages are a list of maintenance reminders; things you should take care of on a regular basis along with one-time tasks. It's a good idea to review the list from time to time, in order to make sure you're taking proper care of your property.

Task	Task Frequency	Person Assigned	Date last completed
Ongoing			
Test smoke detectors	Monthly		
Mechanical water softener	See manual		
Drain off sediment from base of hot water tank	Monthly		
Quarterly			
Check faucets for leaks. Clean aerators. Replace worn washers.	Quarterly		
Inspect bathtubs and sinks for caulking and leaks; repair as needed	Quarterly		
Clean drains with baking soda. Pour water down unused drains.	Quarterly		
Inspect visible pipes for leaks	Quarterly		
Check under and around cabinets for leaks	Quarterly		
Check toilets for stability and leaks	Quarterly		
Check area around water heater for leaks. If you have hard water, drain 1-2 gallons of water	Quarterly		
Apply wood protectant to cabinets and trim	Quarterly		
Lubricate hinges of interior doors	Quarterly		
Lubricate hardware on garage doors and inspect for damage	Quarterly		
Clean out dirt and dust from window and door tracks. Lubricate rollers and latches	Quarterly		
Check for cracks, dampness and leaks in basement and crawl space. Check for any evidence of termites or wood eating insects	Quarterly		
Clean and grout ceramic tile	Quarterly		
Survey carpet and flooring and clean as needed or quarterly	Quarterly		
Check operation of water pump and sump pump, if applicable	Quarterly		
Vacuum under refrigerator and dust condenser	Quarterly		
Turn mattress, wash mattress covers	Quarterly		
Defrost manual refrigerator; or if automatically defrosted, wash off shelves and clean when frost is 1/4" thick	Quarterly		
Clean oven	Quarterly		
Major cleaning	Quarterly		
Review emergency procedures and practice fire drill	Quarterly		

Task	Task Frequency	Person Assigned	Date last completed
Winter Maintenance Schedule			
Change furnace filters	Monthly during heating season		
Humidifier: thoroughly clean water in reservoir	Weekly		
Chimney cleaned for wood stove/fireplace	As needed		
Spring Maintenance Schedule			
Remove and store windows and doors	Annually		
Window cleaning spring and fall	As needed		
Window caulking (especially for air-conditioned rooms)	Spring and fall or as needed		
Plans for outside care, such as washing or painting siding	Annually as needed		
Air winter coverlets and bedding before storage	Annually		
Summer Maintenance Schedule			
Clean air conditioner filter	Monthly or as per manual directions		
Clean home pantry area, arrange items on hand, and prepare space for additions	Annually		
Fall Maintenance Schedule			
Heating system services before system is needed	Annually		
Chimney cleaned for wood stove	See manual		
Remove leaves from gutters	Once or twice during fall		
Clean and store yard tools, discard or store yard chemicals properly	As needed		
Clean fire extinguisher, refill or replace as needed	Annually		
Turn off water to outside faucets (this is not necessary on those with extended line)	Annually		
Sort, clean, pack, and store holiday items	Annually		

INSPECTIONS GUARANTEE AGREEMENT

WE HAVE (3) TYPES OF INSPECTIONS. Please refer to the inspection guarantee brochure or your contact your local "PHI" master inspector for further details.

A) GOLD 90 INSPECTION (BUYERS ONLY)

B) SILVER 120 INSPECTION (SELLERS ONLY)

C) PLATINUM 360 INSPECTION (*BUYERS OR SELLERS)

* (homebuyers may have the option to pay 50% of the inspection cost at the act of sale with title company and PHI approval)

PLEASE READ CAREFULLY. VOID WHERE PROHIBITED BY LAW. THIS IS NOT A HOME WARRANTY OR MAINTENANCE AGREEMENT. I UNDERSTAND THAT IN ORDER FOR A CLAIM TO BE VALID I MUST CONTACT MY LOCAL PHI INSPECTOR BEFORE MAKING REPAIRS TO RECEIVE A CLAIM VALIDATION AND FAX NUMBER TO SUBMIT MY CLAIM OR THIS AGREEMENT IS NULL AND VOID. AFTER RECEIVING AUTHORIZATION FROM US YOU MAY CONTACT A CONTRACTOR OF YOUR CHOICE TO HAVE THE REPAIR COMPLETED. WE WILL THEN REIMBURSE YOU FOR REASONABLE LESSER AMOUNT OF THE REPAIR COSTS, REPLACEMENT COSTS OR THE DEPRECIATED VALUE OF THE SYSTEM OR COMPONENT, IF THE CLAIM IS APPROVED. I also understand that this agreement is only available after a "PHI" Professional home inspector has performed a full and comprehensive home inspection including a written report of the findings; otherwise, this agreement is null and void. I agree that if a system or component identified in the inspection report needs to be further evaluated that I will notify the inspector immediately after the inspection or coverage is null and void for that system. I also understand and agree that if a latent defect is discovered by the PHI during the renewal inspection that had not been previously approved by us then that system and or component is not covered upon renewal. A-Pro and or NHA reserve the right to cancel this agreement or transfer it at any time and return the unearned portion of the payment. The Platinum 360 plan is limited to lifetime maximum coverage in the amount of ($25,000.00) twenty five thousand dollars and a yearly cap of ($2500.00) twenty five hundred dollars per subject property address for any and all claims. Unpaid amounts in any calendar year can not be carried over to the subsequent year. The Gold 90 or Silver 120plans are limited to a maximum amount of ($1000.00) one thousand dollars. All plans require that the claimant obtain three written bids from licensed and insured contractors only. Claimant/Applicant further agrees to hire the contractor with the lowest bid to perform repairs subject to this entire agreement and according to the pre-inspection agreement. A-Pro also reserves the right to have its own inspector, adjuster or selected contractor perform or complete repairs at its sole discretion or to further evaluate the condition of the problem. Although no one can predict exactly when an item will break down, mechanical items have a" useful life" under normal use. This guarantee pays the lesser amount of the repair costs, replacement costs or the depreciated value of the system or component. The depreciation value of the system is based on the systems current age, condition, and quality amongst other factors established from formulas and techniques proprietary to National Home Assurance and or their partners and affiliates. I HAVE REVIEWED THE MECHANICAL, STRUCTURAL AND ROOFING EXCLUSIONS ON THE NEXT PAGE AND UNDERSTAND THE PROVISIONS CONTAINED THEREIN. I UNDERSTAND THAT THESE EXCLUSIONS WILL ALSO APPLY TO THE PLAN AGREEMENT FOR WHICH I AM APPLYING. I FULLY UNDERSTAND THAT ALL CLAIMS MADE UNDER ANY A-PRO HOME INSPECTION ARE SUBJECT TO THE EXCLUSIONS SET FORTH ON THE NEXT PAGE AND THE EXCLUSIONS SET FORTH IN THE A-PRO PRE-INSPECTION AUTHORIZATION AGREEMENT AS WELL AS ANY LIMITATIONS LISTED IN THE INSPECTION REPORT.

I understand that all disputes arising hereunder shall be resolved by Arbitration pursuant to the rules of the American Arbitration Association. I further agree to pay all costs and attorneys fees of A-Pro® and or NHA if suit is brought by me or anyone on my behalf prior to submitting and completing dispute with said Arbitration procedures. I also understand and agree to the terms and conditions of this limited Inspection Guarantee Agreement and the covered items listed in the brochure and or on the www.a-pro.net website.

MECHANICAL SYSTEMS

This agreement is limited to within the home's foundation. **EXCLUSIONS:** Items listed as defective, or in the limitation section of the inspection report are not covered. Pre-existing conditions not repaired, items not listed in the brochure or on the www.a-pro.net website, items not present or verifiable or not inspected at the time of inspection. Items inspected but have not passed inspection listed as Monitor, Improve, Major Improve, or Safety Hazard until the subject system or component is re-inspected by PHI with receipts from a licensed and insured contractor. Upgrading of any systems and components, items normally covered by regular homeowners insurance, home warranty, damages caused by lack of normal maintenance and care, timers and clocks, damage caused by any natural disaster, plumbing or electrical in or under concrete, restriction in pipes, gas-fired air conditioning units, service calls to perform seasonal and or routine maintenance service. Repairs and/or replacement components will be complete in kind. Upgrading of any system or component to comply with any prevailing building code or utility rule or regulation, Federal Efficiency Standards is excluded. Ninety day and one hundred twenty-day guarantees cover furnace less heat exchanger, heat pump, less compressor and air conditioner, less compressor, coil and Freon. Central Heating and Air Conditioning systems beyond fifteen years of age are not covered and are limited to a maximum of five hundred dollars for the ninety-day and one hundred twenty-day plans and one thousand dollars for three hundred sixty day plan. Manufacturers' warranties and errors and omissions insurance take precedence over this guarantee. NHA will coordinate any additional payments above manufacturer warranty. Garage door openers are covered less sending unit on the extended plans. Water heaters beyond twelve years and built-in appliances beyond twenty years of age are not covered. Removals of walls, floors, roof or concrete to repair items are not covered. Ninety-day and one hundred twenty day plans include a ninety dollar deductible per occurrence per repair. Platinum 360 Plan is a fifty dollar deductible per occurrence per repair.

ROOF SYSTEM

For repair to leaking area only. **EXCLUSIONS:** Items listed as defective, or in the limitation section of the inspection report. Items not present or not inspected verifiable at the time of inspection, upgrading of any systems and components, items normally covered by regular homeowners insurance. Items inspected but have not passed inspection listed as Monitor, Improve, Major Improve, or Safety Hazard until the subject system or component is re-inspected by PHI inspector with receipts from a licensed and insured contractor. Damages caused by lack of normal maintenance and care, water damage, damage caused by any natural disaster. Service calls to perform seasonal and/or routine maintenance service are not covered. Roof repair is limited to repair of the leakage area only, not to replace the entire roof. Repairs of components will be completed in like kind. Upgrades of materials or modifications to the original design are not authorized. Any system or component to comply with any prevailing building code or utility rule or regulation or not covered. Manufacturers' warranties and home owners insurance take precedence over this guarantee. NHA will coordinate any additional payments above the manufacturer warranty. This plan will not cover cedar shake, asbestos, tile, or slate roofs. Roofs over fifteen years of age with one layer of roofing and roofs over eight years with two layers of roofing and the will not cover a roof with more than two layers. Coverage is limited to a maximum one hundred fifty dollars per square. All plans include a two hundred fifty dollar deductible per occurrence or repair, and a one thousand five hundred maximum cap per year per occurrence per repair.

STRUCTURAL SYSTEMS

This agreement is limited to within the home's foundation. **EXCLUSIONS:** Items not listed in the brochure. Items listed as defective, or in the limitation section of the inspection report. Pre-existing conditions, items not listed in the brochure and or on the or on the www.a-pro.net website, items not present, verifiable or not inspected at the time of inspection. Items inspected but have not passed inspection listed as Monitor, Improve, Major Improve, or Safety Hazard until re-inspected by PHI inspector with receipts from a licensed and insured contractor. Items covered by homeowners insurance, damages caused by lack of normal maintenance and care, water damage, any damage caused by any natural disaster, concrete cracking or scaling. Any damage caused by subsidence/failure of supporting soils, block walls. Removal of walls, floors, roofs or concrete to repair items is not covered. Repairs and/or replacement materials will be completed in like kind material. Upgrade of materials or modifications to the original design is not authorized. Interior and exterior painting and all other maintenance items are excluded. Any damage caused by vermin (insects, termites, rodents, etc.) are not covered. Plan benefits are limited to items listed as covered by these initial plans. Manufacturers' and builders' warranties take precedence over this guarantee. NHA can help coordinate any additional payments above the manufacturer warranty or builder's warranty. Coverage is limited to within the home's foundation and a maximum of two hundred fifty dollars per one hundred square feet with a maximum of a one thousand five hundred dollar cap per year. All plans include a five hundred dollar deductible per occurrence per occurrence per repair.

INTERNATIONAL SOCIETY OF HOME INSPECTORS, INC.

STANDARDS OF PRACTICE

ARTICLE I. INTRODUCTION

SECTION 1.01 PREFACES:

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

SECTION 1.02 PRINCIPLES AND EXTENT:

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

SECTION 1.03 INSPECTORS WILL INSPECT:

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

SECTION 1.04 INSPECTORS WILL REPORT ON:

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

SECTION 1.05 THESE STANDARDS DO NOT RESTRICT INSPECTORS FROM:

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

ARTICLE II. STRUCTURE SYSTEM

SECTION 2.01 INSPECTORS WILL INSPECT:

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

SECTION 2.02 INSPECTORS WILL REPORT ON:

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

SECTION 2.03 INSPECTORS ARE NOT REQUIRED TO:

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

ARTICLE III. EXTERIOR SYSTEM

SECTION 3.01 INSPECTORS WILL INSPECT:

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

SECTION 3.02 INSPECTORS WILL REPORT ON:

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

SECTION 3.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

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

ARTICLE IV. ROOF SYSTEM

SECTION 4.01 INSPECTORS WILL INSPECT:

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

SECTION 4.02 INSPECTORS WILL REPORT ON:

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

SECTION 4.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

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

ARTICLE V. PLUMBING SYSTEM

SECTION 5.01 INSPECTORS WILL INSPECT:

A) Water supply and distribution system.
B) Drain, waste and vent system.
C) Fixtures, faucets and appurtenances.
D) Water heating equipment.
E) Vent systems, flues, and chimneys WHERE ACCESSIBLE.

F) Fuel storage and fuel distribution system.
G) Drainage sump, sump pump, and related piping.
H) Bathtubs, Sinks and Indoor jetted bathtubs.

SECTION 5.02 INSPECTORS WILL REPORT ON:

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

SECTION 5.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

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

ARTICLE VI. ELECTRICAL SYSTEM

SECTION 6.01 INSPECTORS WILL INSPECT:

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

SECTION 6.02 INSPECTORS WILL REPORT ON:

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

SECTION 6.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

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

ARTICLE VII. HEATING SYSTEM

SECTION 7.01 INSPECTORS WILL INSPECT:

A) Installed heating systems.
B) Window and thru-wall heating equipment.
C) Vent systems, flues, and chimneys WHERE ACCESSIBLE.

D) Presence of an installed heat source in habitable rooms.
E) FOR Heat Exchanger BREACHING.

SECTION 7.02 INSPECTORS WILL REPORT ON:

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

SECTION 7.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

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

ARTICLE VIII. COOLING SYSTEM

SECTION 8.01 INSPECTORS WILL INSPECT:

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

SECTION 8.02 INSPECTORS WILL REPORT ON:

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

SECTION 8.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

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

ARTICLE IX. INTERIOR SYSTEM

SECTION 9.01 INSPECTORS WILL INSPECT:

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

SECTION 9.02 INSPECTORS WILL REPORT ON:

A) Positive attributes of the system or components.

SECTION 9.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

A) Paint, wallpaper, carpeting, window treatments and other cosmetic finish treatments.
B) Indoor recreational facilities, exercise equipment, ETC.

ARTICLE X. INSULATION AND VENTILATION SYSTEM

SECTION 10.01 INSPECTORS WILL INSPECT:

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

SECTION 10.02 INSPECTORS WILL REPORT ON:

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

SECTION 10.03 INSPECTORS ARE NOT REQUIRED TO:

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

ARTICLE XI. SOLID FUEL BURNING APPLIANCE & FIREPLACE SYSTEM

SECTION 11.01 INSPECTORS WILL INSPECT:

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

SECTION 11.02 INSPECTORS WILL REPORT ON:

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

SECTION 11.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

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

ARTICLE XII. APPLIANCE SYSTEM

SECTION 12.01 INSPECTORS WILL INSPECT THE BASIC OPERATIONAL FUNCTIONS OF THE FOLLOWING PERMANTLEY INSTALLED APPLIANCES:

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

SECTION 12.02 INSPECTORS WILL REPORT ON N:

A) Positive attributes of the system or components.

SECTION 12.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

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

ARTICLE XIII. COMMON LIMITATIONS AND EXCLUSIONS

SECTION 13.01 GENERAL LIMITATIONS:

Home Inspections performed in accordance with these Home Inspector Standards:
A) Are not technically exhaustive.
B) Will not identify concealed conditions or latent or hidden defects.
C) Are applicable to buildings with ONE to four dwelling units and their attached or detached garages or carports.

SECTION 13.02 GENERAL EXCLUSIONS:

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

SECTION 13.03 INSPECTORS ARE NOT REQUIRED TO DETERMINE:

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

SECTION 13.04 INSPECTORS ARE NOT REQUIRED TO OFFER:

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

SECTION 13.05 INSPECTORS ARE NOT REQUIRED TO OPERATE:

A) Any system or component which is shut down or inoperable.
B) Any system or component which does not respond to normal operating controls.

C) Automatic safety controls.
D) Shut-off valves which are normally always open or always closed.
E) Gas pilot lights which are shut off.

SECTION 13.06 INSPECTORS ARE NOT REQUIRED TO ENTER:

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

SECTION 13.07 INSPECTORS ARE NOT REQUIRED TO INSPECT:

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

SECTION 13.08 INSPECTORS ARE NOT REQUIRED TO:

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

GLOSSARY OF TERMS

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

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

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

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

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

AUTOMATIC SAFETY CONTROLS:
Devices designed and installed to protect systems and components from hazardous conditions.

COMPONENT:
A part of a system.

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

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

DEFICIENT:
Not functioning as intended, unsafe, hazardous.

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

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

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

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

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

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

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

INSTALLED:
Attached where Removal would require tools.

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

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

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

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

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

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

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

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

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

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

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

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

UNDERFLOOR CRAWL SPACE:
The area within the limits of the foundation and between the terrain and the underside of the floor.

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

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

A-PRO Home Inspection Services

of Boulder County

Serving Boulder County and Surrounding Areas

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Web Site: www.a-pro.net/APro_BoulderCounty

THANK YOU FOR CHOOSING A-PRO

We provide a full range of inspection services including:

- **Residential Property Inspection (Single Family, Condominium, Townhouse, Duplex, Tri-Plex, Four-Plex)**
- **Commercial Property Inspection (Apartments, Office, Warehouse, Light Manufacturing, Warehouse)**
- **New Construction and Walk-Through Inspections**
- **NEHA Certified Radon Measurement**
- **Certified Mold Investigation Services**
- **Lead-Based Paint Testing**
- **Potable Water Quality Testing**
- **Certified Pre-Owned Home Inspection Program**
- **Professionalism, Integrity, Honesty, Reliability and Fully Insured**