



GOOD HAVENS, INC.

4536 Rutledge Ave, Minneapolis, MN 55436

Business Phone: 612 396 6207 Home Phone: 612 396 62107

Mobile Phone: 612 396 6207 Fax: 612 922 9208 goodhavens.net

E-Mail: gwhavens@yahoo.com

INSPECTION REPORT

Inspector: Gary Havens

Property: **SAMPLE**

03/10/08

Client: John and Jane Doe

Area: Suburb
 Building Type: Single Family
 Year Built: ?
 Levels: Split
 Street Surface: Asphalt
 Street Type: Residential
 Building Faces: East

Garage: Attached 2 car
 Space Below Grade:
 Soil Condition: Frozen Snow covered
 Sky: Overcast
 Precipitation: None
 Temperature: 20
 Start Time: 2:00

Lakeshore:
 Manufactured:
 Client Present:
 Owner Present:
 Agent Present:
 Occupied:
 Water On:
 Electric On:
 Gas On:

INSPECTION SCOPE & LIMITATIONS

This inspection is based on the Standards of Practice of the Minnesota Society of Housing Inspectors. The inspection is subject to the terms and limitations listed in the attached Agreement. The inspector checks accessible listed items for function, but not for code compliance.

GOOD HAVENS, INC. assumes and the inspector assumes no liability for damages or the cost of repairs to equipment or buildings. NO warranty is expressed or implied.

This non-transferable report is for the sole use of the client. GOOD HAVENS, INC. assumes no liability to third parties in connection with the inspection and Report.

Our role is to find items which may need correction. We do not advise who should be responsible for the corrections. Buyers, sellers, and real estate agents should decide who makes any corrections.

Condition	Definition
Repair Now	Strongly Recommend Action Now. May be a Hazard.
M&R	Maintenance & Repair necessary.
Concerns	"Recommended Maintenance/Repair" or "Information". Absent remark here, or elsewhere, item isn't immediately pertinent to this report.
Not Applicable	Item doesn't exist or is excluded from the inspection.
Not Visible	All or part of the item isn't visible.

TABLE OF CONTENTS

<u>System</u>	<u>Page</u>
1 STRUCTURAL SYSTEM	7
2 EXTERIOR	9
3 ROOF SYSTEM	11
4 PLUMBING SYSTEM	12
5 ELECTRICAL SYSTEM	14
6 HEATING SYSTEM	16
7 AIR CONDITIONING SYSTEMS	18
8 INTERIOR	19
9 INSULATION & VENTILATION	22
10 FIREPLACES & SOLID FUEL BURNING APPLIANCES	23

SUMMARY

Most existing buildings have some items which should be repaired or corrected. This property is no exception. All items listed in this Summary and all items listed in this Report are correctable. Please read the ENTIRE REPORT carefully. Suggested causes, repairs, and other useful information is presented for some items.

We advise you to act on the facts presented in the inspection, consult specialists when advised, inquire of the seller when advised, and perform your own pre-closing inspection to look for changes and corrections.

Failure to correct items listed in this Summary, and failure to maintain the property, will likely cause the property to deteriorate and cause risks to the occupants. Certain repairs or improvements may require building permits. Contact the local inspection department for information on permit requirements. Use licensed professionals when hiring contractors, and ask that all work be done "to code" with a permit, and inspected and approved by local authorities.

Please call us if you have questions on this report. The Agreement details the limits of the inspection.

Please reference the Truth in Housing/Time of Sale Report, if available for this property.

Overall Summary

This inspection is visual only. No intrusive inspection will take place. It follows the Minnesota Society of Housing Inspectors standards. These standards are on the reverse side of your agreement form. Be sure to read and understand these standards before closing.

Not tested: alarm, intercom, central vacuum systems, speaker systems, kitchen and bath appliances, low voltage systems, fire suppressing systems, water conditioning and purifying systems, lawn and garden sprinkler systems.

Foreclosure.

Homes built before 1950 will contain lead paint. Homes built 1951 - 1980 may contain lead paint. Covered with non-toxic coatings, and left undisturbed, lead is not considered a health hazard. For more info: Nat'l Lead Info, 800 424 5323. Also, www.epa.gov/lead. Also, Regional Lead Contact Center, 312 886 6003.

Seller disclosure not on-site.

House was recently dewatered. Some water valves show leather, possibly due to water pressure. Monitor.

Items of Concern

Summary of Items Rated REPAIR NOW

4.9 Drain Tile Sump & Pump

Hazard:Lacks secured cover. Danger for small children .

No dedicated electrical circuit outlet for pump. Extension cord power not allowed. Without an outlet that powers the pump alone, other appliances or fixtures on the circuit can trip the circuit-breaker/fuse off, thus disabling the sump pump unexpectedly

No backflow check valve visible. This single-direction valve prevents water from returning down the sump discharge pipe to restart the pump again and again.

4.16 Safety Controls

Hazard: Lacks proper discharge pipe from temperature and pressure relief valve. Danger of explosive release. Repair. Pipe cannot be plastic or rubber. It must extend to within 6" of floor. Pipe

- 4.18 Fuel Lines must not have threaded end or attachment at discharge.
Gas line to dryer not properly capped.
- 5.44 Appliances Appliances not tested.
- 6.19 Makeup Air Vent Hazard: disposal not wired correctly; sink drain leaking onto it.
Check all air vents regularly (at least twice yearly) to keep clean and open. During winter, it is especially important to keep snow and ice well away from air intake vents; if blocked, gas fired furnaces/boilers and water heaters can malfunction; this can cause deadly accumulation of carbon monoxide.
- RN: Makeup air vent exterior screen clogged. Clean immediately. Remove screws holding screen in place, wash under faucet or hose and replace screen.
- 8.75 Gas Piping Uncapped gas line must be capped.
- 10.1 Fireplaces / Woodstoves
First floor: BASIC Information re: all units: Strongly recommend a complete inspection now of all components by a Chimney Safety Institute of America (CSIA - csia.org) certified chimney specialist.
- Do NOT use this /these wood burning/gas unit(s) before a certified chimney sweep/fireplace expert checks for safe operation!
- No fresh air supply. Keep window open during use. Note: some homes are so tightly sealed that running a clothes dryer or exhaust fan while using the fireplace results in deadly gases infiltrating the home.
- Hazard: Back draft smoke stains visible. This indicates dangerous wood smoke and toxic gas infiltration into living space.
- Needs cleaning: chimney dirty; creosote build -up.
- After every 60 fires, chimney should be cleaned by professional chimney sweep.
- Carbon monoxide and smoke detectors should be installed in room (no closer than 10' to fireplace) in order to prevent fires and catastrophic poisoning.

Summary of Items Rated M&R

- 1.9 Stairs and Railings
Lacks proper handrail(s)/guardrail(s).
- 2.1 Drainage, Grade, & Slope
Flat and reverse-slope areas likely. Repair to direct water away from structure. Control surface water to reduce potential for wet basement. Soil : slope 1" per foot from house. Hard surface: 1/4" per foot from house. Mulch and rocks may obscure backsloped areas. Use pulverized dirt to repair slopes. Add landscape plastic first ,if you please. The idea is to keep water running well away from the structure.
- Seamless metal gutters recommended (as needed) @ all roof drip edges. Add extended downspouts at least every 30 feet of gutter

- 2.7 Soffit & Fascia run to further protect from water infiltration into structure. Loosening. Area above garage needs extended drip edge to prevent hidden water infiltration.
- 2.16 Caulking At rear: cladding missing. Potential sheathing damage not visible. Recommend polyurethane-type caulking for maintenance & repair as needed to keep water from penetrating outer shell of house structure.
- Among the brand names of polyurethane caulk is "Vulkem". Look for this brand at home supply and hardware stores.
- Caulking at joints and areas between dissimilar materials is especially important.
- 2.20 Door Opener(s) INFO (as applicable): Recommend regular checks and adjustment of automatic safety reversal component devices to confirm proper operation. Limited instructions may be on unit motor housing. Ask for manufacturer's manual for complete instructions.
- 3.9 Downspouts Not functioning. The majority of homes (1) lack proper and effective extensions that serve to discharge water well away from the house structure; (2) lack secure joint fasteners that serve to make certain the downspout extensions stay in place. Both of these are important to help keep below -grade spaces free from moisture. Be sure to install extensions and secure them using 3/8-inch #6 self-tapping sheet metal screws.
- 4.8 Floor Drains Lacks secure cleanout plug; this can cause sewer gas leaks.
- 4.20 Outdoor Faucet Before winter, all garden hoses must be disconnected from all exterior faucets. This prevents freezing of the supply pipes that would cause extensive water damage to the interior. The most widely used typical "non-freeze-resistant" exterior faucet must also be turned off at the interior pipe supply; once this interior supply valve is off, the exterior faucet must be OPENED and remain open to discharge the remaining water. "Freeze-resistant" devices, if properly installed, need no seasonal maintenance.
- 5.9 Wiring in Unfinished Areas North wall: Loose / unprotected wiring. Danger of damage, electrocution. Repair now.
- 5.12 Exterior Electrical No GFCI shock protection on exterior outlet(s).
- At AC service box: nearby dead electrical cable should be removed lest it be accidentally powered at the service panel
- Note: gas service entry meter should not be in earth contact. See north side.
- 5.20 Dryer vent Clogged vent. Needs cleaning at exterior hood and at dryer cabinet, dryer cabinet interior and entire vent pipe for dryer efficiency and to ensure against fire.
- 5.13 Electrical - Kitchen

No GFCI shock protection within 6' of water. Strongly recommend adding for safety, even though local standards may not require these devices in kitchen areas near water.

6.3 Installation & Operation

Have unit cleaned , tuned, and tested now and each year before heating season to verify safe & proper operation. This requires a professional, full service HVAC contractor rather than a "cleaning service" only. Even new furnaces & boilers can fail and produce deadly fumes . Since no test for carbon monoxide or cracked heat exchangers is full-proof or long-term, constant CO detecting monitors must be placed in the home. The evaluation today is based solely and completely on the conditions of the appliance during the time of the evaluation itself.

8.26 Tub & Shower - Bathroom(s)

Second floor: Central: Caulking/tile grout damage. Repair.
Interior wall /floor damage not confirmed.

8.27 Toilet - Bathroom(s)

Master: Signs of leaking. Repair soon.

8.7 Sink / Basin - Kitchen

Spray attachment missing.

Leaking at drain assembly. .

8.13 Windows - Living / Dining / Family Rooms

First floor: Screens missing here and various rooms thru out.

Here and thru-out: Evidence of condensation and resulting damage. Repair finished wood surfaces to maintain seal and to prevent further chronic deterioration. Safety note: in winter weather, notably excessive amounts of condensation that forms on window interior glass surfaces can be a sign of very high, dangerous levels of carbon monoxide. Monitor carefully. Call for immediate testing if you have any concerns. Better to be safe than sorry!

System: 1 **STRUCTURAL SYSTEM**

<u>Item</u>	<u>Unit / Location</u>	<u>Condition</u>
<u>Materials or Type</u>	<u>Remarks</u>	
1. 1.00 Basement		
1. 2.00 Slab		
1. 3.00 Crawl Space		
1. 4.00 How Viewed		
1. 5.00 Foundation <i>Concrete block.</i>		
1. 6.00 Floors (Lowest Level)		
1. 7.00 Beams <i>Wood.</i>	<i>Beam has been improperly remodeled.</i>	Concerns
1. 8.00 Posts/Columns <i>Wood.</i>		
1. 9.00 Stairs and Railings	<i>Lacks proper handrail(s)/guardrail(s).</i>	M&R
1. 10.00 Floor & Ceiling Framing <i>2 X 8 @ 16" centers.</i>		
1. 11.00 Subflooring <i>Plywood.</i>		
1. 12.00 Signs of Excess Moisture - Basement	<p><i>The most common causes of wet basements are 1) Poor grading of the soil and/or concrete adjacent to the home's foundation. See notes under heading 2.1 "Drainage, Grade, and Slope".</i></p> <p><i>2) Absence of rain gutters and downspouts or poorly performing rain gutters and downspouts. See notes under heading 3.8 and 3.9 "Roof system".</i></p> <p><i>Solve these problems immediately. Subsequent solutions may help, but take these two steps first.</i></p> <p><i>NOTE: Unusually heavy rainfall and spring thaws can saturate soils causing moisture to infiltrate historically dry basements, crawlspaces, and below grade spaces.</i></p> <p><i>It is good practice to use dehumidifiers in damp, humid basements. Also keep fresh air circulating and recycling as freely as possible. also keep fresh air circulating and recycling as freely as possible. Taking these steps reduces the likelihood of mold. Indoor mold is a problem when spores begin growing indoors on moist surfaces. It usually looks powdery black; it can look whitish. Of all molds, NONE can grow without moisture. All molds can give off allergens, irritants, and mycotoxins. The longer you are exposed, the more likely a reaction. You can clean up mold, but you MUST fix the moisture that feeds it. If less than 10 square feet, and you are not allergic, scrub with detergent and bleach solution. Wear a N-95 respirator mask and rubber or neoprene gloves.</i></p> <p><i>Mold is often not visible in walls, under carpet and wallpaper, sinks and cabinet bottoms, or heating and cooling ducts.</i></p> <p><i>For more information: EPA Indoor Air: 800.438.4318; www.epa.gov/mold</i></p> <p><i>Recommend investigating "Santa Fe Whole House Dehumidifiers" for greatest effect. Use any internet search engine.</i></p>	Concerns

Efflorescence & stains now visible.

1. 13.00 Insulation - Foundation, rim joist, floor
Unfaced fiberglass roll.

1. 14.00 Collar Ties & Knee Walls

Not Applicable

1. 15.00 Roof Sheathing

Plywood. H-clips in place.

Above kitchen: some roof sheathing has been replaced.

1. 16.00 Chimney or Vent in Attic

1. 17.00 Roof Construction

Trusses.

System: 2 **EXTERIOR**

<u>Item</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
2. 1.00 Drainage, Grade, & Slope <i>Materials or Type</i>	<p><i>Flat and reverse-slope areas likely. Repair to direct water away from structure. Control surface water to reduce potential for wet basement. Soil : slope 1" per foot from house. Hard surface: 1/4" per foot from house. Mulch and rocks may obscure backsloped areas. Use pulverized dirt to repair slopes. Add landscape plastic first ,if you please. The idea is to keep water running well away from the structure.</i></p> <p><i>Seamless metal gutters recommended (as needed) @ all roof drip edges. Add extended downspouts at least every 30 feet of gutter run to further protect from water infiltration into structure.</i></p>	M&R
2. 2.00 Plants, Shrubs, & Trees	<p><i>Mature tree roots may grow into sewer line. Monitor. Recommend annual clean out/roto rooting.</i></p>	Concerns
2. 3.00 Walks <i>Concrete.</i>	<p><i>Front :minor settlement.</i></p>	
2. 4.00 Driveway(s) <i>.Not fully visible. Gravel driveway.</i>		
2. 5.00 Porches, Decks	<p><i>Rear: Average life span of wood decks: 15 years.</i></p> <p><i>Underside not visible.</i></p>	
2. 6.00 Patios		
2. 7.00 Soffit & Fascia <i>Vinyl</i>	<p><i>Loosening. Area above garage needs extended drip edge to prevent hidden water infiltration.</i></p> <p><i>At rear: cladding missing. Potential sheathing damage not visible.</i></p>	M&R
2. 8.00 Wall Structure		
2. 9.00 Wall Cladding <i>Vinyl siding. Brick faced.</i>	<p><i>Brick veneer loosening at garage. Monitor to prevent further damage.</i></p>	Concerns
2. 10.00 Foundation Walls <i>Concrete block.</i>		
2. 11.00 Windows		
2. 12.00 Storms & Screens		
2. 13.00 Basement Windows <i>Metal / vinyl.</i>	<p><i>Broken glass.</i></p>	
2. 14.00 Window Wells		
2. 15.00 Trim		
2. 16.00 Caulking	<p><i>Recommend polyurethane-type caulking for maintenance & repair as needed to keep water from penetrating outer shell of house structure.</i></p> <p><i>Among the brand names of polyurethane caulk is "Vulkem". Look for this brand at home supply and hardware stores.</i></p> <p><i>Caulking at joints and areas between dissimilar materials is especially important.</i></p>	M&R

2. 17.00 Stoops & Stairs		
2. 18.00 Entry Doors	<i>Rear:slider door missing screen.</i>	Concerns
2. 19.00 Vehicle Door(s)		
2. 20.00 Door Opener(s)	<i>INFO (as applicable): Recommend regular checks and adjustment of automatic safety reversal component devices to confirm proper operation. Limited instructions may be on unit motor housing. Ask for manufacturer's manual for complete instructions.</i> <i>Not functioning.</i>	M&R
2. 21.00 Service Door/Windows	<i>Add plywood cover at door window to exterior.</i>	Concerns
2. 22.00 Garage Walls/Firewalls	<i>Interior: Walls lack diagonal anti-racking bracing which acts to strengthen and stabilize.</i> <i>Mildew behind firewood storage.</i> <i>Historic leaks at roof sheathing.</i>	
2. 23.00 Garage Floor	<i>Shrinkage and expansion/contraction cracks. Not a concern at this time. Monitor for further movement. Consult and rectify as needed.</i>	
2. 24.00 Garage Floor Drainage		
2. 25.00 Retaining Walls		

System: **3 ROOF SYSTEM**

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
3. 1.00 Roofing Slope and Style	<i>Medium sloped roof.</i>		
3. 2.00 Roof Visibility - How Viewed	<i>Roof viewed from Roof viewed from ladder at eaves. Snow limits view.</i>		
3. 3.00 Sloped Roof	<i>Composition asphalt shingles.</i>	<i>Multiple layers. This reduces the life of the top layer and hides defects in roof sheathing and structure. Multiple layers can also overload and strain/weaken roof structure. Before new roof is applied, have all layers removed.</i> <i>Stapled.</i>	Concerns
3. 4.00 Flat Roof			
3. 5.00 Flashings & Valleys	<i>Metal.</i>		
3. 6.00 Chimney(s)	<i>Metal flue(s).</i>		
3. 7.00 Gas Vent			
3. 8.00 Gutters	<i>Metal.</i>	<i>Recommend seamless metal gutters (if not already present) @ all drip edges & extended downspouts at least every 30 feet to further protect from water infiltration into structure.</i>	Concerns
3. 9.00 Downspouts		<i>The majority of homes (1) lack proper and effective extensions that serve to discharge water well away from the house structure; (2) lack secure joint fasteners that serve to make certain the downspout extensions stay in place. Both of these are important to help keep below -grade spaces free from moisture. Be sure to install extensions and secure them using 3/8-inch #6 self-tapping sheet metal screws.</i>	M&R
3. 10.00 Garage Roof Structure			
3. 11.00 Garage Roofing			

System: 4 **PLUMBING SYSTEM**

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
4. 1.00	Water Supply <i>Public supply. Copper to slab.</i>		
4. 2.00	Main Shut-off Valve		
4. 3.00	Water Piping - Insulation, supports <i>Predominantly copper.</i>		
4. 4.00	Water Flow		
4. 5.00	Drainage Flow		
4. 6.00	Waste & Vents <i>Plastic.</i>		
4. 7.00	Main Cleanout <i>South.</i>		
4. 8.00	Floor Drains <i>At laundry area.</i>	<i>Lacks secure cleanout plug; this can cause sewer gas leaks.</i>	M&R
4. 9.00	Drain Tile Sump & Pump	<i>Hazard:Lacks secured cover. Danger for small children .</i> <i>No dedicated electrical circuit outlet for pump. Extension cord power not allowed. Without an outlet that powers the pump alone, other appliances or fixtures on the circuit can trip the circuit-breaker/fuse off, thus disabling the sump pump unexpectedly</i> <i>No backflow check valve visible. This single-direction valve prevents water from returning down the sump discharge pipe to restart the pump again and again.</i>	REPAIR NOW
4. 10.00	Sanitary Sump & Pump		
4. 11.00	Water Heater <i>Not operable. Gas off.</i>	<i>INFO :Time it takes hot water to cause second or third degree burns: @130 degrees --30 seconds. @ 140 degrees-- less than 5 seconds. @ 150 degrees --1 second. @ 160 degrees -- less than 1/2 second. Hot water scalds are especially dangerous to children and the elderly. Keep water heater thermostat set at no more than 125 degrees.</i>	Concerns
4. 12.00	Water Heater Type <i>Gas water heater.</i>		
4. 13.00	Water Heater Size	<i>40 gallon</i>	
4. 14.00	Water Heater Age	<i>Average life of gas and electric water heaters: 10 to 15 years. Depends on useage, quality of liner and characteristics of local water.</i> <i>SEER (Seasonal Energy Efficiency Rating) : Old standard :6. New standard: 10. Hi efficiency: 14 .</i> <i>Mfr approx : 96</i>	
4. 15.00	Water Heater Make/Brand		

4. 16.00 Safety Controls			REPAIR NOW
<i>T&PR valve with discharge pipe</i>	<i>Hazard: Lacks proper discharge pipe from temperature and pressure relief valve. Danger of explosive release. Repair. Pipe cannot be plastic or rubber. It must extend to within 6" of floor. Pipe must not have threaded end or attachment at discharge.</i>		
4. 17.00 Water Heater Venting			
<i>Metal joins heating vent.</i>			
4. 18.00 Fuel Lines			REPAIR NOW
<i>Steel & copper.</i>	<i>Gas line to dryer not properly capped.</i>		
4. 19.00 Laundry Connections			Concerns
	<i>No-burst stainless steel braid covered clothes washer supply hoses recommended. Standard black rubber hoses are not rated for constant pressure and can burst when left pressurized.</i>		
4. 20.00 Outdoor Faucet			M&R
<i>At west side. At east: No anti freeze device(s). No anti-siphon protection.</i>	<i>Before winter, all garden hoses must be disconnected from all exterior faucets. This prevents freezing of the supply pipes that would cause extensive water damage to the interior. The most widely used typical "non-freeze-resistant" exterior faucet must also be turned off at the interior pipe supply; once this interior supply valve is off, the exterior faucet must be OPENED and remain open to discharge the remaining water. "Freeze-resistant" devices, if properly installed, need no seasonal maintenance.</i>		
4. 21.00 Plumbing Vents in Attic			
4. 22.00 Ext. Faucets T.O. Vlvs			Concerns
<i>At east area.</i>	<i>At winter, client should be certain to turn off all outside faucet supply pipe(s) at inside , drain completely and detach hose(s). This prevents pipe icing and bursting.</i>		
	<i>Ask seller to verify location of all turn off valve(s) that are not visible.</i>		
	<i>Freeze resistant devices need not be turned off at winter. However, hoses must be removed.</i>		

System: 5 **ELECTRICAL SYSTEM**

<u>Item</u>	<u>Unit / Location</u>	<u>Condition</u>
<u>Materials or Type</u>	<u>Remarks</u>	
5. 1.00 Service Entrance & Conductors <i>Underground.</i>		
5. 2.00 Service Size <i>100 AMP.</i>		
5. 3.00 System Grounding	<i>Important components of the home's safety grounding system(s) are not accessible for full evaluation in this inspection. To confirm compliance to safety standards, consult with a state licensed master electrician or city electrical dept.</i>	Concerns
5. 4.00 Service Panel <i>Breaker disconnects.</i>	<i>Federal Pacific-brand service panels & breakers such as present here have a history of failure; they are no longer UL-listed . Panel cover not removed. Recommend licensed master electrician inspect and certify safety before purchase of home. You'll find more information on the internet; google.com or ask.com: "Federal Pacific".</i>	Concerns
5. 5.00 Panel Wires <i>Copper wiring.</i>		Not Visible
5. 6.00 Auxiliary Panels		Not Applicable
5. 7.00 Ground Fault Interrupters <i>On outlets.</i>	<i>Recommend GFCI shock protection on all convenience outlets close to water and all exterior and garage outlets.</i> <i>Ground Fault Circuit Interrupters (shock protection devices) must be tested monthly. These devices can fail unexpectedly. Do not assume the device works. Test immediately. Plug in a nightlight or small appliance so that when the GFCI "test " button is pushed you confirm that power to the outlet is truly "off " .</i>	Concerns
5. 8.00 Attic Wiring		
5. 9.00 Wiring in Unfinished Areas <i>Non-metallic cable (NM). Metal conduit.</i>	<i>North wall: Loose / unprotected wiring. Danger of damage, electrocution. Repair now.</i>	M&R
5. 10.00 Outlets/Fixtures - Unfinished Areas		
5. 11.00 Garage Electrical	<i>Outlet (s) not live.</i>	Concerns
5. 12.00 Exterior Electrical <i>Underground service wires.</i>	<i>No GFCI shock protection on exterior outlet(s).</i> <i>At AC service box: nearby dead electrical cable should be removed lest it be accidentally powered at the service panel</i> <i>Note: gas service entry meter should not be in earth contact. See north side.</i>	M&R

5. 20.00 Dryer vent

M&R

Clogged vent. Needs cleaning at exterior hood and at dryer cabinet, dryer cabinet interior and entire vent pipe for dryer efficiency and to ensure against fire.

5. 44.00 Appliances - Kitchen

REPAIR NOW

Appliances not tested.

Hazard: disposal not wired correctly; sink drain leaking onto it.

5. 45.00 Sump discharge

Concerns

Make certain sump discharges well away.

Bathroom(s)

5. 16.00 Electrical - Bathroom(s)

Bedroom(s)

5. 15.00 Electrical - Bedroom(s)

Halls / Stairways / Entries

5. 17.00 Electrical - Halls/Stairways/Entries

Kitchen

5. 13.00 Electrical - Kitchen

M&R

No GFCI shock protection within 6' of water. Strongly recommend adding for safety, even though local standards may not require these devices in kitchen areas near water.

Living / Dining / Family Rooms

5. 14.00 Electrical - Living/Dining/Family

Porches

5. 18.00 Electrical - Porches

System: 6 HEATING SYSTEM

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
6. 1.00	Central Heating Type <i>Forced air.</i>		
6. 2.00	Viewed Operating? <i>Flame blue. steady.</i>	<i>Note: Within the time limitations of this general inspection it isn't possible to evaluate the furnace heat exchanger. A complete evaluation involves disassembly of the furnace unit by a certified heat exchanger specialist.</i>	Concerns
6. 3.00	Installation & Operation	<i>Have unit cleaned , tuned, and tested now and each year before heating season to verify safe & proper operation. This requires a professional, full service HVAC contractor rather than a "cleaning service" only. Even new furnaces & boilers can fail and produce deadly fumes . Since no test for carbon monoxide or cracked heat exchangers is full-proof or long-term, constant CO detecting monitors must be placed in the home. The evaluation today is based solely and completely on the conditions of the appliance during the time of the evaluation itself.</i>	M&R
6. 4.00	Central Heating Size	<i>Approx. 100,000 BTUs</i>	
6. 5.00	Central Heating Age	<i>INFO (as applicable):</i> <i>Average life span of gas-fired forced air furnace: 15 - 25 years.</i> <i>Average life span of electric systems: 20-25 years.</i> <i>Average life span of cast iron boiler (hot water system): 30 - 50+ years. Average life span of steel boiler (hot water) : 30-40 years. Average life span of hot water circulating pump: 10-15 years.</i> <i>Mfr. approx: 90</i>	Concerns
6. 6.00	Central Heating Make/Brand		
6. 7.00	Central Heating Fuel <i>Gas</i>		
6. 8.00	Draft Regulator <i>Blower/ metal vent.</i>		
6. 9.00	Exposed Flue Pipes		
6. 10.00	Circulating Blower or Pump		
6. 11.00	Distribution Ducts/Pipes <i>Sheet metal. Plastic . Sub slab.</i>	<i>HVAC whole -house supply systems cannot be evaluated for consistent season-to-season adequacy & uniformity. High and low pressure weather conditions, wind direction and force, temperature extremes, condition and placement of HVAC components -- these and other factors affect performance. Well-engineered systems attempt to meet all conditions but are subject to limitations.</i> <i>Forced air ducts require regular cleaning to improve air flow and reduce bacterial and viral potential. Take action now and at regular intervals.</i>	Concerns

6. 12.00 Air Filters

Concerns

Disposable.

Dirty/plugged filters pose a potential for hazardous backdrafting that can lead to deadly off-gassing. Dirty filters also cause premature furnace failure. Inspect and change disposable filters once a month. Electronic filters should be cleaned according to mfr's instructions at recommended intervals. Arrows on air filters indicate airflow. Install filters with those arrows pointing to the blower fan. This prevents filter parts from damaging the furnace. General recommendation: one kind of effective disposable filter is 3M's "Filtrete 1000" micro allergen filter.

Electronic filters (if present here) are not tested for operation or efficacy. Electronic filters (all four) need regular maintenance/cleaning. Ask for mfr. manual.

6. 13.00 Thermostats & Controls

Central hall.

6. 14.00 Auxiliary Heating

Not Applicable

6. 15.00 Humidifier

Concerns

Operating whole house humidifiers is not part of this inspection... Humidifiers require rigorous cleaning and maintenance to prevent mold, viral, yeast and bacteria growth; Legionnaires' illness is possible. Humidifiers can also create problems of excessive moisture. Use sparingly. Try using portable units instead.

Be sure to set damper baffle on unit to correct season ; this prevents potential operational problems. Baffle should be "open" in winter; "closed " in summer.

If your home has a central humidifier, the lower the outside temperature, the lower you need to keep the indoor humidity. If outside temperature is 20-40 degrees, indoor humidity should be 40 %.

@10-20 degrees, 35 %. @0-10 degrees, 30 %. @ minus 0-10, below 25 %. @ more than 20 below, 15 %.

Some experts recommend removal of central air humidifiers as these units often add too much moisture into the house.

6. 19.00 Makeup Air Vent

REPAIR NOW

At rear deck area.

Check all air vents regularly (at least twice yearly) to keep clean and open. During winter, it is especially important to keep snow and ice well away from air intake vents; if blocked, gas fired furnaces/boilers and water heaters can malfunction; this can cause deadly accumulation of carbon monoxide.

RN: Makeup air vent exterior screen clogged. Clean immediately. Remove screws holding screen in place, wash under faucet or hose and replace screen.

System: 7 **AIR CONDITIONING SYSTEMS**

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
7. 1.00	Central Cooling Type		
7. 2.00	Installation & Operation		
7. 3.00	Viewed Operating?	<i>Not operated. A/C cannot be tested if temperature has not been 65+ degrees for 24 hours, and/or if power to system has not on for 24 hours. Absent those conditions, compressor can seize due to refrigerant mixing with oil. Before closing, client should enquire of seller for guarantee that unit operates effectively.</i>	Concerns
7. 4.00	Central Cooling Age	<i>INFO (as applicable) : Average life span of central air conditioning units: 15 years. Newer units can last longer.</i> <i>Manufactured approx. 02</i>	
7. 5.00	Central Cooling Make/Brand		
7. 6.00	Compressor/Condensor	<i>Saver unit in place.</i>	
7. 7.00	Refrigerant Lines		
7. 8.00	Fan		
7. 9.00	Ductwork	<i>INFO (as applicable) : Duct work designed for heat distribution may not prove adequate to move heavier, cooled air.</i>	Concerns
7. 10.00	Thermostat		

System: **8 INTERIOR**

<u>Item</u>	<u>Unit / Location</u>	<u>Condition</u>
<u>Materials or Type</u>	<u>Remarks</u>	
8. 1.00 Skylight / Solarium		
8. 9.00 Heat Source - Kitchen		
8. 75.00 Gas Piping - Kitchen		REPAIR NOW
	<i>Uncapped gas line must be capped.</i>	

Attic

8. 42.00 Signs of Leaks / Condensation - in Attic	<p><i>Historic moisture infiltration evident. See above kitchen and elsewhere. Watch carefully for active leaks. Fix problems at once to prevent long-term damage.</i></p> <p><i>Moisture infiltration in attics is due to roof leaks from the outside and/or warm, moist air rising from living space below. It damages wood, insulation and ceilings. It can produce mold. The ideal attic ventilation system exhausts warm, moist air in all seasons. This helps prevent mildew, mold, and wood decay. Good ventilation also tempers attic temperature extremes; this improves heating and cooling.</i></p>	Concerns
---------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------

Bathroom(s)

8. 20.00 Ceilings & Walls - Bathroom(s)	<i>First floor: Repairs evident at ceiling. Monitor to prevent further damage.</i>	Concerns
8. 21.00 Floors - Bathroom(s)		
8. 22.00 Doors - Bathroom(s)		
8. 23.00 Windows - Bathroom(s)		
8. 24.00 Counter / Cabinets - Bathroom(s)		
8. 25.00 Sink / Basin - Bathroom(s)		
8. 26.00 Tub & Shower	<i>Second floor: Central: Caulking/tile grout damage. Repair. Interior wall /floor damage not confirmed.</i>	M&R
8. 27.00 Toilet	<i>Master: Signs of leaking. Repair soon.</i>	M&R
8. 28.00 Other Fixtures - Bathroom(s)		
8. 29.00 Vent Fan - Bathroom(s)	<i>Master: Absence of bath ventilating fan means window should be used for exhausting warm, moist air. This will reduce moisture infiltration into space above.</i>	Concerns
8. 30.00 Heat Source - Bathroom(s)		

Bedroom(s)

8. 15.00 Ceilings & Walls - Bedroom(s)		
8. 16.00 Floors - Bedroom(s)		
8. 17.00 Doors - Bedroom(s)		

8. 18.00 Windows - Bedroom(s)

8. 19.00 Heat Source - Bedroom(s)

Halls / Stairways / Entries

8. 31.00 Ceilings & Walls -
Halls/Stairways/Entries

8. 32.00 Floors - Halls/Stairways/Entries

8. 33.00 Doors - Halls/Stairways/Entries

8. 34.00 Windows - Halls/Stairways/Entries

8. 35.00 Stairs & Rails

8. 36.00 Smoke & CO Detectors -
Halls/Stairways/Entries

Concerns

Smoke and carbon monoxide detectors present ARE NOT CONFIRMED safely functioning & effective. CLIENT MUST CONFIRM at once and every month to follow.

Smoke and CO detectors recommended - one each bedroom, on each level, 10' from furnace/boiler; 10' from each fireplace, and in walkable attics. Follow manufacturer's instructions.

Replace old batteries with fresh EACH year the SAME DAY. Eg. choose the Friday after Thanksgiving Thursday for this annual life-saving chore.

Even hardwired smoke detectors, and those connected to alarm systems, need battery back up. Maintain those batteries as well.

Centering smoke detectors on room ceilings, or placing them as near to center as possible, is best. If on a wall, the detector must be at least 6" from the ceiling and 2 feet from inside corners. They must be tested monthly.

Recommended carbon monoxide detector is Kidde-brand "Nighthawk" plug-in model with constant digital read out (UL - listed 2034). Cost is approximately \$45 for each detector.

Kitchen

8. 2.00 Ceiling & Walls - Kitchen

Concerns

Stains on ceiling / wall(s). Historic leaks. Repairs visible. Monitor to prevent further damage.

8. 3.00 Floors - Kitchen

8. 4.00 Doors - Kitchen

8. 6.00 Counter / Cabinets - Kitchen

8. 7.00 Sink / Basin - Kitchen

M&R

Spray attachment missing.

Leaking at drain assembly. .

8. 8.00 Vent Fan - Kitchen

8. 50.00 Windows - Kitchen

Living / Dining / Family Rooms

8. 10.00 Ceilings & Walls - Living/Dining/Family

Concerns

First fl: Water stains visible under west windows.. Monitor to prevent further damage.

8. 11.00 Floors - Living/Dining/Family

8. 12.00 Doors - Living/Dining/Family

8. 13.00 Windows - Living/Dining/Family

M&R

First floor: Screens missing here and various rooms thru out.

Here and thru-out: Evidence of condensation and resulting damage. Repair finished wood surfaces to maintain seal and to prevent further chronic deterioration. Safety note: in winter weather, notably excessive amounts of condensation that forms on window interior glass surfaces can be a sign of very high, dangerous levels of carbon monoxide. Monitor carefully. Call for immediate testing if you have any concerns. Better to be safe than sorry!

8. 14.00 Heat Source - Living/Dining/Family

Porches

8. 37.00 Ceilings & Walls - Porches

8. 38.00 Floors - Porches

8. 39.00 Doors - Porches

8. 40.00 Windows - Porches

System: 9 **INSULATION & VENTILATION**

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
9. 2.00 Access Hatch	At kitchen ceiling.		
9. 3.00 Attic Insulation	Approximate thickness:16" Loose fiberglass.		
9. 4.00 Attic Ventilation	Roof vent(s). Soffit vents. Air tunnel baffles not visible.	<p>More vents needed: at upper roof area. at lower roof area.</p> <p><i>Air tunnel baffles missing. These special inserts fit at the interior lower area of the rafters. Baffles keep interior/exterior soffit vents free and clear of insulation material so that fresh air may enter to circulate in the attic space and then exhaust upper area of the roof & rafter spaces. This convective loop keeps the attic space dry and moderates attic temperatures.</i></p> <p><i>Rule of Thumb for attic vents - 1 sf free vent space for ea. 150 sf of attic floor space . Eg: 9"x9" vent = 1/3 sf . Therefore, need 3 for each 150 sf.</i></p> <p><i>The ideal attic ventilation system exhausts warm, moist air in all seasons. This helps prevent mildew, mold, and wood decay. Good ventilation also tempers attic temperature extremes; this improves heating and cooling.</i></p>	Concerns
9. 5.00 Air / Vapor Barrier			
9. 6.00 Roof Insulation			
9. 7.00 Roof Ventilation			
9. 8.00 Insulation in Other Areas			
9. 9.00 Exhaust Fan Duct			

Attic

9. 1.00 How Viewed? (Attic)	Viewed from scuttle hole.	The possibility of property damage and injury prevented full entry into attic space.	
-----------------------------	---------------------------	--------------------------------------------------------------------------------------	--

System: **10 FIREPLACES & SOLID FUEL**

Item **BURNING APPLIANCES**

Condition

<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	REPAIR NOW
10. 1.00 Fireplaces / Woodstoves <i>First floor: Masonry , wood burning.</i>	<p><i>First floor: BASIC Information re: all units: Strongly recommend a complete inspection now of all components by a Chimney Safety Institute of America (CSIA - csia.org) certified chimney specialist.</i></p> <p><i>Do NOT use this /these wood burning/gas unit(s) before a certified chimney sweep/fireplace expert checks for safe operation!</i></p> <p><i>No fresh air supply. Keep window open during use. Note: some homes are so tightly sealed that running a clothes dryer or exhaust fan while using the fireplace results in deadly gases infiltrating the home.</i></p> <p><i>Hazard: Back draft smoke stains visible. This indicates dangerous wood smoke and toxic gas infiltration into living space.</i></p> <p><i>Needs cleaning: chimney dirty; creosote build -up.</i></p> <p><i>After every 60 fires, chimney should be cleaned by professional chimney sweep.</i></p> <p><i>Carbon monoxide and smoke detectors should be installed in room (no closer than 10' to fireplace) in order to prevent fires and catastrophic poisoning.</i></p>	