

Home Inspection Report

4124 Scott Road



Inspection Date:
March 25, 2014

Prepared For:
Carolyn Ates

Prepared By:
Hilton Home Inspection, Inc.
3033 Lori Ln.
Yadkinville, NC 27055

Office & Fax Number
336.961.6809

E-Mail Address
HiltonHome@yadtel.net

Report Number:
1140317

Inspector:
Andy Hilton
License #824



Table of Contents

REPORT SUMMARY	3
STRUCTURE	8
ROOFING SYSTEM	10
EXTERIOR	11
ELECTRICAL SYSTEM	12
HEATING SYSTEM	14
INSULATION / VENTILATION	15
PLUMBING SYSTEM	16
BATHROOMS	18
INTERIOR	19
KITCHEN/LAUNDRY APPLIANCES	21
FIREPLACE	22
PRE-INSPECTION AGREEMENT (COPY)	23
MAINTENANCE ADVICE	24

Report Summary

THE HOUSE IN PERSPECTIVE

This 40 year (reported age) old home is built with typical materials for a home of this location and age. 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.

There should be owner manuals and documentation regarding systems and components in the home. Consult the seller to obtain these documents as they could be valuable in that they provide information on service, maintenance, and repair of products and systems installed in the home.

Evidence of remodeling and/or modifications to some of the systems and components within the home was noted. Inquire with the owner as to their nature and any permits that may have been necessary. Evaluation of permits, identifying the extent of modifications and code compliance are beyond the scope of this inspection.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following notation bullets will be found throughout the report. The meanings of these highlights are as defined below:

- **Repair:** Denotes an item that is currently in need of repair/replacement.
- **Safety Issue:** Denotes an item that is a immediate safety concern.
- **Monitor or Further Investigation:** Denotes an area where further investigation by a specialist and/or monitoring over time is needed. Repairs may be necessary, but insufficient information was available at the time of the inspection.
- **Improve:** Denotes a maintenance improvement or recommendation, and are not included as part of the *Report Summary*.

Please note that these are subjective definitions and intended only to provide clarity to this report. Hilton Home Inspection, Inc. (or anyone associated to Hilton Home Inspection, Inc. in regard to this transaction) is not responsible for representations made or implied to or by third parties.

Observations listed under *Improve or Recommendation/Maintenance* in the body of the report are not essential repairs, but recommendations for improvements and/or maintenance, often a beneficial update to a system and/or component which were not common practice at the time of construction.

The inspection process began at 1:00 PM and concluded at 3:00 PM.

Note: All references made to specific locations are from facing the front of the home.

IMPORTANT INFORMATION CONCERNING REPAIRS OR RECOMMENDATIONS

In ALL cases where repair, replacement, or additional evaluation is recommended, I strongly recommend that reputable, licensed professionals in the appropriate trade be employed (i.e. "Electrical Repairs" by a licensed electrician, "HVAC Repairs" by a licensed heating/a-c contractor & "Plumbing Repairs" by a licensed plumber), and that signed receipts be obtained detailing the work performed as well as any warranty or guarantee provided by the employed contractor. However, please understand that I have no control over the selection of repair persons or the quality of their work.

It may be wise to consult you a Realtor/agent or insurance representative to obtain a C.L.U.E. (Comprehensive Loss Underwriting Exchange) report on the subject property. C.L.U.E. is a claims history database created by Choice Point that enables insurance companies to access consumer claims information when they are underwriting or rating a homeowner's insurance policy. The C.L.U.E. report may identify disclosure items or areas that have been repaired that are not visible during the home inspection process. Findings on a C.L.U.E. report can be important in studying the history and/or a condition observed at the time of the home inspection.

Hilton Home Inspection will provide a follow up inspection, for a FEE OF \$175.00 to inspect repaired items or items that were not ready for inspection. If additional visits are required, for any reason, additional fees may be required.

Please contact my office if you need clarification of any of the items listed below, or if you need additional information about this inspection report.

Inspection attended by inspector only.

SUMMARY OF SIGNIFICANT FINDINGS

The following is a summary of systems or components observed during the inspection that, in the opinion of the inspector, do not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended. The summary page will also describe any system or component that appears not to function as intended, based upon documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The summary page may also describe any system or component that poses a safety concern. Other significant repairs or improvements, outside the scope of this inspection, may also be necessary. If photos are provided they are intended to help clarify written comments in this report or to help locate the specific area of concern.

This summary is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney.

General Repairs

1. **Repair:** The bath exhaust fan is inoperative in the front bathroom. Bath fans offer a means of removal of moisture from the home to prevent damage to interior components. Repair as necessary.
2. **Repair:** Signs of fungal growth was observed on interior components (e.g. kitchen pantry walls and some baseboard radiators). Several factors are involved in the development and growth of fungus on building materials. Most notably elevated moisture, which may be a result of condensation forming on the boiler piping. Removal of the fungus and correction of the conditions that contribute to the growth and spread is needed (e.g. insulating boiler pipes). Identifying strains of fungus or health risks is beyond the scope of this inspection. You should consult an air quality/environmental specialist for more information, if desired.



3. **Repair:** Water damage was noted on the front bath wall (wall between the tub and toilet). Water leaking into non-sealed areas can cause moisture damage and promote the growth of fungus. Repair as necessary, including any damage that may be revealed in concealed areas.



4. **Repair:** The clothes dryer should be vented to the exterior. Dyer exhaust should not be allowed to discharge into the crawl space or concealed areas. Excessive moisture levels on building components can promote the growth of fungus (mold) and affect indoor air quality. Dryer lint can also accumulate and pose a fire hazard. Repair as necessary.
5. **Repair:** The fireplace, wood stove and chimney should be cleaned by a qualified contractor (chimney sweep) prior to operation. In addition, the National Fire Protection Association (NFPA) recommends a Level II inspection of chimneys during real estate transactions. Level II includes a Level I visual inspection plus proper clearances from combustibles in accessible locations, proper construction and condition of all accessible interior and exterior portions of the chimney structure, all enclosed flues, as well as including areas within accessible attics, crawl spaces, and basements.
6. **Repair:** The floor insulation (above rear crawl space) is installed in reverse. The “paper” side of the insulation is designed to be installed facing the heated area. This provides a vapor barrier to help prevent moisture that is typically associated with crawl spaces, from entering the home. Moisture can be trapped in the insulation causing it to become saturated and fall. In addition, this can promote the growth of fungus and increase insect activity. Repair as necessary.
7. **Repair:** Leaks in the gutters (e.g. front left-above carport and rear left-above deck) should be repaired. Leaky gutters can be a source of water entry into or below the structure. In colder weather conditions leaky gutters can cause water to freeze on/near the foundation or on entry walkways causing possible property damage or injury to the occupants.

Electrical Repairs

8. **Repair/Safety Issue:** The carbon monoxide detector in the family room did not respond to testing. Batteries may need to be replaced or wiring may need to be corrected. Repair or replace as necessary.
9. **Repair:** Ungrounded 3-prong electrical outlets observed at the rear laundry room area should be repaired. Ungrounded outlets present an electrical hazard to the occupants and some electrical components that may be served by these outlets (computers, stereos, TV, etc). The installation of a ground wire (if possible) will provide proper grounding, or the ground wire may be present at the outlet but not connected. Another acceptable option for repair would be to install a ground fault circuit interrupter (GFCI) at the unprotected outlets. This type of repair does not actually ground the outlet(s). However, additional protection would be provided. There may be additional outlets in the home that require repair since only a sample was checked due to restricted access by furniture and personal storage. It is recommended that any additional outlets found to be in need of repair be corrected also. Repair as necessary.
10. **Repair:** An electrical outlet rear laundry area (right wall) has reversed polarity (i.e. it is wired backwards). Outlets in this type of location need to have GFCI protection for occupant safety. Repair as necessary. This outlet and the circuit should be investigated and repaired as necessary. There may be additional outlets in the home that require repair since only a sample (one per wall per room) was checked. Some outlets are not accessible due to the placement of furniture in the home. It is recommended that any additional outlets found to be in need of repair be corrected also.



11. **Repair:** Abandoned wiring at the rear laundry area (left wall) should be removed or appropriately terminated in a covered junction box. Abandoned wires still connected to the electrical system expose occupants to an electrical hazard. Repair as necessary.



12. **Repair:** Some of the smoke detectors did not respond to testing and they are older than 10 years. Batteries likely need replacing. Due to the age of the smoke detectors they may not be as effective or efficient as newer models. It is recommended that operational smoke detectors be provided at each bedroom/sleeping area. Repair as necessary.
13. **Repair:** Missing outlet cover plates at the rear laundry area should be replaced to avoid a shock hazard.

HVAC Repairs

14. **Repair:** Inoperative and abandoned radiators were observed in the right bedroom and rear "office" area. If they are not needed and will not be restored to service they should be removed and properly disposed of.

Plumbing Repairs

15. **Repair:** Abandoned well water tank in the crawl should be removed and properly disposed of. Abandoned equipment can promote vermin activity.

Further Investigation / Monitor Items

16. **Further Investigation:** The downspout drains that are buried could not be confirmed that the ends of the pipes are exposed to allow for functional drainage. All buried pipe ends should be located and confirmed to be free flowing to ensure all storm water is directed away from the foundation. Storm water accumulated at or saturating the soil adjacent to the home is the most common source of foundation leakage. Repair by locating the ends of all drains and confirming their operation.
17. **Monitor:** The crawl space shows evidence of moisture penetration in the form of efflorescence and water staining on the foundation. The area that was most pronounced is at front right crawl space. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Gutters and downspouts should act to collect roof water and drain the water at least five feet from the foundation or into a functional storm sewer. Downspouts that may be clogged or broken below grade level, or that discharge too close to the foundation are the most common source of crawl space leakage. Virtually all crawl spaces exhibit signs of moisture penetration and virtually all crawl spaces will indeed leak at some point in time. The ground around the house should be sloped to

encourage water to flow away from the foundations (e.g. one inch per foot for at least six feet away from the foundation). Crawl space leakage rarely affects the structural integrity of a home. However, damp crawl spaces can contribute to poor air quality in the home. If you have concerns about air quality issues you should consult an indoor air quality specialist for more information as air quality is beyond the scope of this inspection. Please refer to the Roofing and Exterior sections of the report for more information. The vast majority of crawl space leakage problems are the result of insufficient control of storm water at the surface. In the event that chronic crawl space leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the **Standards of Practice of the North Carolina Home Inspector Licensure Board and American Society of Home Inspectors®** are inspected, except as may be noted in the "Limitations of Inspection" sections within this report or in the pre-inspection agreement.

This inspection is visual only. Representative samples of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing, dismantling of building components, mechanical equipment (other than typical homeowner access panels) or moving of personal belongings or storage is performed.

It is the goal of the inspection to provide the client with a better understanding of the property conditions, as observed, at the time of the home inspection. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The on-site inspection and written report should not be considered a guarantee or warranty of any kind. Acceptance of this report and/or any use of the information provided within (in part or in full) is client(s) full agreement with and acceptance of the conditions in the pre-inspection agreement and any conditions or limitations contained in the agreement and/or inspection report.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. Any photographs that may be provided should not be considered to be all inclusive of defects within the home. Photographs that are included with the report are for the sole purpose of providing clarification of, location of and/or the scope of the needed repairs. While I can reduce some of your risk in owning a home, I cannot eliminate it, nor can I assume it. Even the most comprehensive inspection cannot be expected to reveal every condition one considers significant to home ownership. In addition to those improvements recommended in my report, I recommend that budgeting for unexpected repairs would be wise. On average, I have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover routine maintenance and/or most unexpected repairs. Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of my liability in performing this inspection. I am not associated with any other party to the transaction of this property, except as may be disclosed to you. The information provided in this report is solely for your use. Hilton Home Inspection, Inc. will not release a copy of this report without your written consent.

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

WEATHER CONDITIONS

Wet weather conditions prevailed at the time of the inspection. Occasional rain has been experienced in the days leading up to the inspection. The estimated outside temperature was 35 to 40 degrees F.

Structure

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•CMU (Concrete Masonry Unit) •Brick •Crawl Space Configuration: Entered
Crawl Space Access Location:	•Right Exterior
Crawl Space Method of Inspection:	•Entered and Viewed w/Flashlight (Some Areas Not Accessible Due to Height Restrictions)
Columns:	•CMU (Concrete Masonry Unit) •Brick
Floor Structure:	•Wood Joist
Sub Flooring:	•Planks
Wall Structure:	•Wood Frame-Where Visible
Attic Access Location:	•Scuttle-Pantry Closet & Carport
Attic Space Method of Inspection:	•Viewed From Access with Flashlight
Ceiling Structure:	•Wood Joists
Roof Structure:	•Wood Rafters
Roof Sheathing:	•Solid Plank Sheathing

STRUCTURE COMMENTS

The construction of the home, materials and workmanship (where visible) are typical for a house of this age and location. The visible joist/rafter/truss spans appear to be within typical construction practices. It is recommended that any wood destroying insect (i.e. termites) bond or protection that may be in place be maintained. If any insect activity or damage occurs or is discovered there may be some protection for treatment or repair costs available.

FINDINGS

- **Monitor:** The crawl space shows evidence of moisture penetration in the form of efflorescence and water staining on the foundation. The area that was most pronounced is at front right crawl space. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.*** Gutters and downspouts should act to collect roof water and drain the water at least five feet from the foundation or into a functional storm sewer. Downspouts that may be clogged or broken below grade level, or that discharge too close to the foundation are the most common source of crawl space leakage. Virtually all crawl spaces exhibit signs of moisture penetration and virtually all crawl spaces will indeed leak at some point in time. The ground around the house should be sloped to encourage water to flow away from the foundations (e.g. one inch per foot for at least six feet away from the foundation). Crawl space leakage rarely affects the structural integrity of a home. However, damp crawl spaces can contribute to poor air quality in the home. If you have concerns about air quality issues you should consult an indoor air quality specialist for more information as air quality is beyond the scope of this inspection. Please refer to the Roofing and Exterior sections of the report for more information. The vast majority of crawl space leakage problems are the result of insufficient control of storm water at the surface. In the event that chronic crawl space leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step.

LIMITATIONS OF STRUCTURE INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- The assessment of the structure does not preclude the possibility of future leakage in the foundation, roof or walls. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, etc.
- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components was inspected.
- Furniture and excessive amounts of personal storage restricted access to some structural components.

- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Access to some areas the crawl space was limited at the front left side.

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

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Style:	•Gable
Roof Covering:	•Asphalt Matrix Shingle
Number of Layers:	•One
Roof Flashings:	•Metal •Neoprene •Roofing Cement
Chimneys:	•Masonry •Lined
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Walked On Roof

ROOFING SYSTEM COMMENTS

The roof coverings are considered to be in generally good condition. In all, the roof coverings show evidence of normal wear and tear for a home of this age. Actual life expectancies are impossible to predict. However it is considered that the materials could need replacing within three (+/-) years. Removal of the old roofing materials is wise, due to the fact that the performance of the new material can be affected if installed over the older material.

FINDINGS

- **Repair:** Leaks in the gutters (e.g. front left-above carport and rear left-above deck) should be repaired. Leaky gutters can be a source of water entry into or below the structure. In colder weather conditions leaky gutters can cause water to freeze on/near the foundation or on entry walkways causing possible property damage or injury to the occupants.
- **Further Investigation:** The downspout drains that are buried could not be confirmed that the ends of the pipes are exposed to allow for functional drainage. All buried pipe ends should be located and confirmed to be free flowing to ensure all storm water is directed away from the foundation. Storm water accumulated at or saturating the soil adjacent to the home is the most common source of foundation leakage. Repair by locating the ends of all drains and confirming their operation.

LIMITATIONS OF ROOFING SYSTEM INSPECTION

As prescribed in the pre-inspection contract, 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 buildup, 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 leaks, damage from water or moisture intrusion or hazardous materials or compounds.
- Interior finishes may disguise evidence of prior leakage.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build-up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Roofing materials cannot be removed or lifted during the inspection to prevent possible damage to shingles and/or other material installed.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood •Vinyl
Entry Driveways:	•Concrete •Gravel
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood •Brick
Overhead Garage Door(s):	•None
Surface Drainage:	•Slope: Front to Rear
Retaining Walls:	•None

EXTERIOR COMMENTS

The exterior of the home is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age. Materials installed and construction methods employed are typical. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot.

FINDINGS

None

LIMITATIONS OF EXTERIOR INSPECTION

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

- The detached buildings/sheds are beyond the scope of this inspection.
- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Service Drop:	•Overhead
Size of Electrical Service:	•Service Size 200 AMP 120/240v
Service Meter:	•Right Exterior
Service Equipment & Service Disconnect:	•Main Service Rating 200 Amps •Breakers •Located: Laundry Room
Over Current Protection:	•Panel Rating: 200 Amp •Breakers •Located: Laundry Room
Service Entrance Conductors:	•Aluminum
Service Grounding:	•Copper •Ground Rod Connection (Ground Connection Not Visible)
Distribution Wiring:	•Copper •Aluminum-Multi-Strand
Wiring Method:	•Non-Metallic Cable "Romex" •Expansion Available: Yes
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupter Protected Outlets:	•Bathroom(s) •Exterior •Kitchen
Ground Fault Circuit Interrupter Outlet Reset(s):	•Master Bath •Kitchen •Exterior
Smoke Detectors:	•Installed
Carbon Monoxide Detector(s):	•Installed

ELECTRICAL SYSTEM COMMENTS

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. They should be tested periodically for proper operation to ensure occupant safety from being exposed to an electrical hazard. Inspection of the electrical system revealed the need for repairs. These should be high priority for safety reasons, regardless of repair costs. ***Unsafe electrical conditions represent a potential shock hazard.*** A licensed electrician should be consulted to undertake the repairs recommended below.

FINDINGS

- **Repair/Safety Issue:** The carbon monoxide detector in the family room did not respond to testing. Batteries may need to be replaced or wiring may need to be corrected. Repair or replace as necessary.
- **Repair:** Ungrounded 3-prong electrical outlets observed at the rear laundry room area should be repaired. Ungrounded outlets present an electrical hazard to the occupants and some electrical components that may be served by these outlets (computers, stereos, TV, etc). The installation of a ground wire (if possible) will provide proper grounding, or the ground wire may be present at the outlet but not connected. Another acceptable option for repair would be to install a ground fault circuit interrupter (GFCI) at the unprotected outlets. This type of repair does not actually ground the outlet(s). However, additional protection would be provided. There may be additional outlets in the home that require repair since only a sample was checked due to restricted access by furniture and personal storage. It is recommended that any additional outlets found to be in need of repair be corrected also. Repair as necessary.
- **Repair:** An electrical outlet rear laundry area (right wall) has reversed polarity (i.e. it is wired backwards). Outlets in this type of location need to have GFCI protection for occupant safety. Repair as necessary. This outlet and the circuit should be investigated and repaired as necessary. There may be additional outlets in the home that require repair since only a sample (one per wall per room) was checked. Some outlets are not accessible due to the placement of furniture in the home. It is recommended that any additional outlets found to be in need of repair be corrected also.
- **Repair:** Abandoned wiring at the rear laundry area (left wall) should be removed or appropriately terminated in a covered junction box. Abandoned wires still be connected to the electrical system expose occupants to an electrical hazard. Repair as necessary.

- **Repair:** Some of the smoke detectors did not respond to testing and they are older than 10 years. Batteries likely need replacing. Due to the age of the smoke detectors they may not be as effective or efficient as newer models. It is recommended that operational smoke detectors be provided at each bedroom/sleeping area. Repair as necessary.
- **Repair:** Missing outlet cover plates at the rear laundry area should be replaced to avoid a shock hazard.

LIMITATIONS OF ELECTRICAL SYSTEM INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. 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 excessive amounts of personal storage restricted access to some electrical components.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring and components, ancillary wiring (i.e. cable TV, intercoms, internet, etc.) systems, or other components which are not part of the primary electrical power distribution system.

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

Heating System

DESCRIPTION OF HEATING SYSTEM

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Navien •Model #: CH-240 •Serial #: 6003R11Y2437006 •Heat BTU Rating: 199,000 •Location: Pantry Closet •Age: Unknown •Radiant-Hot Water
Vent/Flue Piping Material:	•PVC Plastic
Heat Distribution Methods:	•Radiators

HEATING SYSTEM COMMENTS

The heating system is in generally good condition and adequate heating capacity is provided. The system responded properly to operating controls and normal system functions were observed. Routine maintenance will be necessary to keep the system in optimum operating performance. Consideration should be given to having an annual service agreement with a HVAC contractor. This will ensure proper and efficient operation as well as a service provider familiar with your system should service be needed.

FINDINGS

- **Repair:** Inoperative and abandoned radiators were observed in the right bedroom and rear “office” area. If they are not needed and will not be restored to service they should be removed and properly disposed of.

LIMITATIONS OF HEATING SYSTEM INSPECTION

As prescribed in the pre-inspection contract, 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:

- Furniture and excessive amounts of personal storage restricted access to some components of the heating system.
- The interior of the air handler, furnace and ducts are not readily accessible and were not inspected. Normal homeowner access panels are removed and a limited visual inspection with a flashlight was performed.
- The adequacy of heat supply or distribution balance is not inspected or determined.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R20 Cellulose
Exterior Wall Insulation:	•Not Visible
Crawl Space Insulation:	•R13 Fiberglass (Partial Installation)
Vapor Retarders (Unfinished Areas):	•Kraft Paper •Plastic
Roof Ventilation:	•Gable Vents
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/Vent Locations:	•Bathroom(s) •Laundry Room-Dryer

INSULATION / VENTILATION COMMENTS

Visible insulation levels and installed ventilation is typical for a home of this age and construction. Adequate ventilation is important to prevent moisture build-up in the home. Indoor air quality can be affected, deterioration of interior finishes, and in some cases the promotion of fungus can develop. Attic and foundation ventilation are the most important and proper exhaust of humid conditions such as bath vents and clothes dryer discharge needs to be kept in proper working condition. Insulation improvements may be cost effective, depending on the anticipated term of ownership. It is assumed that the exterior walls have little or no insulation at all. Most homes of this age have relatively low levels of insulation concealed cavities. The down side, of course, is that heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated. Their natural ability to allow infiltration of outside air and help prevent moisture build-up, actually improves indoor air quality. Improving insulation levels will reduce energy costs; however, the potential benefit should be carefully weighed against the cost of improvements as trapping excessive moisture in the home can create other issues such as promoting fungal growth. The anticipated term of ownership may also influence your decision to improve insulation levels. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

FINDINGS / OR ENERGY SAVING SUGGESTIONS

- **Repair:** The floor insulation (above rear crawl space) is installed in reverse. The “paper” side of the insulation is designed to be installed facing the heated area. This provides a vapor barrier to help prevent moisture that is typically associated with crawl spaces, from entering the home. Moisture can be trapped in the insulation causing it to become saturated and fall. In addition, this can promote the growth of fungus and increase insect activity. Repair as necessary.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- The locations of the bath exhaust fans discharge and condition of fan discharge pipe/hose was not be determined.
- Insulation within the roof cavity obstructed a view of structural members.
- 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.
- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Any estimates of insulation R values or depths are rough average values.

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

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Private Water Supply
Service Pipe to House:	•Pex (Plastic)
Main Water Valve Location:	•Right Exterior
Interior Supply Piping:	•Copper •Pex (Plastic) •Steel
Waste Disposal System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Adequate
Main Cleanout Location:	•Crawl Space
Water Heater:	•LP Gas •Manufacturer: Navien •Model #: CH-240 •Serial #: 6003R11Y2437006 •Location: Pantry Closet •Age: Unknown •Approximate Capacity (in gallons): Tank-Less
Fuel Shut-Off Valve:	•LP Gas Main Valve At Left Exterior
Gas Piping Material:	•Copper •Steel

PLUMBING SYSTEM COMMENTS

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. Functional drainage was observed at most fixtures. The water heater functioned as expected and no significant repairs are recommended at this time. Typical service life for gas water heaters is 20 (+/-) years. It is recommended that any flammable material (i.e. gasoline, paint, etc.) not be stored in the vicinity of the water heater. Flammable vapors can be ignited from the water heater thermostats. The water heater temperature should be set such that accidental scalding is minimized. Water temperatures at fixtures that reach 130 F. can burn skin in as little as thirty (30) seconds of exposure, and at 140 F in less than five (5) seconds. Families with small children should be especially aware of this.

Tips for Maintaining a Septic System

- Do not put too much water into the septic system; typical water use is about 50 gallons per day for each person in the family.
- Do not add materials (chemicals, sanitary napkins, applicators, and so on) other than domestic wastewater.
- Restrict the use of your garbage disposal (if one is installed).
- Do not pour grease or cooking oils down the sink drain.
- Make or obtain a diagram showing the location of your tank, drain field, and repair area.
- Install a watertight riser over the septic tank to simplify access (if repairs are needed).
- Have the effluent filter in the septic tank cleaned periodically by a professional.
- Have the solids pumped out of the septic tank periodically.
- Maintain adequate vegetative cover over the drain field.
- Keep surface waters away from the tank and drain field.
- Keep automobiles and heavy equipment off the system.

Do not plan any building additions, pools, driveways, or other construction work near the septic system or the repair area. The above list is from the NC Cooperative Extension. The link below will direct you to the full informational brochure on septic systems: http://www.deh.enr.state.nc.us/osww_new/new1/images/edemats/SepticSystemMaintenance.pdf

FINDINGS

- **Repair:** Abandoned well water tank in the crawl should be removed and properly disposed of. Abandoned equipment can promote vermin activity.

LIMITATIONS OF PLUMBING SYSTEM INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Furniture and excessive amounts of personal storage restricted access to some components of the plumbing system.
- 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.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire sprinkler or suppression systems, swimming pool/hot tubs and any related equipment as well as private waste disposal or private water supply systems are not inspected unless explicitly contracted-for and reported on.
- An inspection of the sewage disposal system is outside the scope of this inspection.
- An inspection of the well is outside the scope of this inspection.

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

Bathrooms

DESCRIPTION OF BATHROOMS

Sinks/Vanity Cabinets:

•Wood •Cultured Top

Tub(s):

•Cast Iron •Ceramic Surround

Toilet(s):

•China

BATHROOMS COMMENTS

Bathroom fixtures/components are in good condition and typical for a home of this age and location. All fixtures functioned properly (except as may be noted below). Normal maintenance and cleaning is needed to keep the components appearance in good condition and in good working order.

FINDINGS

- **Repair:** The bath exhaust fan is inoperative in the front bathroom. Bath fans offer a means of removal of moisture from the home to prevent damage to interior components. Repair as necessary.

LIMITATIONS OF BATHROOMS INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- The locations of the bath exhaust fans discharge and condition of fan discharge pipe/hose was not be determined.
- Components concealed behind finished surfaces could not be inspected.

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

Interior

DESCRIPTION OF INTERIOR

Wall & Ceiling Materials:	•Drywall •Wood •Ceramic Tile
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood Laminate
Window Type(s) & Glazing:	•Double Hung •Double Glazed
Doors:	•Wood-Hollow Core

INTERIOR COMMENTS

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas and considered to be normal “wear and tear”. The doors and windows are good quality and functioned properly unless noted otherwise below. The floors of the home are relatively level and walls are relatively plumb.

NOTE: Due to age of the home environmental conditions may exist. Conditions such as (but not limited to) lead and asbestos contamination, underground oil tanks and urea formaldehyde may exist and may or may not be of concern. An evaluation of the impact of environmental issues on health or property value is beyond the scope of this inspection. If you have concerns regarding any of these or other environmental issues it is recommended that you contact a proper service provider for more information. It should also be noted that North Carolina homeowners planning on remodeling or renovating a home that was built before 1978, should be aware of the lead paint abatement rules adopted as of January 1, 2010. The following link will provide more information for homeowners considering renovating pre-1978 homes: <http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf>. Guidelines published and in place can be found at the following link: <http://www.epi.state.nc.us/epi/lead/lhmp.html#training>. Homeowners should be familiar with the guidelines before beginning or hiring a contractor to perform renovations or repairs. Homes that have had remodeling since January 1, 2010 and were built prior to 1978 should have proper documentation provided by the current owner(s) and/or contractor of record.

FINDINGS

- **Repair:** Signs of fungal growth was observed on interior components (e.g. kitchen pantry walls and some baseboard radiators). Several factors are involved in the development and growth of fungus on building materials. Most notably elevated moisture, which may be a result of condensation forming on the boiler piping. Removal of the fungus and correction of the conditions that contribute to the growth and spread is needed (e.g. insulating boiler pipes). Identifying strains of fungus or health risks is beyond the scope of this inspection. You should consult an air quality/environmental specialist for more information, if desired.
- **Repair:** Water damage was noted on the front bath wall (wall between the tub and toilet). Water leaking into non-sealed areas can cause moisture damage and promote the growth of fungus. Repair as necessary, including any damage that may be revealed in concealed areas.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the pre-inspection contract, 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:

- Your home inspection report may or may not note the presence of fungus (mold/mildew) on visible or accessible surfaces, however; even if fungus were undetected, it may become visible in the future, with the right conditions, or may be lying in inaccessible areas, such as wall cavities or under floor coverings. Any time I note the presence of staining and/or a fungus potential condition I suggest maintenance be performed to correct the condition. I am not an industrial hygienist and therefore lack the qualifications or ability to identify or evaluate fungal growth (mold/mildew) to determine if it may carry any health risks. Should you have concerns regarding mold I suggest a review by a qualified indoor air quality professional.

- I am not qualified to detect the presence of “Chinese” Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of this inspection report.
- Inaccessible wall, ceiling and floor cavities cannot be inspected.
- Furniture and excessive amounts of personal storage restricted access to some interior components.
- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

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

Kitchen/Laundry Appliances

DESCRIPTION OF KITCHEN/LAUNDRY APPLIANCES

Appliances Inspected:

Cabinets:

Laundry Facility:

- Electric Range •Range Hood-Discharge to Exterior
- Wood, Laminate Countertops & Cultured Sink
- Dryer Outlet 240v •Washer Outlet 120v •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer •Dryer Vented to the Exterior

KITCHEN/LAUNDRY APPLIANCES COMMENTS

The kitchen facilities, cabinets and laundry facilities are considered to be in good condition and of good quality. Appliances inspected responded properly to operating controls.

FINDINGS

- **Repair:** The clothes dryer should be vented to the exterior. Dyer exhaust should not be allowed to discharge into the crawl space or concealed areas. Excessive moisture levels on building components can promote the growth of fungus (mold) and affect indoor air quality. Dryer lint can also accumulate and pose a fire hazard. Repair as necessary.

LIMITATIONS OF KITCHEN/LAUNDRY APPLIANCES INSPECTION

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

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

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

Fireplace

DESCRIPTION OF FIREPLACE

Fireplace(s):

•Masonry Firebox •Wood Burning Wood Stove

Chimney/Flue(s):

•Masonry Chimney-Lined

FIREPLACE COMMENTS

Fireplaces need to be inspected each year prior to use before the heating season begins. If gas logs are installed a carbon monoxide inspection should be performed. Flues, liners and components of the fireplace and chimney should be maintained and cleaned to prevent unsafe conditions from developing during use.

FINDINGS

- **Repair:** The fireplace, wood stove and chimney should be cleaned by a qualified contractor (chimney sweep) prior to operation. In addition, the National Fire Protection Association (NFPA) recommends a Level II inspection of chimneys during real estate transactions. Level II includes a Level I visual inspection plus proper clearances from combustibles in accessible locations, proper construction and condition of all accessible interior and exterior portions of the chimney structure, all enclosed flues, as well as including areas within accessible attics, crawl spaces, and basements.

LIMITATIONS OF FIREPLACE INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Fire screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, we do not ignite fires nor light paper or other materials.
- Wood burning stoves are not removed from fireplaces and the fireplace components are not able to be inspected.

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

Please feel free to contact my office should you have any questions regarding this report. Again, I appreciate the opportunity to serve you and THANK YOU for choosing Hilton Home Inspection, Inc.

Sincerely,



Andy Hilton, President
Hilton Home Inspection, Inc.
N.C. Home Inspector License # 824

Pre-Inspection Agreement (Copy)

PRE-INSPECTION AGREEMENT w/HILTON HOME INSPECTION, INC.

CLIENT: Carolyn Ates

INSPECTION ADDRESS: 4124 Scott Road

Inspection Date: March 25, 2014

Hilton Home Inspection, Inc., herein after known as the "INSPECTOR", agrees to conduct a visual inspection of the above named property; for **Carolyn Ates**, herein after known as the "CLIENT" and provide a written inspection report identifying any systems or components which do not function as intended, allowing for normal wear and tear that does not prevent the system or component from functioning as intended and will be included on the "Summary Page". The "Summary Page" will also describe any system or component that appears not to function as intended, based on documented tangible evidence, and that requires either subsequent examination or further investigation by a specialist. The "Summary Page" may also describe any system or component that poses as safety concern. All other subject matters pertaining to the home inspection will appear in the body of the report.

1) This inspection includes the main dwelling only and will be of readily accessible areas thereof and is limited to visual observations of apparent conditions existing at the time of the inspection only and is not technically exhaustive. The inspection only includes systems listed below:

- | | | | |
|------------|--------------|-----------------------|------------------------------|
| ♦ ROOFING | ♦ EXTERIOR | ♦ FOUNDATION | ♦ STRUCTURAL COMPONENTS |
| ♦ PLUMBING | ♦ ELECTRICAL | ♦ HEATING | ♦ CENTRAL AIR CONDITION |
| ♦ ATTIC | ♦ INTERIOR | ♦ BUILT-IN APPLIANCES | ♦ INSULATION AND VENTILATION |

Comments made by **INSPECTOR** about systems, items, and conditions exempted from the inspection herein or in the Standards are informal only and DO NOT indicate an inspection.

2) The home inspection and report will be conducted in accordance with the Standards of Practice and Code of Ethics of both the North Carolina Home Inspector Licensure Board (NCHILB) and American Society of Home Inspectors (ASHI®). The report will be provided to the **CLIENT** in five (5) business days or less. Copies of the Standards, Codes of Ethics and Report Forms are available for **CLIENTS** review upon request.

3) The report and inspection are subject to the limitations noted in the report and the exclusions described in the N.C. Standards. Latent defects and deficiencies are excluded from the inspection.

4) The inspection and report are conducted and prepared for the sole, confidential, and exclusive use and possession of the **CLIENT**. **INSPECTOR** accepts no responsibility for use or misrepresentations by third parties. In the event any party other than the **CLIENT** makes any claim against the **INSPECTOR** arising out this inspection, the **CLIENT** agrees to indemnify, defend, and hold harmless **INSPECTOR** from any and all damages, expenses, costs and attorney fees arising from such a claim.

5) Any cost estimates or system service life estimates provided by **INSPECTOR** are general averages for the area and based on information obtained at the time of the inspection. Actual repair costs or system performance may vary widely. **INSPECTOR** is not required to provide such estimates; however if **INSPECTOR** chooses to do so, **CLIENT** agrees that these estimates will not be used to determine compliance or non-compliance with any clause in a real estate offer to purchase contract.

6) **INSPECTOR** is not required to:

- Enter any area or perform procedure which may damage the property or its contents, or be dangerous to the inspector or others.
- Turn on utilities or operate systems which are shut down or do not respond to normal operating controls.
- Dismantle equipment beyond normal, homeowner access panels.
- Move insulation, debris, personal property, plant, ice, snow, or soil which obstructs access or visibility.
- Determine compliance or non-compliance with codes, ordinances, statutes, regulatory requirements, or restrictions.
- Determine the presence or absence of any suspect adverse environmental condition or hazardous substance including but not limited to mold, toxins, carcinogens, contaminants, and noise.
- Determine the presence or absence of pests including but not limited to rodents, insects, and wood destroying organisms.
- Comment on the market value, advisability of purchase, offer cost estimates to repair defects, or suitability for specialized use of the property.

7) The inspection and/or report are not intended to be a warranty, guaranty, or certification of any kind, and **INSPECTOR** does not insure against any defects or deficiencies subsequently discovered by the **CLIENT**. **CLIENT** agrees that if **INSPECTOR** is found liable for any loss or damage due to negligence or the failure to perform obligations in this agreement, including the improper or negligent performance of the inspection or the improper or negligent reporting of the conditions of the subject property, the **INSPECTOR'S** maximum liability shall be limited to twice (two times) the fee paid (for basic inspection services) to the **INSPECTOR** for this inspection and this liability shall be exclusive. This limitation of liability specifically covers for: damaged property, loss of use of the property, loss of profits, consequential damages, special damages, incidental damages, and governmental fines and charges, punitive damages, attorney's fees and court or arbitration costs.

8) Any controversy, complaint, or dispute arising out of or related to this agreement is to be: a.) Brought within one year of the date of the inspection or be deemed waived and forever barred, and b.) Immediately put into writing by **CLIENT** and presented to **INSPECTOR** for resolution at least three (3) business days prior to taking any other action, including repair or replacement (emergency conditions excepted). Property is to be made available to **INSPECTOR** during the three day period for any follow up inspection or assessment needed by **INSPECTOR** or his representatives. Failing voluntary resolution between the parties, the issue is to be settled by binding arbitration arranged by the local Better Business Bureau. Cost of arbitration is to be placed in escrow, in advance of such arbitration by both parties by means of certified funds. Cost of arbitration is to be paid by the losing party.

9) Payment is based solely on the value of services provided by the **INSPECTOR** on site and the generation of the report, and is due in full upon completion of the on-site inspection. If other payment terms are arranged with **INSPECTOR**, then it shall be the sole responsibility of the **CLIENT** to assure that alternate terms are honored.

10) The conditions and limitations of this agreement, as well as the limitations of the inspection report apply to any follow-up inspections performed by the **INSPECTOR** at the request of the **CLIENT**. Only items on the Report Summary page(s) will be included in a follow up inspection. Follow up inspections are not a guarantee or warranty of work performed by others, and the inspector has no control over the repair persons employed.

This document represents the entire agreement between **INSPECTOR** and **CLIENT** and has been read, understood, and agreed to by the parties.

FEE: \$575.00 (FOR BASIC INSPECTION SERVICES ONLY)

Authorization to disclose any or all information obtained from the inspection: (Check One) YES: ☐ NO: ☐

Hilton Home Inspection, Inc.

Client (or Authorized Representative) Must Sign Below

On File

By Andy Hilton, NC License # 824

Carolyn Ates (Or Authorized Representative)

This confidential report is prepared exclusively for Carolyn Ates
© 2014 Hilton Home Inspection, Inc. 336.961.6809

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ☐ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required to make necessary repairs.
- ☐ Change the locks on all exterior entrances, for improved security.
- ☐ Install heavy duty water supply hoses on the clothes washer to help prevent leaks from the hose bursting.
- ☐ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ☐ Install smoke detectors on each level of the home and ensure there is one in each bedroom or any area to be used for sleeping. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again when daylight saving time changes.
- ☐ Install carbon monoxide detectors for added protection from exposure to carbon monoxide from malfunctioning fuel burning appliances.
- ☐ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ☐ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ☐ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ☐ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ☐ Install rain caps and vermin screens on all chimney flues.
- ☐ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items have been pointed out to you, but are also noted in the report in the corresponding sections.

REGULAR MAINTENANCE

EVERY MONTH

- ☐ Check that fire extinguisher(s) are present and fully charged. Re-charge or replace if necessary.
- ☐ Examine heating/cooling air filters and replace or clean if necessary.
- ☐ Inspect and clean humidifiers and electronic air cleaners.
- ☐ If the house has hot water (boiler or steam) heating, bleed radiator valves.
- ☐ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ☐ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ☐ If a jetted tub is installed, periodic cleaning and sanitizing of the pump and water lines is recommended. Fill the tub and add an automatic dishwasher tablet (or a ¼ cup of dishwasher powder) to the water. Run the pump for about ten minutes then drain the water. The tub should be refilled with clean water and operated for a few minutes to rinse the jets, pump and piping.
- ☐ Repair or replace leaking faucets or shower heads.
- ☐ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ☐ Replace smoke detector batteries (When daylight savings time changes). If the home is older than ten years and the smoke detectors are the original ones they should be replaced. The Consumer Product Safety Commission recommends replacing smoke and carbon monoxide detectors every ten years.
- ☐ Examine the roof for evidence of damage to roof coverings, flashings and chimneys (especially after significant storms).
- ☐ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ☐ Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- ☐ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ☐ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ☐ Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ☐ Ensure that the grade of the land around the house encourages water to flow away from the foundation and any underground piping is clear of debris and free flowing.
- ☐ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ☐ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- ☐ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ☐ Shut off isolating valves and remove all garden hose to exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ☐ Inspect for evidence of wood destroying insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ☐ Test the overhead garage door opener, to ensure that both auto-reverse mechanism are responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ☐ Replace or clean exhaust hood filters.
- ☐ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ☐ Have the heating, cooling and water heater systems cleaned and serviced.
- ☐ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secured.
- ☐ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ☐ If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected and pumped as needed.
- ☐ Your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed pest control specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes. Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

BLANK PAGE