



SYRACUSE INSPECTIONS
& PROPERTY SERVICES, INC.

Home Inspection Report

Prepared for:
Jack Smith



123 Jones Road
Syracuse, NY 13201

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Definitions

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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons, lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item has a minor defect or needs maintenance or could be updated to current standards.
D	Defective	Item is unable or unsafe to perform its intended function and needs repair or replacement or has exceeded its design life.

Scope of Inspection

The inspection is limited to a visual inspection of readily accessible areas using normal operating controls and opening readily operable access panels. This report does not include or cover concealed or latent conditions or defects which are not apparent from a visual inspection. Items included within the inspection are the systems and components as defined in the Standards of Practice, Subpart 197-5 to Title 19 NYCRR of the Real Property Law of New York State. As specified in the Standards of Practice, there is no dismantling of equipment, moving or dismantling personal property, moving stored goods, moving ceiling tiles or carpeting, entering any dangerous or unsafe area or use of any type of destructive measure. If any system or component that is required to be inspected under the Standards of Practice is not inspected then it shall be noted in the inspection report that it was not inspected and set forth the reason that it was not inspected.

Systems and components that are specifically excluded from the Standards of Practice include but are not limited to geological and/or soil conditions, recreational facilities, hot tubs, swimming pools, playground equipment, out-buildings other than garages, security systems, fire sprinkler system, lawn sprinkler system, water potability, water conditioning equipment, private water systems, septic systems, underground fuel storage tanks, solar heating or water heating systems, standby generators or their electrical panels, central vacuum systems, heat exchangers, interior of chimney flues, gas leaks, carbon monoxide leaks, in-floor or in-ceiling radiant heat, and appliances. Inspectors shall not be required to determine the presence or absence of any suspected hazardous substance including but not limited to , organic compounds, PCB's, asbestos, urea formaldehyde insulation, toxins, carcinogens, diseases, wood destroying organisms, pest infestation, mold, lead paint, air quality or any other environmental hazard. This inspection does not include past or present violations of codes, ordinances or regulations. This inspection does not include permit research or manufacturer recalls.

Any opinions regarding adequacy, capacity, or expected life of any system or component are general estimates based upon our knowledge of similar systems and components and occasional wide variations may occur between such estimates and future experiences.

Any system or component not inspected due to weather will be reinspected at the request of the client at no additional fee.

Items that are not required to be inspected under the Standards of Practice that are included in the report will have an * next to the component.

General Information

Property Information

Property Address: 123 Jones Road
City: Syracuse State: NY Zip: 13201
Seller: Owner of Record Seller's Agent: Jerry Jones-Jones Real Estate
Age Of Home: 50 Years Entrance Faces: South
Water Source: Public How Verified: Visual Inspection
Sewage Disposal Public How Verified: Visual Inspection
Space Below Grade: Basement Building Type: Single Family Wood Framed
Electric On: Yes Gas/Oil On: Yes Water On: Yes

Client Information

Client Name: Jack Smith
Client Address: 456 Genesee Road
City: Syracuse State: NY Zip: 13201
Client's Phone: 888-555-1234 Client's Email: JackSmith@Smith.com
Buyer's Agent: Walt Washington-USA Realty

Inspection Company

Inspector Name Dan Hager #16000008997
Company Name Syracuse Inspections & Property Services Inc
Inspection Company Phone: 315-453-2949 Inspection Company Email: Dan@SyracuseInspections.com
Company Address: 7327 Kirkville Road, East Syracuse, NY 13057 Assisted By:
File Name: 123 Jones
Fees: Home Inspection \$400 Radon Test 150 Total - Net Due Upon Receipt \$550

Conditions

Others Present: Buyer Property Occupied: Yes
Inspection Date: 03/01/2021
Start Time: 1:00 End Time: 4:00
Temperature: 68 Weather: Sunny Soil Conditions: Dry

Lots and Grounds

GENERAL COMMENTS: There should be a positive grade away from the home of at least 6" in the first 10' and keep soil and mulch at least 6" below the siding.

A NP NI M D

- Walks: Concrete
- Steps/Stoops/Rail Systems: Masonry
- Patio: Treated Wood
- Grade Affecting the Home: Flat/negative grade noted in some areas, add soil as necessary to create positive grade away from home
- Vegetation Affecting the Home: Keep vegetation 12"-18" away from home
- Driveway: Asphalt

Exterior Surface and Components

GENERAL COMMENTS: Some areas of the exterior may not be accessible for visual inspection due to vegetation, stored goods or snow and are outside the scope of the inspection. Rot can be major or minor. Minor rot usually affects the trim and is relatively inexpensive to correct. Major rot affects the structure and can be expensive to correct. Upon removal of minor rot major rot may be found. Freshly painted surfaces may hide rot. Rot found behind exposed surfaces is outside the scope of the inspection. In some cases the inspector may not be able to determine if a deck is properly flashed to the home. Storm windows are visually inspected but not operated. Lack of routine maintenance, caulking and painting, can lead to minor and major rot.

A NP NI M D

Exterior Surface

- Type: Vinyl
- Deck: Treated Wood
- Porch: Painted Wood
- Trim: Wood, Aluminum
- Fascia/Soffit: Aluminum, Vinyl
- Windows: Vinyl Thermopane
- Entry Doors:
- Patio Door: Metal Thermopane - Metal sliding glass doors are not energy efficient, plan on eventual replacement
- Electric: 120 Volt GFCI
- Faucets:
- Gas Meter: Right Side Wall

Roof

GENERAL COMMENTS: Inspecting a roof from on top of the roof is the best way to inspect a roof. Sometimes this is not possible due to the height of the roof or steep roof pitch or wet/ice conditions. Inspecting the shingles from the ground limits the inspection of the shingles. Roof shingles age differently based upon the quality of the shingle, color of the shingle, the pitch of the roof, exposure to the sun and attic ventilation. The inspection of the roof does not guarantee that the roof does not leak. In order to determine that the roof does not leak, you need to observe heavy rains with high winds from each direction. Inspection of the chimney is limited to the exterior surfaces and does not include the flue liner or lack thereof.

A NP NI M D

Main Roof Surface _____

Method of Inspection: On roof Unable to Inspect: 0% Obstructed by:

Type: Gable Remaining Useful Life: 15+ Years

Material: Composition Shingle

Flashing: Plumbing vent flashing deteriorated and in need of repair/replacement.

Valleys:

Plumbing Vents: Cast Iron

Gutters/Downspouts: Aluminum - Full

Leader/Extension:

Right Chimney _____

Chimney: Brick

Chimney Cap: Metal

Garage/Carport

A NP NI M D

Garage _____

Type of Structure: Attached Car Spaces: 2 Inspection Limited by:

Garage Doors: Metal

Door Operation: Springs on garage doors will break with time, add steel cables inside springs for safety

Door Opener: Quantity 1

Roof Framing/Decking: Not accessible for visual inspection

Floor/Foundation: Masonry Block and Poured Concrete

Walls/Ceiling: Fire separation between garage and home does not meet current standards, typical for age.

Exterior Service Door:

Interior Service Door: Replacing interior door with an insulated door would improve energy efficiency

Electric: 120 Volt GFCI - Non GFCI outlets, typical for age, update to GFCI outlets for safety

Foundation/Floor Framing/Basement

GENERAL COMMENTS: Cracks in masonry are common and usually not a problem. Cracks can result from settlement, shrinkage, frost, water pressure and back filling. Often the seriousness of a crack can only be determined by monitoring over a period of time. Damp walls in basements are common and usually can be corrected by proper exterior grading and/or gutter and downspouts. The cost of correcting water problems can vary substantially depending upon the cause. Predicting the severity and frequency of water problems based upon a one time inspection is difficult to impossible. A dehumidifier should be run spring through fall. Most basements have some form of mold. There are many different kinds of mold, many of which are not harmful. Peoples reactions to mold vary significantly. The testing of mold is outside the scope of the inspection.

The inspection of the basement is limited to accessible areas. Items that limit the inspection include finished walls, finished ceiling, finished floors, insulation and stored goods.

A NPNI M D

Basement

Inspection Limited by: Finished Ceiling, Finished Walls

- Foundation Walls: Masonry Block
- Floor/Slab: Concrete
- Columns/Posts: Steel-Solid Columns
- Beams/Girders: Bonded Wood
- Floor Joists: 2 x 10's - Improperly cut floor joists noted at toilet, reinforce as necessary. 25% of the floor joists are covered and not accessible for inspection,
- Subfloor: Tongue and Groove - 25% of the subfloor is covered and not accessible for inspection
- Stairs/Railings:
- Smoke Detector:
- Carbon Monoxide Detector:
- Windows: Windows do not meet current standards for egress, natural light or natural ventilation from each habitable space.
- Finished Walls/Ceiling/Floor:
- Basement Electrical: 120 Volt Grounded
- HVAC Source: Ceiling Registers - Supplemental heat is usually needed in finished areas of the basement.
- Insulation: Fiberglass Batts
- Evidence of Previous Moisture Penetration: No
- Drainage: Sump Pump, Floor Drain
- Fuel Lines: Black Iron

Crawl Space

GENERAL COMMENTS: Crawl spaces can be an area of significant potential problems. The best way to inspect a crawl space is by going into the space. Crawl spaces are entered unless there is inadequate access, inadequate height (18" or less) or there are safety issues with the space including but not limited to water on floor, electric cables on floor, insect infestation or rodent infestation. If the crawl space is not accessible for inspection it will be marked accordingly. If you take title to the home without having the crawl space inspected you will be liable for any repairs if needed.

A NP NI M D

Rear Crawl Space _____

Method of Inspection: In the crawl space Unable to Inspect: Floor Framing Inspection Limited by: Insulation

Foundation Walls: Masonry Block - Dislodged/deteriorated block at vent, obtain estimate for repair from a qualified contractor.

Floor/Slab/Vapor Barrier: Stone, Plastic

Columns/Posts: Masonry block

Beams/Girders: Bonded Wood

Floor Joists: Covered with insulation and not accessible for inspection

Subfloor: Covered with insulation and not accessible for inspection

Insulation: Fiberglass Batts - Preferable method of insulating the space is to insulate the perimeter walls and open to basement.

Ventilation: Wall Vents

Evidence of Previous Moisture Penetration:

Drainage: Gravity

Crawl Space Electrical:

Laundry Room/Area

A NP NI M D

1st Floor Laundry Room/Area _____

Floor:

Walls:

Ceiling:

Doors:

Laundry Tub:

Laundry Tub Drain:

Washer Hose Bib:

Washer and Dryer Electrical: 120/240 Volt

Dryer Vent: Rigid Metal

Washer Drain:

Heating System

GENERAL COMMENTS: The inspection of the heat exchanger of a forced air furnace or a boiler is limited to accessible areas and is outside the scope of the inspection. Defects may exist outside of the accessible areas that may be found during a complete heating system check-up done by a heating contractor. The inspector checks to see if there is a permanent source of heat in each room. No representations are made as to the adequacy of the heat source. Controls and safety controls are checked to see that they are installed but cannot always be checked to see if they are operating correctly. Calculating the correct size of the heating plant is beyond the scope of the inspection. Ultraviolet lamps and heat recovery ventilators are outside the scope of the inspection.

A NP NI M D

Heating System _____

Manufacturer: Carrier Capacity: 88K BTU's/HR Approximate Age: 5 Years

System Type: Forced Air Fuel Type: Natural Gas Area Served: Whole House

Heating System Operation:

Forced Air Heat Exchanger*: Normal life expectancy is 15-25 years, unit is 12 years old. Completely enclosed and not accessible for inspection

Unable to Inspect: 100%

Burner:

Blower Fan/Filter:

Distribution: Metal Ducts

Venting/Flue/Chimney: PVC

Controls:

Fuel Lines:

Humidifier*: Keep humidity levels below 40% and turn off and clean in the spring

Presence of asbestos appearing material*? No

Air Conditioning

GENERAL COMMENTS: The air conditioning system is inspected by visual inspection, operating the system and measuring the temperature differential between the supply and return air ducts. Measuring the amperage draw and pressure in the refrigerant lines is outside the scope of the inspection. Sometimes you need to adjust the ductwork between the heating and cooling seasons.

A NP NI M D

AC System _____

Manufacturer: Carrier

Area Served: Whole House Approximate Age: 5 Years

Fuel Type: 240 Volt Temperature Differential: 18

Type: Split System Capacity: 36K BTU's/HR

A/C System Operation:

Electrical Disconnect:

Compressor/Condensor: Normal life expectancy is 15-25 years, unit is 12 years old.

Refrigerant Lines:

Evaporative Coils/Condensate Drain:

Accessible Electric

GENERAL COMMENTS: The proper size of the electrical system can be determined by a detailed electrical analysis which is beyond the scope of the inspection. The inspection of any generators or their control panels is outside the scope of the inspection.

A NPNI M D

Service Size: 150 AMPS Volts: 120/240

Service: Above Ground - Install cable clamps every 30" and within 12" of weatherhead
Basement Electric Panel _____

Manufacturer: Eaton Size: 150 Volts: 120/ 240

Type: Main 120 Conductor: Copper 240 Conductor: Copper and Aluminum

Main Breaker Size:

Breakers:

GFCI:

Bonding:

Grounded: Plumbing Ground

Conductors: Non Metallic Sheathed Cable(Romex)

Room for additional circuits? Yes No

Accessible Plumbing

GENERAL COMMENTS: The inspection of supply and drain pipes in concealed or underground areas is beyond the scope of the inspection. A slow leak in a concealed wall or floor area may not show up until hours or even days after the plumbing fixture is used. Shutoffs and valves are visually inspected but not manually inspected due to potential for leakage. Instruct family members as to the location of main water shutoff in case of emergency.

A NPNI M D

Service Line: Lead - Lead water line noted, have water tested for lead content, install filter on kitchen sink or replace lead line if necessary

Main Water Shutoff: Basement

Water Lines: Copper

Drain Pipes: Cast iron, PVC

Vent Pipes:

Water Heater _____

Manufacturer: Rheem

Fuel Type: Natural Gas Capacity: 40 Gallons

Approximate Age: 16 Years Area Served: Whole House

Accessible Plumbing (Continued)

- Water Heater Operation: Gas hot water tanks normally last 8-12 years, unit is 16 years old, replacement could be at any time
- Flue Pipe: Single wall
- Temperatur/Pressure Relief Valve:
- Fuel Lines:

Finished Areas:

GENERAL COMMENTS: Assessing the quality and condition of the interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws and quality of materials are beyond the scope of the inspection. The inspection of the interior is normally limited by carpeting, furniture, household goods and wall hangings. Recently painted surfaces may hide defects. All floors have some bounce, tilt or squeaks. Typically, the older the home, the greater the amount of bounce, tilt and squeaks. Floor squeaks may be permanent or change with seasons. Walls and/or ceilings may develop settlement and/or shrinkage cracks. Structures may also change with temperature, humidity and even furniture arrangement. Major cracks indicate structural problems that may or may not have stabilized. Often the seriousness of the crack can only be determined by monitoring the crack over time. Doors/windows are randomly checked with a representative number of units. Electrical outlets are randomly checked with a representative number of units. Inspection of outlets for arc fault protection is outside the scope of the inspection. Smoke and carbon monoxide detectors are checked to see if they are present but not operated, recheck upon moving in and then every 3 months.

A NPNI M D

Living Space

- Floor: Refinish hardwoods as necessary
- Walls:
- Ceiling: Typical nail pops noted, repair as necessary
- Doors:
- Windows:
- Skylights: Evidence of previous leaks and/or condensation, dry at time of inspection, prime/repaint and monitor
- Floor Bounce:
- Floor Tilt:
- Stairs/Railings:
- Electrical Outlets: 120 Volt Grounded and Ungrounded - Inadequate number of outlets noted in some areas, install additional outlets as necessary
- Lighting and Fixtures: Three way switch for dining room is either broken or not wired properly, have corrected by a qualified contractor
- HVAC Source: Floor/Wall Registers
- Smoke Detector: Smoke detectors should be replaced every 10 years
- Carbon Monoxide Detector: Carbon monoxide detectors should be replaced every 5 years

Bathroom

GENERAL COMMENTS: Soft or hollow tiles may indicate deterioration behind the tile in the wall and/or floor. The extent of the problem cannot be determined until the area is opened up. Structural rot and/or mold may be found when the area is repaired.

A NPNI M D

Half Bathroom

- Floor:
- Walls:
- Ceiling:
- Doors:
- Electrical: Non-GFCI outlet, atypical for age of renovation, update to GFCI outlet for safety
- Countertops/Cabinet:
- Sink/Faucet:
- Toilets:
- HVAC Source: Floor/Wall Registers
- Ventilation: Fan

Main Bathroom

- Floor:
- Walls:
- Ceiling:
- Doors:
- Electrical: 120 Volt GFCI's
- Countertops/Cabinet:
- Sink/Faucet:
- Tub/Surround:
- Toilets:
- HVAC Source: Hot Water Baseboard
- Ventilation:

Master Bathroom

- Floor:
- Walls:
- Ceiling:
- Doors:
- Windows: Windows in bathrooms over bath tubs should be safety glass or have safety bars by current standards
- Electrical: 120 Volt GFCI's
- Countertops/Cabinet:
- Sink/Faucet:
- Tub/Surround:
- Shower/Surround:
- Toilets:
- HVAC Source: Hot Water Baseboard
- Ventilation: Fan

Kitchen

GENERAL COMMENTS: Although kitchen appliances are outside the scope of the inspection we do check to see if they are working but not how well they are working or if all cycles/modes are working properly. Kitchen appliances can work one day and break the next, recheck all appliances during your final walk through.

A NPNI M D

Kitchen

- | | | | | | |
|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Countertops/Cabinet: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink/Faucet: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Electrical: 120 Volt Grounded - Non-GFCI outlets in kitchen, typical for age, update to GFCI's on all outlets in kitchen for safety |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: Floor/Wall Registers |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilator*: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cooking Appliances*: Gas |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Disposal*: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher*: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerator*: |

Fireplace/Wood Stove

GENERAL COMMENTS: The inspection of the flue liner and the draft of wood burning fireplaces and appliances are outside the scope of the inspection.

A NPNI M D

Fireplace

- | | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Fireplace Construction: Masonry |
| Type: Wood Burning | | | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Smoke Chamber*: Not accessible for visual inspection |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Flue*: Not accessible for visual inspection, have cleaned and reinspected by a qualified chimney sweep |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Damper: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hearth: Hearth does not meet current standard of 16" of noncombustible material in front of firebox |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Surround and Mantle*: |

Attic

GENERAL COMMENTS: Attics are not entered unless the inspector feels that it is safe to walk in the attic. Inadequate roof ventilation can lead to ice back-up. During some winters, homes with good roof ventilation may still get ice back-up. Attics can be an area of significant potential problems. If the attic space is not accessible for inspection it will be marked accordingly. If you take title to the home without having the attic space inspected you will be liable for any repairs if needed.

A NP NI M D

Upper Attic

Method of Inspection: From Access Panel Unable to Inspect: 20% Obstructed by: Line of Sight

- | | | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roof Framing: Trusses |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Roof Decking: Tongue and Groove |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Ridge and Soffit Vents |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Insulation: Blown in Cellulose |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Insulation Depth: 12" |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Wiring/Lighting: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Moisture Penetration: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bathroom Fan Venting: Not accessible for visual inspection when done properly the vent is run under the insulation, exterior termination points present. |

Fire Safety

According to the NFPA there are approximately 365,000 residential fires in the United States each year. Fortunately most families will never experience a major fire in their lifetime but if you do, you want to be prepared. Fatalities have dropped by 22% since 2004 due to:

1. Less people smoking.
2. Improvements in electrical systems.
3. More and better smoke detectors.

According to Underwriter's Laboratories the time to get out of a residential fire has decreased from 17 minutes in the early 1950's to 3-4 minutes today. The decrease in time is due to:

1. The use of engineered lumber which is mostly composed of sawdust and glue. Approximately 60% of new construction has engineered lumber.
2. The change from lath and plaster to drywall.
3. The change from solid core doors to hollow core doors.
4. The change in floor plans to more open floor spaces and higher ceilings.
5. The change from single pane windows with storms to tighter vinyl thermopane windows.
6. The increased use of synthetic materials in home furnishings.

In order to protect your family we recommend that you:

1. Have operating smoke detectors in your home. The number of smoke detectors required in your home has changed multiple times through the years. It has gone from one detector outside each bedroom area to one detector outside

Fire Safety (Continued)

each bedroom area plus one in each bedroom and one on each floor. Currently if one detector goes off, all of the detectors go off. The advantage to this is that a smoke detector going off in the basement may not be that loud on the second floor of the home.

Studies have shown that it is better to have detectors that alarm with a woman's voice rather than a straight alarm. Children will wake up quicker.

There are ionization detectors and photo-electric detectors. Most home detectors installed are ionization detectors. Ionization detectors will pick up fast moving fires quicker. Photo-electric detectors will pick up smoldering fires quicker. There are some detectors that are both photo-electric and ionization. Most home fires start as smoldering fires. Some states have changed their codes to require that photo-electric detectors be installed.

Smoke detectors should be replaced every 10 years.

2. Properly labeled fire extinguishers should be accessible in at least the kitchen, garage and basement.
3. Plan and practice escape routes from the home. There should be at least 2 ways to get out of each habitable space. In some upper story bedrooms, escape ladders should be available.
4. Sleep with your bedroom doors closed.
5. Close doors behind you when escaping.

Check your smoke detectors for potential recalls.

Final Comments

This inspection is intended to assist the client in the overall evaluation of the structure and systems within the structure on the date and time that the inspection was performed. This inspection is not a guarantee or warranty of the property and does not eliminate all of your risk in purchasing the property. This inspection is a general home inspection with limited liability of the inspection company and not a technically exhaustive inspection without limited liability.

The inspection is performed and prepared for the sole, confidential and exclusive use of the client. Any reliance upon the report by other parties or for other transactions is strictly prohibited.

In the event of a claim, the client will allow the inspection company to inspect the claim prior to making any repairs or waive the right to make a claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the claim, except in case of an emergency.

Client understands that they are entitled to a final walk through of the home prior to closing. The purpose of the walk through is to determine if the property is in substantially the same condition as to when they entered into the purchase contract. Client should be thorough during this walk through as mechanical systems may fail or new defects may occur between the date of the home inspection and the final walk through or items that were concealed by wall hangings, household goods or carpeting may now be visible.

Marginal Summary

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

Lots and Grounds

1. Grade Affecting the Home: Flat/negative grade noted in some areas, add soil as necessary to create positive grade away from home

Exterior Surface and Components

2. Patio Door: Metal Thermopane - Metal sliding glass doors are not energy efficient, plan on eventual replacement

Garage/Carport

3. Garage Door Operation: Springs on garage doors will break with time, add steel cables inside springs for safety
4. Garage Walls/Ceiling: Fire separation between garage and home does not meet current standards, typical for age.
5. Garage Interior Service Door: Replacing interior door with an insulated door would improve energy efficiency

Foundation/Floor Framing/Basement

6. Basement Windows: Windows do not meet current standards for egress, natural light or natural ventilation from each habitable space.



7. Basement HVAC Source: Ceiling Registers - Supplemental heat is usually needed in finished areas of the basement.

Crawl Space

8. Rear Crawl Space Insulation: Fiberglass Batts - Preferable method of insulating the space is to insulate the perimeter walls and open to basement.

Accessible Electric

9. Service: Above Ground - Install cable clamps every 30" and within 12" of weatherhead

Accessible Plumbing

10. Service Line: Lead - Lead water line noted, have water tested for lead content, install filter on kitchen sink or replace lead line if necessary

Finished Areas:

11. Living Space Floor: Refinish hardwoods as necessary
12. Living Space Ceiling: Typical nail pops noted, repair as necessary
13. Living Space Skylights: Evidence of previous leaks and/or condensation, dry at time of inspection, prime/repaint and monitor
14. Living Space Electrical Outlets: 120 Volt Grounded and Ungrounded - Inadequate number of outlets noted in some areas, install additional outlets as necessary

Marginal Summary (Continued)

Bathroom

- 15. Half Bathroom Electrical: Non-GFCI outlet, atypical for age of renovation, update to GFCI outlet for safety
- 16. Master Bathroom Windows: Windows in bathrooms over bath tubs should be safety glass or have safety bars by current standards

Kitchen

- 17. Kitchen Electrical: 120 Volt Grounded - Non-GFCI outlets in kitchen, typical for age, update to GFCI's on all outlets in kitchen for safety

Fireplace/Wood Stove

- 18. Fireplace Hearth: Hearth does not meet current standard of 16" of noncombustible material in front of firebox

Defective Summary

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

Roof

1. Flashing: Plumbing vent flashing deteriorated and in need of repair/replacement.



Foundation/Floor Framing/Basement

2. Basement Floor Joists: 2 x 10's - Improperly cut floor joists noted at toilet, reinforce as necessary. 25% of the floor joists are covered and not accessible for inspection,



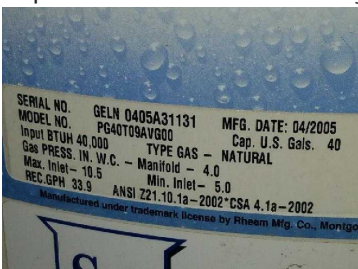
Crawl Space

3. Rear Crawl Space Foundation Walls: Masonry Block - Dislodged/deteriorated block at vent, obtain estimate for repair from a qualified contractor.



Accessible Plumbing

4. Water Heater Water Heater Operation: Gas hot water tanks normally last 8-12 years, unit is 16 years old, replacement could be at any time



Defective Summary (Continued)

Finished Areas:

5. Living Space Lighting and Fixtures: Three way switch for dining room is either broken or not wired properly, have corrected by a qualified contractor