



# HOME INSPECTION REPORT

**123 Anywhere Street,  
Gulf Breeze FL, 32563**



**Inspection Date:**  
October 19, 2018

**Prepared For:**  
U.R Buyer

**Prepared By:**  
A Pro Inspection Service  
4702 Bay Breeze Dr  
Gulf Breeze, FL 32563  
850 916-7669

**Report Number:**  
101918BUY

**Inspector:**  
Damon O'Donnell  
CHI,PHI, CRMI, CIE



A portion of the inspection fee has been  
donated to the American Cancer Society

# Table Of Contents

---

<b>HOME INSPECTION REPORT</b>	<b>1</b>
<b>REPORT OVERVIEW</b>	<b>3</b>
<b>STRUCTURAL / FOUNDATION</b>	<b>9</b>
<b>ROOFING</b>	<b>10</b>
<b>EXTERIOR</b>	<b>11</b>
<b>ELECTRICAL SYSTEM</b>	<b>12</b>
<b>COOLING HVAC SYSTEM</b>	<b>13</b>
<b>INSULATION / VENTILATION</b>	<b>15</b>
<b>PLUMBING SYSTEM</b>	<b>16</b>
<b>INTERIOR</b>	<b>17</b>
<b>APPLIANCES</b>	<b>18</b>
<b>MAINTENANCE ADVICE</b>	<b>21</b>

---

# REPORT OVERVIEW

## THE HOUSE IN PERSPECTIVE

Please read the entire report. There may be items of concern in the body of the report that are not noted in the summary. It would be prudent to address any and all items of concern to the buyer prior to referencing repairs.

Many homes may have circumstances where construction practices or standards have changed since the home was built. Updating/upgrading systems are not a requirement if the home was built to the standards of the day construction was completed. It would be cost prohibitive to bring everything to current standards for every home.

This is an average quality 24 year old (approximate age) home. 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.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

A home inspection is not a pass or fail type of inspection. It is a visual evaluation of the conditions of the systems and accessible components of the home. Conditions can and will change after the inspection over time. Future conditions can not be foreseen or reported on. Components that are not readily accessible can not be inspected. It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure. A one year home owner's warranty purchased from Residential Warranty Service will be extended to 18 months as a benefit of having the home inspected by A Pro Inspections. For more information, please call 844-367-0885 or online at MySimpleHomeWarranty.com. Items found to be defective at the time of inspection are not generally covered by any home warranty

Homes that are occupied at the time of inspection may have conditions that change from the time of inspection to the time of the closing. It would be wise for the prospective home owner to perform a walk through inspection after the home has been vacated to determine if there are any conditions that may have changed. Future infestations of vermin, insects or other animal activity can not be known or predicted

## KEYS USED IN THIS REPORT

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

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

Note: Observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long-term improvements. Conditions may exist that are conducive to the growth and formation of mold and mold spores. These conditions are, but not confined to, the presence of moisture or rotten or rotting material. If these conditions exist, or mold is a concern, it is the responsibility of the prospective homeowner to have specific mold sampling for testing done. Mold sampling is beyond the scope of this inspection.

Compact fluorescent light bulbs (CFL) contain mercury. If these type bulbs have been broken previously in the home, mercury contamination may have occurred. Test for mercury is beyond the scope of the inspection.

Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again.

The inspection company is not responsible for failure to properly maintain the property or damage that occurs or uncovered after taking possession of the home

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS

---

Any person using the information contained in this report used for making a decision related to the purchase of the inspected property agrees to the terms and conditions of the authorization agreement located at the end of the report.

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of systems and appliances. It is further recommended that appliances and systems be tested during any scheduled pre-closing walk through. Like any mechanical device, malfunctions **can** occur at any time (**including the day after taking possession of the house**). No comments or accurate speculation can be made on the longevity or future performance of any system or appliance

Repairs should be performed by licensed professionals and receipts for all repairs provided prior to taking possession of the home. Repairs or performance of repairs are not guaranteed by the inspection firm or inspectors even if re-inspected

Any claims against the inspector, the Inspection Company and or warranty companies must have completed resolution forms and notification of such claim submitted to the inspection company prior to any service performed. Failure to notify the inspection company of services prior to approval of such repair or service, the client relinquishes all claims and reimbursement for repair(s) or service(s) performed. The inspection company's limit of liability for the home inspection is limited to the cost of the inspection only.

### Roof Structure

- **Monitor:** The roof structure shows evidence of localized rot adjacent to the ridge vent.

### Sloped Roofing

- **Improve:** Damaged gutters at the rear slope should be repaired or replaced as necessary.
- **Improve:** The leading edges of the starter row of shingles are not sealed at the eaves.
- **Improve:** Nail heads are exposed at the flashing in various locations. They should be sealed
- **Improve:** The flashing for the gas vent flues are not nailed or sealed at the nail apron.
- **Improve:** Missing shingles should be replaced as necessary.
- **Improve:** The installation of the flashing at the rear slope at the enclosed porch is incomplete.
- **Monitor:** The roofing is considered to be in fair condition. Even though the shingles are rated for 20 years, it is rare that the complete life is attained before replacement is needed.
- **Improve:** Nails backing out in various locations should be re-nailed and sealed.

### Exterior and Garage

- **Improve/Deferred:** The windows/doors should be kept appropriately caulked and sealed around the frames.
- **Improve:** The porch cover screen is damaged. It should be repaired or replaced as necessary.
- **Improve:** The screen door at the rear porch is damaged. It should be repaired or replaced as necessary.
- **Improve:** The fencing is in fair condition. Minor repairs are needed.
- **Improve:** The gate and/or latch mechanism needs adjustment to function properly.
- **Improve:** The overhead garage door opener requires adjustment to the electric sensors. This is a relatively minor task. The door button has to be depressed and held until the door is closed.

### Electrical

- **Improve:** The light in the dining room is inoperative, however the fixture did have power, indicating the bulb is burned out.
- **Improve:** The fans may need to be balanced to prevent wobbling in the front corner bedroom and living room.
- **Improve:** An outlet in the laundry room is inoperative. This outlet and circuit should be investigated. Marked with a yellow dot.
- **Improve:** Abandoned wiring on top of the metal roof for the porch enclosure should be removed or appropriately terminated.
- **Improve:** The front exterior outlet should be properly sealed to inhibit water intrusion into the junction box

### HVAC

- **Major Concern:** The air conditioning system requires servicing. Many of the screws for the evaporator are missing and the interior components are in a state of disassembly/missing parts. The interior coils were observed to be dirty and/or

corroded. The cooling coils should be cleaned and/or leak checked as needed. The unit's return air area should be cleaned and sealed.

- **Improve:** Damaged insulation on refrigerant lines should be repaired.
- **Improve:** Vegetation in the outdoor unit of the air conditioning system should be removed.
- **Improve:** The thermostat is for as central air with a supplemental heat, rather than a heat pump thermostat. This eliminates a portion of the heating system from functioning in the emergency or heat mode. Replacement of the thermostat may become necessary. The batteries should be changed on an annual basis.
- **Monitor:** The static supply air flow throughout is considered less than ideal at most of the registers. Rebalancing the ductwork may improve this situation.
- **Improve:** The heating mode of the heat pump did not function when tested in the heat mode. The emergency heat coils functioned. In essence, the heat pump has become an air conditioning with electric heat system only.
- **Improve:** The refrigerant lines on the HVAC cabinet should be sealed at the intrusion into the air handler area.
- **Improve:** The air conditioning system requires servicing. Many of the cabinet screws for the air handler are missing.
- **Monitor:** HVAC systems have a typical life expectancy of 17 to 20 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.

### Attic / Roof

- **Improve:** Insulation should be evened out. There are areas above the middle bedroom and hall that have no insulation.

### Plumbing

- **Improve:** Discharge piping should be added to serve the Temperature and Pressure Relief (TPR) Valve for the water heater. It should terminate not less than 6 inches or more than 24 inches above the floor.
- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit has surpassed this age range. One cannot predict with certainty when replacement will become necessary.
- **Improve:** The laundry hose faucet(s) are leaking at the handle when the water is on. The faucets installed are a "push on" type connector that may come loose over time.
- **Improve:** The bathroom tub and shower faucet(s) are leaking at the handle when the water is on.
- **Improve:** The exterior hose faucet(s) are leaking at the handle when the water is on.
- **Improve:** All tub and shower fixtures should be kept sealed around the intrusion into the enclosure. This prevents water from entering the wall cavity behind shower and tub enclosures.

### Interior

- **Improve:** The sliding door in the living room does not close/latch properly.
- **Improve:** Damaged kitchen cabinets should be repaired.
- **Improve:** The window(s) were hard to open in many locations of the home.
- **Improve:** Signs of mildew were observed in the kitchen mainly under the sink. Other areas of mildew or fungal growth may exist. Identification of this type of growth is beyond the scope of the inspection.
- **Improve:** All exterior door thresholds should be kept sealed.

### Kitchen Exhaust Hood

- **Improve:** The kitchen exhaust hood light is inoperative.

## THE SCOPE OF THE INSPECTION

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

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed. Many homes may have circumstances where construction practices or standards have changed since the home was built. Updating/upgrading systems are not a requirement if the home was built to the standards of the day construction was completed. It would be cost prohibitive to bring everything to current standards for every home sold. Thermal imaging does not show the condition of areas concealed by finishes. It is used to help determine if any thermal differentials exist, that may lead to further investigation. It can not see through walls or other materials.

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

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

**This confidential report is prepared exclusively for U.R. Buyer**

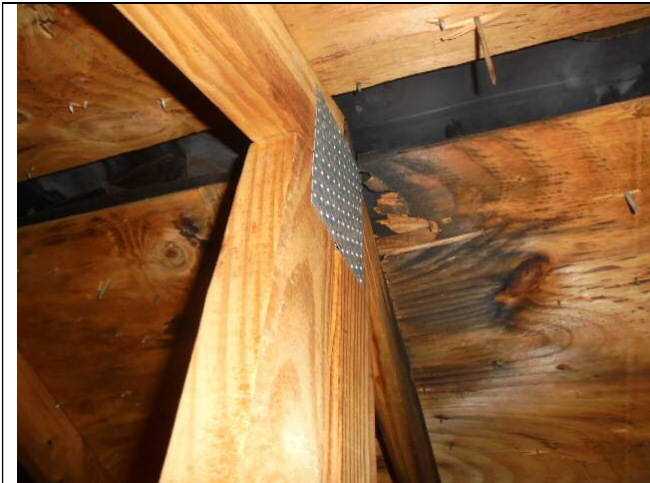
Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.

Please refer to the NACHI<sup>®</sup> Inspector Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection. NACHI.org

**WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 85 degrees F. Weather conditions leading up to the inspection have been relatively dry.

Photos are only a representative sample of conditions observed. There may be more than one area of concern not shown by photo



Localized rot was observed at the ridge vent in the attic



The leading edges of the starter row of shingles are not sealed at the eaves.



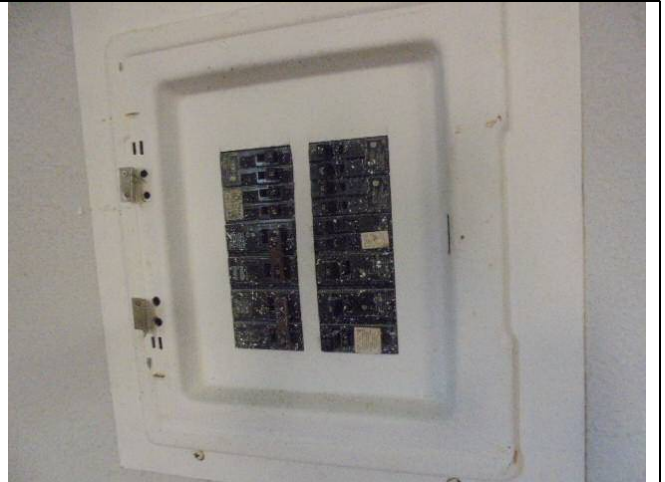
Abandoned wiring on top of the metal roof for the porch enclosure should be removed or appropriately terminated.



Many of the screws for the evaporator are missing and the interior components are in a state of disassembly/missing parts



Missing shingles should be replaced as necessary.



The cover for the distribution panel is damaged



The interior coils were observed to be dirty and/or corroded. The cooling coils should be cleaned and/or leak checked as needed.



A proper flashing should be provided at the intersection of the exterior wall of the house and the deck/porch cover.



The bathroom tub and shower faucet(s) are leaking at the handle when the water is on.



The laundry faucet leaks at the handle when the water is on



Insulation should be evened out. There are areas above the middle bedroom and hall that have no insulation.



Discharge piping should be added to serve the Temperature and Pressure Relief (TPR) Valve for the water heater. It should terminate not less than 6 inches or more than 24 inches above the floor.



# STRUCTURAL / FOUNDATION

## DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Truss •Rafters
<b>Roof Structure:</b>	•Rafters •Trusses •Waferboard Sheathing
<b>Attic Method of Inspection:</b>	•Entered - Inaccessible Areas
<b>Foundation:</b>	•Poured Concrete •Slab on Grade

## STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

### Positive Attributes

The building exhibits no evidence of substantial structural movement. A foundation elevation differential of less than .5 inches was recorded on the main structure. This is within normally acceptable tolerances for a home of this age and location.

### General Comments

Many homes may have circumstances where construction practices or standards have changed since the home was built. Updating/upgrading systems are not a requirement if the home was built to the standards of the day construction was completed. It would be cost prohibitive to bring everything to current standards for every home

## RECOMMENDATIONS / OBSERVATIONS

### Wood Boring Insects

- **Monitor:** This home is situated in an area known for wood destroying insect activity (Florida). Wood destroying insects can do a substantial amount of damage to the wood structural components of a home. Several steps can be taken to reduce the risk of a wood destroying insect problem. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventive chemical treatment, performed by a licensed pest control specialist, is also advisable. Termites are beyond the scope of the inspection. A licensed pest control specialist should be consulted for a thorough termite inspection and treatment (if necessary). If there is currently a termite bond the transfer of the bond is advisable.

### Foundation

- **Monitor:** Common minor cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses. This is usually the result of shrinkage and/or settling of the slab. It takes several years for the new concrete to fully cure. During the curing process it very common for concrete to crack due to thermal differential inside the core of the concrete. Thicker concrete slabs will cure more slowly than thinner slabs. During renovations, expect to find concrete cracks under the flooring. Floor coverings were not removed at the time of inspection.

### Roof

- **Monitor:** The roof structure shows evidence of localized rot adjacent to the ridge vent.
- **Monitor:** Prior repairs to the roof structure are evident. It may be wise to consult the current owner regarding their knowledge of the roof structure and/or any repairs that became necessary.

## LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Insulation obstructed the view of some structural components in the attic.
- Notice: All slabs experience some degree of cracking due to the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Floor coverings are not removed, wall and roof cavities could not be inspected.
- There was no access all areas of the roof space/attic.

# ROOFING

## DESCRIPTION OF ROOFING SYSTEM

<b>Roof Covering:</b>	•Composite 3 Tab Shingle
<b>Gutters and Downspouts:</b>	•Metal •Plastic
<b>Method of Inspection:</b>	•Walked on roof
<b>Chimneys:</b>	•None

## ROOFING OBSERVATIONS

### Positive Attributes

The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

### General Comments

The roof coverings are older as is typical for homes in this area. Many homes may have circumstances where construction practices or standards have changed since the home was built. Updating/upgrading systems are not a requirement if the home was built to the standards of the day construction was completed. It would be cost prohibitive to bring everything to current standards for every home

Enclosed porch coverings are susceptible to leakage at connection points where sections adjoin. Sealing of these areas is a relatively minor task, when needed.

## RECOMMENDATIONS / OBSERVATIONS

### Sloped Roofing

- **Improve:** Damaged gutters at the rear slope should be repaired or replaced as necessary.
- **Improve:** The leading edges of the starter row of shingles are not sealed at the eaves.
- **Improve:** Nail heads are exposed at the flashing in various locations. They should be sealed
- **Monitor:** Prior repairs to the roofing are evident at the front slope. This would suggest that problems have been experienced in the past. This area should be monitored.
- **Monitor:** The rubber-plumbing vent flashing should be carefully monitored. The material of this flashing is extremely vulnerable to splitting. If splits occur, sealing with a roofing tar type sealant is recommended. This is a relatively simple task
- **Improve:** The flashing for the gas vent flues are not nailed or sealed at the nail apron.
- **Improve:** Missing shingles should be replaced as necessary.
- **Improve:** The installation of the flashing at the rear slope at the enclosed porch is incomplete.
- **Monitor:** The roofing is considered to be in fair condition. Even though the shingles are rated for 20 years, it is rare that the complete life is attained before replacement is needed.
- **Improve:** Nails backing out in various locations should be re-nailed and sealed.

## LIMITATIONS OF ROOFING INSPECTION

**Roofs are designed to shed water like an umbrella and are not “waterproof”. In events of wind driven rains, and periods of intense rain, water can sometimes blow into areas such as ridge vents, roof vents and valleys and present leaking conditions. This occurrence is rare, but can possibly happen in severe storm events. Unless it is raining at the time of inspection, some roof leaks may not be identified during the inspection process.**

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

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

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

# EXTERIOR

## DESCRIPTION OF EXTERIOR

<b>Wall Cladding:</b>	•Brick •Vinyl •
<b>Soffit and Fascia:</b>	•Vinyl
<b>Window/Door Frames and Trim:</b>	•Wood •Metal •Vinyl
<b>Driveways:</b>	•Concrete
<b>Porches, Decks, and Steps:</b>	•Wood •Concrete
<b>Overhead Garage Door(s):</b>	•Metal
<b>Lot Grading:</b>	•Level Grade

## EXTERIOR OBSERVATIONS

### Positive Attributes

The aluminum and vinyl soffits and fascia are an excellent feature of the exterior of the home. The auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information.

### General Comments

The exterior of the home shows signs of normal wear and tear for a home of this age and construction.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior and Garage

- **Improve/Deferred:** The windows/doors should be kept appropriately caulked and sealed around the frames.
- **Monitor:** Typical minor cracking was observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.
- **Improve:** The porch cover screen is damaged. It should be repaired or replaced as necessary.
- **Improve:** The screen door at the rear porch is damaged. It should be repaired or replaced as necessary.
- **Improve:** The fencing is in fair condition. Minor repairs are needed.
- **Improve:** The gate and/or latch mechanism needs adjustment to function properly.
- **Monitor:** The garage floor and driveway slab have typical cracks. This is usually the result of shrinkage and/or settling of the slab.
- **Monitor:** The slab of the garage and rear covered porch is at or near grade level. This can lead to seepage of storm water under the exterior wall sill.
- **Improve:** The overhead garage door opener requires adjustment to the electric sensors. This is a relatively minor task. The door button has to be depressed and held until the door is closed.

## LIMITATIONS OF EXTERIOR INSPECTION

The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains, the accumulation of storm water on the lot may be unavoidable.

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

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.
- The detached building(s) were not inspected.
- Storage in the garage restricted the inspection.
- Extensive storage restricted the inspection.

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

# ELECTRICAL SYSTEM

## DESCRIPTION OF ELECTRICAL SYSTEM

<b>Service Entrance Wires:</b>	• Underground
<b>Main Disconnect:</b>	•Breakers –90 Amp
<b>Service Ground:</b>	•Copper •Ground Connection Not Visible
<b>Main Distribution Panel:</b>	•Breakers
<b>Branch/Auxiliary Panel(s):</b>	•Breakers
<b>Distribution Wiring:</b>	•Copper
<b>Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Garage •Kitchen

## ELECTRICAL OBSERVATIONS

### Positive Attributes

Generally speaking, the electrical system is in good order. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

### General Comments

Inspection of the electrical system revealed the need for minor improvements, as is typical of most homes. Although these improvements are not costly to repair, they should be considered high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the improvements recommended below.

## RECOMMENDATIONS / OBSERVATIONS

### Electrical

- **Improve:** The light in the dining room is inoperative, however the fixture did have power, indicating the bulb is burned out.
- **Improve:** The fans may need to be balanced to prevent wobbling in the front corner bedroom and living room.
- **Improve:** An outlet in the laundry room is inoperative. This outlet and circuit should be investigated. Marked with a yellow dot.
- **Improve:** Abandoned wiring on top of the metal roof for the porch enclosure should be replaced or appropriately terminated.
- **Improve:** The front exterior outlet should be properly sealed to inhibit water intrusion into the junction box
- **Deferred:** The fans may need to be balanced to prevent wobbling

## LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Lights with optic sensors can not be determined in daylight conditions
- Furniture and/or storage restricted access to some electrical components.

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

# COOLING HVAC SYSTEM

## DESCRIPTION OF COOLING SYSTEM

<b>Energy Source:</b>	•Electricity •240 Volt Power Supply
<b>System Type:</b>	•Air Source Central Heat Pump System
<b>System Manufacturer:</b>	• Armstrong
<b>System Description:</b>	•Model #SHP10G24A-1 •Serial #1604E18993•Approximate Age (in years): 14
<b>Temperature Drop Recorded:</b>	• 16 Degrees Cooling
<b>Air Flow:</b>	• 190 fpm

## SYSTEM OBSERVATIONS

### Positive Attributes

Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

### General Comments

A qualified HVAC technician should be consulted to undertake the improvements recommended below. The cooling system requires annual maintenance in addition to the monthly change of filters.

## RECOMMENDATIONS / OBSERVATIONS

### HVAC

- **Improve:** Damaged insulation on refrigerant lines should be repaired.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.
- **Improve:** Vegetation in the outdoor unit of the air conditioning system should be removed.
- **Monitor:** The interior unit is a different age and brand from the exterior components. The interior unit is may be susceptible to repairs prior to the exterior unit. This is typical of older homes. When repairs are needed, the complete system may require replacement.
- **Improve:** The thermostat is for as central air with a supplemental heat, rather than a heat pump thermostat. This eliminates a portion of the heating system from functioning in the emergency or heat mode. Replacement of the thermostat may become necessary. The batteries should be changed on an annual basis.
- **Monitor:** The static supply air flow throughout is considered less than ideal at most of the registers. Rebalancing the ductwork may improve this situation.
- **Improve:** The heating mode of the heat pump did not function when tested in the heat mode. The emergency heat coils functioned. In essence, the heat pump has become an air conditioning with electric heat system only.
- **Deferred:** The air filter should be replaced every 30 days. Use only the filters that the manufacturer recommends. Pleated filter greatly reduce the air flow and inhibit the efficiency of the system. This can lead to premature failure and may void the warranty.
- The refrigerant lines on the HVAC cabinet should be sealed at the intrusion into the air handler area.
- **Improve:** The air conditioning system requires servicing. Many of the cabinet screws for the air handler are missing.
- **Monitor:** HVAC systems have a typical life expectancy of 17 to 20 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.
- **Deferred:** Condensate lines for air conditioning systems have a "T" installed at the overflow tray adjacent to the air handler cabinet. This enables the addition of algae killing compounds to inhibit algae growth and condensate line blockages. This is part of a routine monthly maintenance.
- **Major Concern:** The air conditioning system requires servicing. Many of the screws for the evaporator are missing and the interior components are in a state of disassembly/missing parts. The interior coils were observed to be dirty and/or corroded. The cooling coils should be cleaned and/or leak checked as needed. The unit's return air area should be cleaned and sealed.
- **Monitor:** Some evidence of prior condensate leakage was noted on the unit. This condition requires close monitoring.

**LIMITATIONS OF COOLING SYSTEM INSPECTION**

As of January 2006, air conditioning manufacturers are no longer allowed to manufacture products, or certain individual components (condensers, evaporator, compressors) for systems with less than a 13 SEER rating. As existing inventories of older efficiency style components are depleted, replacement of the A/C unit may be required in place of repairs.

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

- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.

.Please refer to the NACHI<sup>®</sup> Inspector Standards for a full explanation of the scope of the inspection. NACHI.org

# INSULATION / VENTILATION

## DESCRIPTION OF INSULATION / VENTILATION

<b>Attic Insulation:</b>	•0-14 inches Fiberglass in Lower Attic
<b>Roof Ventilation:</b>	•Ridge Vents •Soffit Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Kitchen

## INSULATION / VENTILATION OBSERVATIONS

### Positive Attributes

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

### General Comments

Upgrading insulation levels in a home is considered an improvement rather than a necessary repair.

## RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

### Attic / Roof

- **Improve:** Insulation should be evened out. There are areas above the middle bedroom and hall that have no insulation.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R-values or depths are rough average values.
- No access was gained to all areas of the attic.
- Exterior wall insulation type and levels were spot checked only.
- Future infestations of vermin, insects or other animal activity can not be known or predicted

Please refer to the NACHI<sup>®</sup> Inspector Standards for a full explanation of the scope of the inspection. NACHI.org

# PLUMBING SYSTEM

## DESCRIPTION OF PLUMBING SYSTEM

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Not Visible
<b>Main Valve Location:</b>	•Exterior
<b>Supply Piping:</b>	•Copper •Plastic
<b>Waste System:</b>	•Unknown (Reported by Seller)
<b>Drain / Waste / Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Electric • Approximate Capacity (in gallons): 50 •Manufacturer Whirlpool •Model # EE2H50RD045V•Serial #0635136455 Age: 12 years
<b>Water Pressure:</b>	• 45 PSI

## PLUMBING OBSERVATIONS

### Positive Attributes

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

### General Comments

The plumbing system is showing signs of age. Updating the system will be required over time. A qualified plumber should be consulted to undertake the improvements recommended below.

All tub and shower fixtures should be kept sealed around the intrusion into the enclosure. This prevents water from entering the wall cavity behind shower and tub enclosures. The home was occupied and the water was run only ten minutes during testing procedures. Septic systems and drain fields are beyond the scope of the inspection. It is recommended the septic tank be pumped and inspected prior to taking ownership of the home.

### RECOMMENDATIONS / OBSERVATIONS.

#### Plumbing

- **Monitor:** Recent renovations and painting were noted. Paint and spackle should not be disposed of or equipment rinsed out in the sinks or tubs. The materials can clog drains. An inspection of the drain piping is beyond the scope of the inspection.
- **Monitor:** The supply piping shows evidence of corrosion where it meets the water heater. This is a common condition.
- **Improve:** Discharge piping should be added to serve the Temperature and Pressure Relief (TPR) Valve for the water heater. It should terminate not less than 6 inches or more than 24 inches above the floor.
- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit has surpassed this age range. One cannot predict with certainty when replacement will become necessary.
- **Improve:** The laundry hose faucet(s) are leaking at the handle when the water is on. The faucets installed are a "push on" type connector that may come loose over time.
- **Improve:** The bathroom tub and shower faucet(s) are leaking at the handle when the water is on.
- **Improve:** The exterior hose faucet(s) are leaking at the handle when the water is on.
- **Improve:** All tub and shower fixtures should be kept sealed around the intrusion into the enclosure. This prevents water from entering the wall cavity behind shower and tub enclosures.

## LIMITATIONS OF PLUMBING INSPECTION

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

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

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

**This confidential report is prepared exclusively for U.R. Buyer**



# INTERIOR

## DESCRIPTION OF INTERIOR

<b>Wall and Ceiling Finishes:</b>	•Drywall/Plaster
<b>Floor Surfaces:</b>	•Carpet • Tile
<b>Windows Style and Glazing:</b>	•Double/Single Hung •Double Glazed
<b>Doors:</b>	•Wood •Metal
<b>Fireplaces:</b>	•None

## INTERIOR OBSERVATIONS

### General Condition of Interior Finishes

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas. The majority of the doors and windows are average quality. The floors of the home are relatively level and walls are relatively plumb.

### RECOMMENDATIONS / OBSERVATIONS

#### Interior

- **Monitor:** Typical drywall flaws were observed in various locations.
- **Monitor:** The windows show evidence of condensation. This is not a major concern. Controlling indoor humidity levels and/or improving window efficiency (if needed) would help to control this condition.
- **Monitor:** The door threshold transitions are not installed in various locations where one type of flooring transitions to another type.
- **Improve:** The sliding door in the living room does not close/latch properly.
- **Improve:** Damaged kitchen cabinets should be repaired.
- **Monitor:** It may be desirable to replace window screens where missing in various locations. The owner should be consulted regarding any screens that may be in storage.
- **Improve:** The window(s) were hard to open in many locations of the home.
- **Improve:** Signs of mildew were observed in the kitchen mainly under the sink. Other areas of mildew or fungal growth may exist. Identification of this type of growth is beyond the scope of the inspection.
- **Improve:** All exterior door thresholds should be kept sealed.

## LIMITATIONS OF INTERIOR INSPECTION

Double paned windows will eventually lose their seal. This will result in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic or contractual reasons. The degree of visual “fogging” or condensation can vary with temperature and humidity conditions. At times, the fogging may be barely noticeable. While replacement of noticeably fogged windows may be desirable, other windows may be budgeted for and replaced as they become more noticeable. Lighting conditions such as overcast skies can make seeing broken seals difficult

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

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- Thermal imaging does not show the condition of areas concealed by finishes. It is used to help determine if any thermal differentials exist, that may lead to further investigation. It can not see through walls or other materials.
- Fireplace flues are only visually inspected at the damper. Any flue liner between the damper and the chimney cap are outside the scope of the inspection.
- Recent renovations and/or interior painting concealed historical evidence.
- Dirty windows restricted the determination of window seals.

Please also refer to the NACHI® Inspector Standards for a detailed explanation of the scope of this inspection. NACHI.org

# APPLIANCES

## DESCRIPTION OF APPLIANCES

<b>Appliances Present but not Tested:</b>	•Refrigerator
<b>Built in Appliances Missing:</b>	•None
<b>Appliances Tested:</b>	•Electric Range •Microwave Oven •Dishwasher
<b>Laundry Facility:</b>	•240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
<b>Other Components Tested:</b>	•Door Bell •Waste Disposer

## APPLIANCE OBSERVATIONS

### General Comments

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure. A one year home owner's warranty purchased from Residential Warranty Service will be extended to 18 months as a benefit of having the home inspected by A Pro Inspections. For more information, please call 844-367-0885 or online at MySimpleHomeWarranty.com

### RECOMMENDATIONS / OBSERVATIONS

#### Smoke Detectors

- **Deferred:** Smoke detectors degrade with age and become undependable. The installation of newer smoke detectors outside sleeping areas is recommended every 5 years.

#### Clothes Dryer

- **Deferred:** The wiring leading to the clothes dryer is a 3 prong type receptacle. Newer units have 4 prong receptacles. This may need to be upgraded to a newer type when changing dryers. Many homes may have circumstances where construction practices or standards have changed since the home was built. Updating/upgrading systems are not a requirement if the home was built to the standards of the day construction was completed. It would be cost prohibitive to bring everything to current standards for every home

#### Microwave

- **Monitor:** The over the range microwave is at minimum adequate clearance from the range cooktop.

#### Electric Range

- **Deferred:** The oven of the range did not regulate the temperature correctly. The indicator was set for 350 degrees. The actual temperature measured with an oven thermometer was 400. An oven thermometer should be used when baking. The manufacturers instructions may include recalibration instructions. Generally recalibration is a simple task, similar to setting a DVR.
- **Deferred:** The glass cooktop of electric range has minor scratches. This is primarily cosmetic and not of immediate concern.

#### Kitchen Exhaust Hood

- **Improve:** The kitchen exhaust hood light is inoperative.

## LIMITATIONS OF APPLIANCE INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers, wine coolers, icemakers, non built in appliances and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- The appliances may be removed/replaced after the inspection. It is the responsibility of the home buyer to perform a walk through prior to closing to ensure the appliances have not been switched or removed.
- Appliances are not moved limiting inspection of components behind them.

# AUTHORIZATION AGREEMENT

**A Professional Inspection Service (A Pro)**, herein after known as the Inspector agrees to conduct an inspection for the purpose of informing the client of major deficiencies in the condition of the property listed on the cover page of the report. THE WRITTEN REPORT IS THE PROPERTY OF THE **INSPECTOR** AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENTS WRITTEN CONSENT.

This is an Agreement between you, the undersigned Client, and us, the Inspector, pertaining to our inspection of the Property at:  
Listed on the cover page of the report. The terms below govern this Agreement.

1. The fee for our inspection is the price payable in full at the time of the appointment.
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI") posted at [www.nachi.org/sop](http://www.nachi.org/sop). If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

## Liquidated Damages- Limited Liability Clause

6 Due to the nature of the services we are providing, it is difficult to foresee or determine (at the time this Agreement is formed) potential damages in the event of negligence or breach of Agreement by us. Thus, if we fail to perform the services as provided herein or are careless and negligent in the performance of the Services and/or preparing the report, our liability any and all claims related thereto is limited to the fee paid for the Services and or preparing the Report and you release us from any and all additional liability, whether based on contract, tort, or any other legal theory. There will be no recovery for consequential damages. You understand the performance of the Services without this limitation would be more technically exhaustive, likely require specialties and would cost substantially more than the fee paid for this limited visual inspection.

We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidate damages in an amount not greater than the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee.

8. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

## 9. Dispute Resolution-Arbitration Clause

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contractor arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems Inc. utilizing their respective Rules and Procedures. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

10. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

11. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

12. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

13. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

14. You may not assign this Agreement.

15. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

16. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

**17. If you would like a large print version of this Agreement before signing it, you may request one by emailing us.**

18. If you elect to participate in InterNACHI's Buy-Back Program, you will be bound by the terms you may view at [www.nachi.org/buy](http://www.nachi.org/buy)

I HAVE CAREFULLY READ THIS AGREEMENT. ANY PERSON, PERSONS OR INSTITUTIONS USING THE INFORMATION IN THIS REPORT AGREE TO THE TERMS, AND ACKNOWLEDGE AGREEMENT TO ABIDE BY THE TERMS AND CONDITIONS OF THE CONTRACT ABOVE

Your inspector has an affiliation with Residential Warranty Services (RWS), a third party service provider, in order to offer you additional value-added services including a complimentary RecallChek to help determine if the inspected property has any potentially dangerous recalled appliances, as well as a complimentary Home Warranty. By entering into this agreement you (a) authorize your inspector to provide your contact information (including telephone number) to RWS, (b) waive and release any restrictions that may prevent RWS from contacting you (including by telephone), and (c) authorize RWS to contact you regarding home services.

PERMISSION IS GRANTED TO A PROFESSIONAL HOME INSPECTION TO RELEASE COPIES OF THE INSPECTION REPORT TO THE REAL ESTATE AGENTS INVOLVED IN THIS TRANSACTION.

# 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:

- Change the locks on all exterior entrances, for improved security.
- 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. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- 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.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

## REGULAR MAINTENANCE

---

### EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water 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.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

### SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- 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.
- 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 for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

#### **ANNUALLY**

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- 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).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

### **PREVENTION IS THE BEST APPROACH**

---

Although we've heard it many times, nothing could be more true than the old 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!

## 10 TIPS TO REDUCE ENERGY USE IN YOUR HOME

---

There are several things that you can do around the home that are low cost or no cost that will reduce your energy usage. These tips are easy to do perform without having to pay a contractor.

1. Switch from incandescent bulbs to compact fluorescent type bulbs. Soon to appear on the market will be high intensity L.E.D type bulbs.
2. Lower your thermostat or raise the temperature, depending on the time of year. This will reduce the energy usage for heating and cooling.
3. Close the fireplace damper. There is a lot of energy that will escape through the chimney flue.
4. Air dry dishes instead of using the dishwasher fast dry setting. Hand washing will save on electricity usage.
5. Lower the temperature setting on your water heater. Be aware that anything lower than 140 degrees Fahrenheit can lead to bacteria growth inside the water tank.
6. Take short showers instead of baths
7. Install water saving aerators and showerheads to reduce the amount of hot water needed for washing and showers.
8. Change the filters to the heating/cooling system. Restricted air flow will lead to lower efficiency and higher energy usage.
9. Keep your refrigerator well maintained. Lint and debris build up in the coils of the refrigerator will restrict the heat transfer efficiency.
10. Keep your dryer exhaust clean and free of lint build-up. The screen for the dryer is just the first area to clean. The entire system, including the vent piping and exterior discharge should be cleaned on a routine basis.

Copyright 2008-2017 Damon O'Donnell