

HOME INSPECTION REPORT NARRATIVES

These narratives have been contributed by NACHI members but have not been verified for factual accuracy. If you see some that you would like to use, make sure that you pass them through your various business advisors (attorney, insurance providers, etc.) before using them in your locale.

Be sure to check related sections. For example, if you're interested in the attic, related sections might include "Roofs," "Structure," and "Chimneys." This is why using the Search function might help you find what you are looking for. To search for any term, simply click on Edit, Find, or hit CTRL F and enter your search term.

This is a fully editable and searchable Word file. There are no page breaks in this document, so if you print it out, some sections might be split on multiple pages.

I believe that reports should be written in past tense since they are describing past conditions. To that end, I have tried to edit these narratives to ensure that they are in past tense. However, make sure you check the narratives to ensure that they match whatever writing style you use.

Text in [brackets] is meant to be changed by you on a case-by-case basis.

**If you have any comments about anything in these Narratives, please [contact me](#).
Russel Ray, Spring Valley, California**

Appliances

1. **Cook top, range**—122306PM—"Off" and "Low" positions next to each other. Under adverse conditions (such as excessively dirty burner jets), it is possible for gas to be discharged in the low position without being lit, presenting a hazardous condition. Recommend caution when using cook top and ensuring that all knobs are in the full "OFF" position when not in use and that electronic ignition works properly. Recommend regular homeowner monitoring and maintenance.
2. **Storage, dishes**—122306PM—Dishes present or [cook top/oven/dishwasher/microwave] being used for storage; [cook top/oven/dishwasher/microwave] was not fully evaluated. Recommend further evaluation once dishes and/or storage items have been removed.

Attics

3. **Access, ladder**—A pull-down ladder provided access to the attic. These ladders are dangerous and can cause personal injury if not used properly. Recommend ensuring that ladder is properly positioned each time before use and following manufacturer's use instructions. Recommend regular homeowner monitoring and maintenance.
4. **Access/visibility**—About [%] of the attic and attic floor was visible and/or accessible due to normal attic conditions (framing, ductwork, insulation, storage, inaccessible areas, etc.). There is the possibility that defects or other problems are present but not visible due to conditions. Note that attic insulation is never moved or otherwise disturbed, so anything under the insulation was not inspected or otherwise examined. Condition of attic and interior ceilings and walls seemed to indicate that there were no major defects relating to the the attic or roof at the time of the inspection. Also see "Roof" section.
5. **Access**—Access cover damaged/deteriorated/not present. Recommend repair or replacement.
6. **Access**—In accordance with industry standards, we will not attempt to enter an attic that has no permanently installed steps or pull-down stairs; where there is less than thirty-six inches of headroom; if there is no standard floor designed for normal walking; if walking, in the inspector's opinion, may compromise the ceiling below; if movement is restricted by air ducts; or if movement is hazardous due

to joists being obscured by insulation. In such cases, we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

7. **Access, condominiums**—I could not inspect the attic because there was no access in the condominium. In older multi-unit dwellings, the attic access is often installed in one unit only or is accessible only from the exterior by appropriate maintenance personnel. Another concern with multi-unit buildings is that attic firewalls many times are not installed between the units. Recommend having attic inspected before close of escrow. Recommend ensuring that appropriate fire walls exist between units or having fire walls installed.
8. **Daylight**—Daylight visible through roof. Condition typically is caused by deteriorated sheathing and/or roof covering. Recommend further evaluation by licensed roofing contractor.
9. **Eaves/fascias/soffits, aluminum or vinyl**—Aluminum and/or vinyl eaves, fascias, and soffits present. If not installed properly, aluminum and vinyl can contribute to higher temperatures in the attic, promoting advanced deterioration of the roof covering and possible heat damage to anything located in the attic. Recommend regular homeowner monitoring and maintenance.
10. **Insulation, vermiculite, asbestos**—Vermiculite insulation found in the attic. This type of insulation may contain some trace amounts of asbestos. Although testing would be needed to confirm this, it is best to assume it may contain asbestos and not be disturbed. Remediation or removal of the material is generally needed only if disturbed during remodeling or repair in the area, and the process can be invasive and costly. The attic area should not be used as storage for this reason. Asbestos is a known carcinogen so I recommend reading more about it at to determine your personal risk www.epa.gov/asbestos/pubs/insulation.html.
11. **Insulation not present**—122306PM—Insulation was not present. Addition of insulation typically will help stabilize interior temperatures of the structure and typically will help prolong the life expectancy of the roof covering. Recommend having insulation added.
12. **Moisture**—Moisture stains in attic. Condition typically is caused by roof leaks; other causes or multiple causes are possible. Roof drainage problems cannot be adequately determined during dry weather. Recommend determining and eliminating source of moisture stains, and repair or replacement, as necessary.
13. **Recessed lighting fixtures**—Clearance around recessed lights might be inadequate. Many manufacturers require clearance around their recessed lighting fixtures to prevent overheating. In absence of manufacturer's installation instructions, recommend ensuring clearance around fixtures to help prevent overheating. Overheating can be indicated by unexpected brownouts or flickering at individual lighting fixtures. Recommend consulting with seller concerning any homeowner manuals or manufacturer installation instructions for recessed lights and/or having insulation moved away from the recessed lights to prevent any possibility of overheating. Recommend checking to ensure that clearance is maintained after service personnel have been in the attic.
14. **Ridge board**—Roof ridge board and some roof framing components are undersized by modern standards. Condition PROBABLY does not pose any threat of major damage with normal climate and normal seismic activity. However, the ridge board should be upgraded to modern standards the next time the roof covering has to be replaced. Recommend regular homeowner monitoring and maintenance, particularly after heavy rains, high winds, and seismic movements.
15. **Temperature**—Attic excessively hot. Temperature of attic was _____°F; exterior temperature was _____°F. Extremely hot temperatures in the attic can cause heat stroke or other health problems if a person is in the attic too long. Under such conditions, individuals should never enter the attic alone or when other people are not present in the house. Condition typically is caused by inadequate ventilation or vents that are not working properly. Recommend ensuring that all ventilation is working properly or having additional ventilation installed.
16. **Trusses**—Roofing trusses damaged or altered. Condition can affect the overall structural integrity of the roof. Trusses are specifically engineered and designed to support the roof; condition could cause the roof to sag or collapse in the area. The components of each individual truss—webs, connectors, gusset plates, straps, clips, and fasteners—and all trusses in a roof are designed to perform together as a system. In many instances, alterations to a truss system voids the manufacturer's warranty

for the entire truss system. Recommend further evaluation by licensed roofing contractor and/or structural engineer to determine effect of damage or alterations and options for any necessary repairs.

17. **Ventilation**—Ventilation might be inadequate or vents might be blocked or not working properly in garage attic. Inadequate attic ventilation can cause the attic to overheat, causing heat damage to anything located in the attic, as well as causing heat damage to the roof covering itself, resulting in a decreased life expectancy. Adequate ventilation of the attic will actually help prolong the life expectancy of the roof covering and help stabilize interior temperatures when heating and cooling is in use. Recommend ensuring that all attic ventilation is unobstructed and fully functional and/or having additional ventilation added.
18. **Ventilation screens**—Ventilation screens damaged or not present. Condition can allow wildlife to intrude into the attic and, depending on construction methods, into structure walls or structure interior. Recommend repair or replacement.
19. **Water pipes, hot not insulated**—122306PM—Hot water supply pipes were not insulated. By current standards, hot water supply pipes in attics should be insulated to help prevent condensation from forming on bare metal pipes on cool nights and dripping to the attic floor (interior ceiling), causing moisture damage. Recommend having hot water pipes insulated.

Basements

20. **Water**—Water visible on wall / floor, suggesting water penetration.

Bathrooms

21. **Shower head**—122306PM—Shower head leaked or did not work properly in _____. Condition is also noted if water leaks from around the shower head connection to the pipe or if shower head sprays in unusual patterns so that water could damage walls, ceiling, or floors. Condition sometimes is caused by mineral accumulation on the exterior or in the interior of the shower head and sometimes can be resolved by having the shower head cleaned. Recommend repair or replacement.
22. **Stoppers, sink, bathtubs**—122306PM—Stopper not present or not working properly in _____. Drainage not adequately evaluated. Missing stoppers can allow small items (toys, rings, hair pins, etc.) to clog the drain and sometimes indicate problems with drainage in the area. Plumbing problems are most easily discovered by closing the stopper, filling the [sink/bathtub] with water, and then opening the stopper to let the water drain as fast as possible. Recommend having stopper replaced/installed and further evaluation of drainage before close of escrow.
23. **Tissue holder**—Tissue holder was loose. Condition typically is caused by loose and/or stripped screws or other damaged hardware; other causes or multiple causes are possible. Condition can also cause damage to the wall. Recommend repair and/or replacement.
24. **Tissue holder**—Tissue holder not present or portable tissue holder present. Recommend having one installed or asking seller if tissue holder will convey.
25. **Towel holder**—Towel holder was loose. Condition typically is caused by loose and/or stripped screws or other damaged hardware; other causes or multiple causes are possible. Condition can also cause damage to the wall. Recommend repair and/or replacement.
26. **Towel holder**—Towel holder not present. Recommend having one installed.
27. **Toilets, low flow**—Toilets not verified as low-flow toilets; manufacturer's rating was not present or was not visible. Some jurisdictions require verification or installation of low-flow toilets when real estate is sold. Recommend consulting with Realtor concerning requirements for this jurisdiction.
28. **Toilets, shutoff valve**—Shutoff valve not present or not visible. Condition can cause water damage in the event of an emergency. Recommend verifying that a shutoff valve is present or having one installed.
29. **Toilets, shutoff valve corrosion**—122306PM—Excessive corrosion on water shutoff valve. Valve could leak at any time or may not work properly when used. Recommend further evaluation by licensed plumbing professional.

30. **Toilets, loose**—Toilet not secure at floor. Condition typically is caused by loose bolts or nuts or missing floor seals/caulking/grouting; other causes or multiple causes are possible. Loose toilets can result in damage to water supply lines and drainage pipes (leaks, water damage, and mold), as well as damage to the bolts or toilet. Recommend further evaluation by a licensed plumbing professional before close of escrow.
31. **Toilets, loose seats**—Toilet seats loose or damaged. Condition typically can be resolved by tightening the screws holding the seat in place. However, continued use of loose seats can damage the seat and/or toilet so that the seat is no longer capable of being tightened, and a new seat and/or toilet may be required. Recommend having all seats tightened and repair or replacement if seats remain loose.
32. **Toilets, loose tanks**—Toilet tank loose. Condition typically results from loose bolts. Continued use of loose tanks could result in damage to the bolts, tank, toilet base, or plumbing, possibly causing leaks and property damage. Recommend having tank bolts tightened and repair or replacement if tank remains loose.
33. **Toilet continued running**—Water continued running in toilet tank. Condition typically is caused by damaged or loose flushing mechanism; other causes or multiple causes are possible. Recommend repair or replacement.
34. **Toilet, low flow**—Some cities require low-flow toilets to be installed when real estate ownership is transferred. Toilets having a 3.5-gallon flushing capacity generally are considered to be low-flow toilets, and those having a 1.6-gallon flushing capacity are considered an ultra-low-flow toilets. You can determine the capacity of a toilet by turning off the water supply valve at the toilet, flushing the toilet, and then using a one-gallon carton (milk cartons full of water work fine) to refill the toilet tank. Don't forget to turn the water supply valve back on. If you choose to do this rather than having a licensed plumber verify the toilet tank capacity, be aware that because toilet water supply valves are not used on a regular basis, they might be frozen or break when they are used—do not force them. Also make sure that you have immediate access to a licensed plumbing professional and know where the water shutoff valves for the house are (see the Utilities section in your home inspection report) before attempting to operate the toilet water supply valve.

Cabinets and countertops

Chimney

35. **Attachments, satellite dish, antenna**—122306PM—[Satellite dish/antenna] attached to chimney. Chimneys typically are not constructed to support anything other than the chimney itself, and the structural and functional integrity of the chimney can be compromised when additional structural, mechanical, or utility systems are attached to them with screws, bolts, etc. Recommend having [satellite dish/antenna] moved and further evaluation by licensed chimney professional to ensure integrity and proper function of chimney.
36. **Chimney cap**—No chimney cap visible from inspection level; potential fire hazard. Verify that one exists, or have one installed.
37. **Cricket, saddle flashing**—No “cricket” (a small ridged roof section just above the chimney to shed water off to the sides) is installed above the (wider than 2’) chimney. Organic debris from trees may accumulate here and cause leaks. Recommend monitoring this area for accumulated debris and cleaning when necessary. Recommend installing a cricket when next roof is installed.
38. **Cricket, saddle flashing**—122306PM—Chimney cricket not present. Chimney was at low end of moderately sloped roof and thirty inches or wider. A chimney cricket would be desirable for this chimney. Chimney crickets sometimes are not used in areas where rainfall is low. Lack of a chimney cricket simply means that regular monitoring and maintenance will need to be done to prevent leaking problems at the roof and chimney connection. Recommend having a chimney cricket installed and/or regular homeowner monitoring and maintenance.

- 39. **Metal stove pipe**—Metal stove pipe is installed upside down (male ends should point down). Recommend further evaluation by a qualified contractor.
- 40. **Spark arrestors**—Spark arrestors not present or not visible on chimney. Spark arrestors will help prevent exterior fires due to flying sparks, as well as intrusion into the chimney flue and possibly the structure interior by unwanted wildlife. Recommend having spark arrestors installed.
- 41. **Spark arrestors**—Non-standard/outdated spark arrestors. Modern spark arrestors will better help prevent exterior fires due to flying sparks, as well as intrusion into the chimney flue and possibly the structure interior by unwanted wildlife. Recommend having modern spark arrestors installed.

Codes

- 42. **Building codes**—Remember that building codes are developed by nationwide experts in particular topic areas. They are then sent to the state where some home builders, a few experts, and politicians decide what is going to be enforced in the state. They are then sent to the local level where mostly home builders and politicians decide what's going to be enforced locally. They are then given to the code enforcement inspectors to interpret according to how they read the code. In addition, the local code often lags several years behind the national codes. Building codes are not lofty standards. They are the bare minimum legal standard that a home builder, electrician, plumber, etc., must comply with. To do anything less would be illegal. [Name of company] serves a large area of [name of county or state] with many different building code enforcement authorities, each with their own individual interpretations of the national and state building codes based on their local politics and beliefs. I cannot be completely conversant with each and every building code enforcement authority's interpretation of the national building codes; therefore I do not perform code compliance inspections nor do I guarantee that all items are in compliance with governing codes, regulations, ordinances, statutes, covenants, and manufacturer specifications. My references and sources for calling out different items as a safety concern, or defective, or marginal, or in need of repair may include the national building codes (International Residential Code, National Electric Code, Uniform Plumbing Code, etc.), manufacturer's instructions, the building industry's standards, continuing education, and personal experience.

Decks

- 43. **Access**—Deck substructure inspection excluded due to limited access because of low height or obstructions.
- 44. **Board spacing**—Narrow decking board spaces. Less than 3/8". Recommend cleaning deck frequently to avoid accumulation of organic debris causing trapped moisture and eventual rot.
- 45. **Deterioration**—Evidence of wood deterioration; suggest evaluation by qualified technician.
- 46. **Guardrail, baluster**—Baluster / guardrail spacing over 4". This may pose a safety hazard for small children. Recommend installing additional railing components so spacing doesn't exceed 4".
- 47. **Guardrails, balusters**—Guardrail(s) missing / loose in one or more areas. Have qualified contractor install / repair guardrails above drop-offs higher than 30" where missing. Guardrails should be at least 36" in height and have gaps no wider than 4".
- 48. **Lag bolts**—No lag bolts visible. The deck ledger board is nailed or screwed to the house or is covered and not visible. Recommend installing lag screws to securely attach ledger board to house if they have not been used.
- 49. **Weatherproofing**—Clean and seal deck. Recommend cleaning deck and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew.

Disclaimers

- 50. **Age of systems**—122306AM—Due to the age of some properties, items noted as in need of repair are possible retrofits or upgrades to operating systems or fixtures already in place. Occupant health, safety,

and welfare should always be the first consideration when repairs are considered. Please do not penny pinch in regard to these noted items.

51. **Client comments**—Have you read the complete report? It provides safety and maintenance information as well as common problems and methods for addressing those common problems. It also tells you what I did and didn't do, what I could and couldn't do, and what I would and wouldn't do if personal safety or property damage was involved. If you don't understand something, or if I did not make myself clear, please contact me (I'm available 24 hours a day, 7 days a week, including all holidays and major sporting events—Super Bowl, Rose Bowl, World Series, etc.) Also feel free to visit my web site at _____.
52. **Codes**—122306AM—The entire report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.
53. **Condo/townhome**—Condominiums and townhomes often have common areas that are maintained by a homeowners' association or by a property manager. All of these common areas may not be known and may not be inspected. Recommend contacting the homeowners' association or property manager to determine how the common areas are maintained and how much your costs will be for that maintenance.
54. **Contractors, electricity, plumbing, foundation, codes**—Home inspectors are not licensed contractors and cannot comment on electrical, plumbing, building, etc., codes or compliance.
55. **Descriptions**—When outside the structure, the terms “front,” “left,” “rear,” and “right” are used to describe the structure as viewed from the main entrance, even if it does not face the address street. If you have any questions about room descriptions or locations, please contact us; it's important that you be able to identify the rooms that we discuss in your report.
56. **Discussion, verbal**—Discussion prior to report—Disk and email copies shall always supersede any and all discussion at time of inspection, and disk copies shall always supersede email copies. Do not rely on any verbal discussions about your home or the home inspection. The only email discussion that you should rely on is the email containing “Section 4 – Areas of Concern.” There is the possibility of slight differences between the email version and the full disk version of “Section 4 - Areas of Concern,” so should quit using the email version once you receive the disk copy. If there are any significant differences between the email version and the final report that might affect your financial investment in this property, I'll let you know as soon as that difference is identified. The final report, which comes on an interactive disk with links to documents, web sites, and video files, is usually sent 1-3 days after the email report. Please contact me if you have any questions.
57. **Engineers, foundation**—Certified inspectors are not structural engineers and cannot comment on the integrity of foundations, footings, etc.
58. **Exterior sealing**—122306AM—Maintain all exterior finishes, caulking, and other sealants at any dissimilar material abutments and all penetrations to the walls and roof. This inexpensive task aids in the prevention of moisture intrusion and saves on costly repairs.
59. **Garage, parked vehicle, furnishings, storage**—Parked vehicles, furnishings, and/or storage present. There is the possibility that defects were not visible; concealed defects are not within the scope of the home inspection. Recommend re-inspecting garage once vehicles, furnishings, and storage have been removed.
60. **Generalist**—122306AM—I, as an inspector, am a generalist and do not claim to be an expert in any one area or field. I was hired to provide a written opinion on the subject property's specific items and their function during the time of this inspection only.
61. **Inspection protocol, warranty**—122306PM—While I'm checking smoke alarms, stove burners, ovens, disposals, microwaves, washing machines, dryers, dishwasher, etc., for operation, I tell the clients that I'm doing an on/off check only and that I'm not going to build a fire to test the smoke alarm, I am not going to measure the temperature of the burners, I don't have any cake batter to put in the oven for an hour to determine whether it will maintain a certain temperature for a certain period of time, I don't have any chicken bones to check the food grinder, I can't guarantee that the microwave

will cook a roast, I don't have a load of clothes to test the washing machine and no nasty dishes to see how well the dishwasher is going to work. When they start to chuckle, I tell them that I also only guarantee the appliances for the amount of time it takes me to get in my truck, start it, and reach the end of the driveway. That usually causes them to blink, whereupon I point out that the manufacturer only guarantees that they'll work for a year and I am not an extended warranty provider. That makes things clear to them in no uncertain terms.

62. **Insurability**—122306AM—Insurability of the structure and any of the components within is not determined by this inspection.
63. **Manufactured home**—Building standards for manufactured homes are regulated by the US Department of Housing and Urban Development; in general, local and/or national standards for stick-built homes may not apply to manufactured homes.
64. **Non-standard systems, personal property**—Recommend obtaining from seller any installation, user, or maintenance manuals or guides for all personal property and non-standard systems that are conveying with the property. Recommend consulting with seller concerning any previous problems, service, testing, or inspections of any personal property and non-standard systems that are conveying with the property. Recommend further evaluation, inspection, and/or testing, as appropriate, and before close of escrow, of any personal property or non-standard systems that are conveying with the property.
65. **Non-standard systems**—Certain non-standard systems can be unique in their installation, operation, and maintenance that they are not within the scope of a generalized home inspection. Testing, inspection, analysis, or opinion of condition or function of such non-standard systems is not within the scope of a home inspection. Such non-standard systems include, but are not limited to, central cleaning systems, water modification systems (purifiers, filters, and softeners), lawn irrigation systems, landscape lighting systems, intercom systems, security systems, trash compactors, fire suppression systems, playground equipment, free-standing fireplaces (Franklin stoves), and solar heating systems.
66. **Older home**—We expect homes to be built according to the standard practices and building codes, if any, that were in use at the date of construction. Older homes often have areas or systems that do not comply with current building codes. While this inspection makes every effort to point out safety concerns, it does not inspect for building code compliance. It is common for homes of any age to have had repairs done, and some repairs may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the quality of the repairs. In older homes, the inspector reviewed the structure from the standpoint of how it has fared through the years with the materials that were used. You can expect problems to become apparent as time passes. The inspector will not be able to find all deficiencies in and around a property, especially concerning construction techniques of the past.
67. **Ongoing monitoring**—Your inspection is like a “snapshot” of the property’s condition on a specific date and time. Those conditions will change, so you need to keep inspecting your property during the time you own it. Verify that the air conditioning condensate water is draining properly to the exterior after operation on a hot day. Verify that the dryer vent is exhausting properly. Verify that the gutters and downspouts are performing during a hard rain. Verify that no water is ponding on the property after a hard rain. Verify that no dimming or flickering of lights occurs. Verify that no repeated resetting of any circuit breakers is necessary. Verify that the quantity of the hot water supply is adequate. Verify that the performance of the HVAC systems are adequate. Verify that any thermostat controlled electric attic fans are operating. Verify that no leaking is present in the attic area during a hard rain. And inspect any of the other concerns that were mentioned in this report.
68. **Personal property**—Certain appliances are considered personal property, even when conveying with real estate. Testing, inspection, analysis, or opinion of condition or function of personal property is not within the scope of a home inspection. Such personal property includes, but is not limited to, space heaters, window air conditioners, refrigerators, freezers, washers, dryers, washer/dryer combination units, televisions, stereo systems, and countertop microwave units.
69. **Pictures**—Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not

show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

70. **Recalls**—122306AM—Product recalls and consumer product safety alerts are added almost daily. To best address your specific concerns, visit www.cpsc.gov or www.recalls.gov. Item(s), brand name(s), and model number(s) will be required for proper identification.
71. **Referrals**—The following are some businesses that I recommend. Notwithstanding that, please note that even personal referrals sometimes fail to provide satisfactory service for whatever reason. I take personal referrals very seriously, so if you choose to use these businesses, please let me know if their products or services are not satisfactory to you.
72. **Repairs**—122306AM—Have any noted repairs completed by licensed, insured, and bonded professional contractors. All repairs should adhere strictly to manufacture installation specifications, national, state, local codes, and the authority having jurisdiction.
73. **Report, complete**—122306AM—Additional pages or hyperlinks may be attached to this report. This report may not be complete without the attachments.
74. **Report, complete**—122306AM—Additional pages or hyperlinks may be attached to this report. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the “Not Inspected” (NI) column will be checked and an explanation is necessary. The inspector may provide comments as to whether or not an item is deemed in need of repair. Repair items may affect the health, safety, or welfare of the occupants, as well as a system’s integrity. Plumbing or gas leaks and all electrical system deficiencies require immediate attention or discontinuance of use until all repairs are completed. Upon further investigation by professional contractors, other components or items not noted in this report may be determined to be in need of repair. Insurability of the structure and any of the components within is not determined by this inspection.
75. **Report, items needing repair**—122306AM—The inspector may provide comments as to whether or not an item is deemed in need of repair. Repair items may affect the health, safety, or welfare of the occupants, as well as a system’s integrity. Plumbing or gas leaks and all electrical system deficiencies require immediate attention or discontinuance of use until all repairs are completed. Upon further investigation by professional contractors, other components or items not noted in this report may be determined to be in need of repair.
76. **Report, items not inspected**—122306AM—If an item is present in the property but is not inspected, the “Not Inspected” (NI) column will be checked and an explanation is necessary.
77. **Report**—This report identifies specific non-code, non-cosmetic concerns that the inspector thinks may need further investigation or repair.
78. **Sewer line**—Due to the age of this home [or insert any of the other sewer line clues], recommend a sewer line inspection. This separate inspection will show the condition of the buried sewer line from the home to the city main. Items such as tree roots, broken drain pipes, and other obstructions will be revealed. For more information on sewer line inspections, see [your sewer line info].
79. **Site specific**—This is a site-specific document. Items that were not present, were not inspected, or did not exhibit any problems at the time of the inspection might not be listed in this report. If areas of concern are plentiful, such as with properties that exhibit significant deferred maintenance, the report might reflect the general condition of all components and not necessarily all explicit conditions. If you have any questions about something that appears to be “missing,” please contact us.
80. **Spanish**—Further information about home inspections is available in Spanish:
What Really Matters: eubankinspections.com/espanol.php
Standards of Practice: www.nachi.org/sopspanish.htm
Code of Ethics: www.nachi.org/coespanish.htm
81. **Summary page**—This summary page is intended to provide a convenient and cursory preview of some conditions and components that have been identified within this report as needing service. It is obviously not comprehensive and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary.

Only items relevant to this home are mentioned in this report. Have appropriate licensed contractors further evaluate the listed concerns and defects, as well as the entire systems in question, before close of escrow. Also, a final walk-through inspection should be carried out the day before closing by the new owners to double check the condition of the property, using this report.

82. **Vegetation**—122306AM—Maintain mature plantings a minimum of five feet from the roof, walls, A/C equipment, and overhead wiring.
83. **Verbal presentation**—122306AM—Some items not noted on this report were delivered verbally onsite when the Client was present.

Dishwasher

84. **Dishwasher**—Dishwashers are not inspected unless the owner / representative is present to turn it on (for liability / flooding reasons).

Doors

85. **Binding**—Binding or misaligned doors may be indicative of home or foundation shifting; consult with a licensed contractor.
86. **Doorbell**—Doorbell inoperative.
87. **Doorbell**—Doorbell not present.
88. **Doorbell**—Doorbell damaged/missing/did not work. Recommend repair or replacement.
89. **Glazing, glass**—Cracked / broken window. Replace or repair.
90. **Screens**—Screen doors not installed; check with owner regarding their presence on the property.

Dryer

91. **Lint filter**—122306AM—Clean lint filter after each use; this will reduce a known fire hazard, drying time, and energy costs. Please read and follow these instructions:
www.dryerbox.com/dryer_venting_guide.htm.

Electricity—service and general

92. **Drip loops**—Drip loop not present at weatherhead. This condition may allow moisture intrusion, resulting in damage to electrical components. Correction should be made by a qualified electrical contractor.
93. **Electric meter**—Parts missing at electric meter. This condition makes it possible for a person to come into contact with energized electrical components. This hazardous condition should be corrected by a qualified electrical contractor.
94. **Extension cord, Outlet multipliers**—Outlet multipliers and/or extension cords in use as permanent wiring. Condition is a major cause of home fires. If you find yourself using outlet multipliers or extension cords to provide electricity to certain areas, you might need additional outlets and/or circuits installed. Remember that using outlet multipliers and extension cords does not mean that you have more electricity. The electricity is limited by the amount of electricity provided by the utility company. Recommend having additional outlets installed rather than using outlet multipliers or extension cords as permanent wiring. Consult with a licensed electrician for options to address your specific requirements.
95. **Extension cords**—Extension cords used in area where “hard wiring” is recommended. Recommend replacing.
96. **GFCI**—A Ground Fault Circuit Interrupter (sometimes called GFI or GFCI) is a receptacle or circuit breaker that has the ability to disconnect electrical power from the receptacle. Generally, GFCI outlets are installed within six feet of a sink, in bathrooms, in garages, and at exterior locations. If an outlet can be reached from a water source, a wet area, or an earth ground, you should use GFCI protection.

Some motors have sufficient electrical losses to cause a GFCI to trip, so GFCI circuits generally should not be used for appliances with motors, such as refrigerators, dishwashers, disposals, etc. The GFCI works by sensing a difference in the flow of current from the hot wire through the neutral. If that difference is about 5 milliamps or more, the circuit will trip, or disconnect. The GFCI actually assumes that if the current is not flowing in the neutral, it is flowing through something else, quite often a person. A GFCI has a line side (incoming power) and a load side (outgoing power). The receptacle will not work if the incoming power is connected to the load side of the receptacle. Connect the incoming power to the line marked terminals and the continuation of the circuit (the next outlet) to the load terminals. The one GFCI will protect all of the following outlets connected in this way. Even if you don't have a continuation of the circuit, connect the power to the line side of the receptacle. GFCI outlets typically have a test button that should cause the circuit to trip. Operate the test button after installation and regularly thereafter to be sure it works properly.

97. **Junction box**—Connections made outside of a junction box. Have certified electrician evaluate and repair as necessary.
98. **Junction box**—No outlet / switch / junction box cover. Have certified electrician evaluate and repair as necessary.
99. **Lamp cord**—Lamp cord used in lieu of “hard wire.” Have certified electrician evaluate and repair as necessary.
100. **Masthead**—The electrical service mast is not mounted securely. This condition should be corrected by a qualified electrical contractor.
101. **Masthead**—The masthead is mounted in a manner that may allow moisture to enter. This condition may cause damage to electrical components in the meter and should be corrected by a qualified electrical contractor.
102. **Meter**—Damage to service cable / meter / pan / cover / glass. Have certified electrician evaluate.
103. **National Electric Code, NEC**—The National Electric Code (NEC) has been published by the National Fire Protection Association since 1911. The NEC is considered the primary authority on safe wiring practices and has been updated frequently. Generally, older systems, if installed correctly and maintained, are not considered to be defective. Homes are not required to update electrical equipment each time the National Electric Code is updated.
104. **Old, outdated, National Electric Code, NEC, safety**—The home contained an older electrical system which, while it may technically meet National Electric Code requirements, does not meet modern safety standards.
105. **Overhead service**—Mast bent / broken / loose. Have certified electrician evaluate and repair as necessary.
106. **Overhead service**—No drip loop / weather head. Have certified electrician evaluate and repair as necessary.
107. **Overhead service**—Overhead service conductors had improper clearance from the roof. Correction may involve extending the mast above the roof. This should be done by a qualified electrical contractor.
108. **Overhead service**—Service conductors have inadequate clearance from an openable window. Minimum 3 foot clearance is required. This condition should be corrected by a qualified electrical contractor.
109. **Overhead service**—Service conductors have inadequate height clearance from the ground. Requirements are as follows: 10 feet above a walkway (including decks and balconies), 12 feet above a drive and 18 feet above a roadway. You should contact your public service company to inquire about correction.
110. **Overhead service**—Service wires pass over adjacent private property. This is permissible only if an easement exists. If no easement exists, the homeowner may be required to pay the cost of moving the service wires, which could be expensive. You should take steps to confirm that an easement exists.
111. **Overhead service**—Service: < 10' above ground / < 12' above dway / < 3' from openings. Have certified electrician evaluate.

112. **Overhead service**—The overhead service conductors appeared to be in serviceable condition at the time of the inspection.
113. **Overhead service**—The overhead service conductors had inadequate clearance from tree branches at the time of the inspection. This condition should be corrected by a qualified electrical contractor to avoid abrasion and damage to the wires. Work around electrical wires should only be performed by a qualified contractor. Injury or death may result from attempts at correction by those without proper qualifications.
114. **Overhead service**—Trees in lines. Have certified electrician evaluate the need for tree or limb removal.
115. **Panel, breakers overheating**—One or more breakers show signs of overheating and should be evaluated by a qualified electrical contractor.
116. **Panel, bushing**—Bushing(s) missing from around branch wire(s) entering panel box. Have certified electrician evaluate.
117. **Panel, cover**—Could not remove cover. Have certified electrician evaluate and repair as necessary.
118. **Panel, cover**—Scorching visible on the dead front cover indicates overheating of electrical components located within the main electrical panel. I strongly recommend evaluation by a qualified electrical contractor.
119. **Panel, cover**—The dead front cover was missing and energized electrical components were exposed to touch. This hazardous condition should be corrected immediately by a qualified electrical contractor.
120. **Panel, cover**—There were gaps in the dead front cover through which a person could come into contact with energized electrical components. This hazardous condition should be corrected by a qualified electrical contractor.
121. **Panel, damaged breakers**—Damaged breakers visible in the main electric panel should be replaced by a qualified electrical contractor.
122. **Panel, damage**—Damage to insulation / arcs / burns inside box. Have certified electrician evaluate and repair as necessary.
123. **Panel, damage**—Damage to the main electric panel may allow persons to come into contact with energized electrical components. This hazardous condition should be corrected by a qualified electrical contractor.
124. **Panel, dirt, rust, wildlife**—Dirt / water / rust / rodent waste buildup inside panel box. Have certified electrician evaluate.
125. **Panel, double tap**—Double tapped breaker(s). Have certified electrician evaluate and repair as necessary.
126. **Panel, double tap**—Two wires are connected to a breaker designed for only one wire. This is known as a “double-tap” and is a defective condition which should be corrected by a qualified electrical contractor.
127. **Panel, Federal Pacific**—If this house has a Federal Pacific panel box or Stab-Lok breakers, a qualified electrician should evaluate it. See www.inspect-ny.com/fpe/fpepanel.htm and www.inspect-ny.com/fpe/CPSCsummary.htm.
128. **Panel, Federal Pacific**—The main electric service panel was manufactured by Federal Pacific. Federal Pacific Stab-Lok model panels are known to have a high rate of failure of circuit breakers. Failure of circuit breakers can result in a fire and/or electrocution. I strongly recommend the Federal Pacific Stab-Lok main electric panel be replaced by a qualified electrical contractor. Information about Federal Pacific panels is available at www.inspect-ny.com/fpe/fpepanel.htm.
129. **Panel, fuses**—The main electric panel employs screw-in fuses. You may wish to consider upgrading to current residential standards using breakers, especially if you plan to install additional appliances.
130. **Panel, GFCI**—The main electric panel contained Ground Fault Circuit Interrupter (GFCI) breakers which are designed to provide protection by shutting off current flow should sensors indicate an imbalance in current flow. In modern systems, GFCI outlets protect exterior electric outlets as well as those in garages and within six feet of plumbing fixtures.

131. **Panel, GFCI**—The main electric panel does not include Ground Fault Circuit Interrupter (GFCI) breakers, which commonly protect exterior electric outlets as well as those in garages and within six feet of plumbing fixtures.
132. **Panel, grounding, bonding**—Grounding / bonding questionable. Have certified electrician evaluate.
133. **Panel, improper tapping**—Wires tapped into the service conductors on the line side of the main disconnect create circuits that are unsafe. This condition should be corrected by a qualified electrical contractor.
134. **Panel, installation**—The panel does not appear to be an original installation. You should request documentation from the sellers to confirm that the installation was made with a permit and by a qualified electrical contractor.
135. **Panel, knockouts**—Knockouts need snap-in caps. Have certified electrician evaluate and repair as necessary.
136. **Panel, knockouts**—Open breaker panel slots. Electrocutation hazard; have certified electrician evaluate and repair as necessary.
137. **Panel, knockouts**—Unfilled holes or knockouts at the main electric panel may allow persons to come into contact with energized electrical components. This hazardous condition should be corrected by a qualified electrical contractor.
138. **Panel, labeling**—The main electrical panel should be provided with a label describing which electrical circuits are controlled by each of the breakers.
139. **Panel, locked**—The main service panel was locked and the inspector was unable to gain access. Main service panel not inspected.
140. **Panel, main disconnect**—More than six hand movements were required to shut off power to all breakers in the main electric panel. Although homes are only required to comply with codes that were in effect at the time they were originally constructed, this condition would not meet modern safety requirements. I recommend a main disconnect be installed by a qualified electrical contractor.
141. **Panel, main disconnect**—The inspector was unable to determine the rating of the main disconnect.
142. **Panel, main disconnect**—The main disconnect amperage rating exceeded the service conductor amperage rating. This defective condition should be corrected by a qualified electrical contractor.
143. **Panel, main disconnect**—The main electric panel has no single main disconnect.
144. **Panel, main disconnect**—The panel does not have a main disconnect which is required when there are more than 6 circuit breakers. This defective condition should be corrected by a qualified electrical contractor.
145. **Panel, no access**—The main service panel was not accessible. It should be made accessible and evaluated by a qualified electrical contractor.
146. **Panel, no main panel**—No main electric service panel for the home. This is a hazardous condition. Equipment contained within the main panel is designed to prevent fire and shock/electrocutation hazards. Without a main electric panel this protection is lost and a main electric panel should be installed immediately by a qualified electrical contractor.
147. **Panel, outdated**—The main service panel is old and outdated.
148. **Panel, paint inside**—Paint present in interior of electric panel. Safety hazard, fire hazard, and maintenance concern. Paint can interfere with proper connections between electric components or proper operation of circuit breakers, creating conditions where proper grounding and electrical connections are not present, possibly causing brown-outs, arcing, and fires. Paint can also cause the wire insulation to deteriorate. Recommend further evaluation by licensed electrician.
149. **Panel, safety clearance**—The main service panel did not have thirty-six inches of clear space in front of it to facilitate an emergency disconnect. This condition should be corrected.
150. **Panel, screws**—Inadequate panel cover screws. Evaluate and repair as necessary.
151. **Panel, single-strand aluminum wiring**—If this home has solid single-strand branch circuit aluminum wiring: This type of aluminum wiring is a potential fire hazard. A qualified electrician should evaluate it. See www.alwirerepair.com and www.inspect-ny.com/aluminum.htm
152. **Panel, weatherproof, safety**—National electrical safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of

them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Breakers and fuses located within the panel are not tested.

153. **Panel, wiring, aluminum**—Branch wiring visible within the main electric panel contained aluminum wires. Aluminum wiring is a potential fire hazard and I strongly recommend that you have the system evaluated by a qualified electrical contractor.
154. **Panel, wiring, bonding**—The inspector was unable to locate a bonding device within the main electric panel. This is a safety device and this defective condition should be corrected by a qualified electrical contractor.
155. **Panel, wiring, bonding**—The main electric panel appears to be properly bonded.
156. **Panel, wiring, double lug**—Buss bar(s) in the main electric panel have more than one wire terminating under a screw. This improper condition should be corrected by a qualified electrical contractor.
157. **Panel, wiring, exposed**—Exposed electric wiring. Safety hazard. Modern standards generally require electric wires to be protected, which typically (but not in all cases) means enclosed in the structural framing or encased in conduit or a raceway, particularly if below seven feet or in an area where it can easily be damaged. Recommend having any exposed electric wires protected from damage.
158. **Panel, wiring, grounding electrode conductor**—Although the visible Grounding Electrode Conductor (GEC) appears to be in serviceable condition, the grounding device was not visible. You may wish to have the presence of a proper grounding device confirmed by a qualified electrical contractor.
159. **Panel, wiring, grounding electrode conductor**—The Grounding Electrode Conductor is connected to the grounding device (a driven rod) with an improper, damaged, or badly corroded clamp. This clamp should be replaced with one of the proper type.
160. **Panel, wiring, outdated**—As electrical technology has advanced over the years, so has our knowledge of electrical safety practices. This means that older electrical systems, though not technically defective, do not meet modern safety standards. Because the general home inspection is not a code inspection but an inspection for safety issues and system/component defects, this report will mention any conditions which may affect the personal safety of those who may come into contact with it.
161. **Panel, wiring, wrong size**—Branch wiring is connected to one or more breakers for which the wire size is insufficient. This is a defective condition which should be corrected by a qualified electrical contractor.
162. **Panel, wiring**—An energized wire was connected to the grounding bus bar. This is a hazardous condition and should be corrected immediately by a qualified electrical contractor.
163. **Panel, wiring**—Ground and neutral wires terminate on the same bus bar. This condition is improper. Ground and neutral wires should terminate on separate bus bars. I recommend correction by a qualified electrical contractor.
164. **Panel, wiring**—Questionable wiring in panel; Have certified electrician evaluate and repair as necessary.
165. **Panel, wiring**—The main electric service panel was grounded to a driven rod. Although confirmation of rod length and proper grounding condition would require a specialist's evaluation, grounding appeared to be serviceable.
166. **Panel, wiring**—The main service panel contained a large amount of extraneous wiring. Much of this wiring is related to the electric generator installed to provide power to the home during general power failures. Inspection of the generator wiring lies beyond the scope of the general home inspection. You may wish to have the generator wiring evaluated by a qualified electrical contractor.
167. **Panel, Zinsco**—If this property has a Zinsco brand panel box: These panels and breakers have had a history of concerns; a qualified electrician should evaluate it.
168. **Panel, Zinsco**—The main electrical service panel was manufactured by Zinsco. Some Zinsco main electrical panels are known to have a high rate of circuit breaker failure which can cause fire or electrocution. You may wish to consult with a qualified electrical contractor to determine whether this particular panel is a model known to have problems. Internet links for information: www.inspectny.com/electric/Zinsco.htm.

169. **Repairs**—122306AM—Consult an electrician for evaluation of the entire system and components when repairs are noted. Failure to repair all known hazards reported can result in fires, serious injury, or death.
170. **Service capacity**—Service capacity was less than 100 amps. By today’s standards (televisions and stereos, computers, printers, fax machines, etc.), service capacity should be at least 100 amps. A licensed electrician should evaluate the system for your specific needs before close of escrow.
171. **Service capacity**—The inspector was unable to confirm amperage rating of the main electric panel due to missing or illegible information.
172. **Service capacity**—The main electrical service panel was rated at 100 amps. A 100 amp service is considered marginal by modern standards and you may wish to consider upgrading for safety reasons.
173. **Service capacity**—The main electrical service panel was rated at 60 amps. A 60-amp service is considered obsolete by modern standards and for safety reasons I recommend upgrading the entire electric service from the service wires to the main electric panel and its components.
174. **Service conductors**—The aluminum service conductors were #2 rated at 100 amps. This is considered marginal for modern requirements. Installing additional modern appliances may cause overheating of electrical components or excessive tripping of breakers. You should consider upgrading the electric service. I recommend evaluation by and consultation with a qualified electrical contractor.
175. **Service conductors**—Unable to determine the service conductor rating due to lack of markings on the wire insulation.

Electricity—lights, lighting fixtures, switches

176. **Broken, inoperable, not working**—Light / switch inoperable / broken. Have certified electrician evaluate and repair as necessary.
177. **Extension cords**—Lamp cord used in lieu of “hard wire.” Have certified electrician evaluate and repair as necessary.
178. **Wiring, safety**—Exposed electric wiring. Safety hazard. Modern standards generally require electric wires to be protected, which typically (but not in all cases) means enclosed in the structural framing or encased in conduit or a raceway, particularly if below seven feet or in an area where it can easily be damaged. Recommend having any exposed electric wires protected from damage.
179. **Wiring, knob and tube, K&T**—122206AM—This property has “knob and tube” wiring which was commonly installed prior to 1950. It is ungrounded, and considered unsafe by today’s standards. Over time, the wire’s insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property’s wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary. Note that some insurance companies may be unwilling to offer homeowner’s insurance for properties with knob and tube wiring. Recommend that the client(s) consult with their insurance carrier regarding this.
180. **Wiring, knob and tube, K&T**—122206AM—I found knob & tube (K&T) wiring in the _____ (location). This type of wiring is old and is considered unsafe. Most insurance companies will no longer cover a home with K&T wiring. All of the K&T wiring needs to be replaced in the home. Have a licensed and qualified electrician perform this electrical update.
181. **Wiring, knob and tube, K&T**—122306PM—Active knob & tube wiring present. Knob and tube wiring can be presumed to be the original electrical wiring in the home and old and outdated by today’s safety standards. It typically is difficult to work with and maintain properly and requires adequate clearance around it in order to dissipate the heat that is inherent in electrical wiring. Since it is old, the insulation on the wires probably is brittle and might even be missing in some areas. Additionally, it is not designed to be covered with any material such as attic insulation. I am aware of some insurance companies that decline to provide homeowner’s insurance if active knob & tube wiring

is present. Recommend contacting preferred insurance company before close of escrow to ensure that appropriate homeowner's insurance can be obtained on the structure. Recommend further evaluation by licensed electrician before close of escrow.

Electricity—outlets

182. **Broken, inoperable, not working**—Outlet / switch inoperable / broken. Have certified electrician evaluate and repair as necessary.
183. **Cover not present**—No outlet cover. Have certified electrician evaluate and repair as necessary.
184. **Extension cords, lamp cord**—Lamp cord used in lieu of “hard wire.” Have certified electrician evaluate and repair as necessary.
185. **Extension cords, outlet multipliers**—Outlet multipliers and/or extension cords in use as permanent wiring. Condition is a major cause of home fires. If you find yourself using outlet multipliers or extension cords to provide electricity to certain areas, you might need additional outlets and/or circuits installed. Remember that using outlet multipliers and extension cords does not mean that you have more electricity. The electricity is limited by the amount of electricity provided by the utility company. Recommend having additional outlets installed rather than using outlet multipliers or extension cords as permanent wiring. Consult with a licensed electrician for options to address your specific requirements.
186. **Extension cords**—Extension cords used in area where “hard wiring” is recommended. Recommend replacing.
187. **GFCI**—GFCI trip test failed. Recommend evaluation by electrician.
188. **GFCI**—GFCI outlets were not in the home at the time of inspection. Although they may not have been required at the time the home was built, I recommend upgrading the system to include GFCI protection for safety reasons.
189. **Grounding**—Ungrounded 3-prong outlets. Have certified electrician evaluate and repair as necessary.
190. **Miswired**—Miswired outlet (open ground, open hot, open neutral, hot/ground reversed, hot/neutral reversed). Have electrician evaluate.
191. **Two-prong outlets**—Two-prong outlets present. While common years ago and still acceptable today, the lack of a grounding conductor will limit the use of certain appliances such as refrigerators, washing machines, computers, etc., that require a ground. Dedicated circuits may have to be run to properly and safely use such appliances. Recommend having two-prong outlets upgraded to three-prong outlets. Recommend further evaluation by a licensed electrician for upgrade options.
192. **Weatherproof outlets**—Exterior outlet / switch cover(s) not waterproof. Have certified electrician evaluate and repair as necessary.

Exterior

193. **Wood**—122306AM—Wood or wood-like materials present. These materials are subject to moisture damage and weathering to a greater extent than other siding materials, as well as infestation by wood-destroying pests and organisms. Notwithstanding anything noted in this report, recommend further evaluation by licensed pest control professional, repair or replacement as needed, and regular homeowner monitoring and maintenance thereafter.

Fireplace

194. **Dirt flue, dirty damper, soot**—Excessively dirty flue and damper and/or accumulation of soot. Fire hazard. An accumulation of soot and other materials can result in a chimney flue fire. There is also the possibility that soot, dirt, and cobwebs concealed other problems or defects; concealed defects are not within the scope of the home inspection. Recommend having flue and/or damper cleaned and inspected by a licensed chimney professional before use.

195. **Familiarity**—122306PM—You should become familiar and confident with the use and operation of fireplaces before lighting a fire. Contact a qualified fireplace/chimney professional if necessary.
196. **Firebrick**—Firebrick/liner has broken brick or warped/cracked line. This is a safety concern and should be further evaluated by a qualified contractor.
197. **Level II inspection**—122306AM—The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).
198. **Remote and auto control**—122306AM—Remote or auto control(s) are not inspected. Component malfunction can result in serious injury or death.
199. **Seasonal inspections**—122306AM—Seasonal inspections are advised.
200. **Solid fuel**—Solid fuel being used. Fireplace not verified as approved for use with solid fuel; installation instructions and approved fuel use statement not present or not visible. While some prefabricated fireplaces are approved for use with solid fuel, inspectors cannot verify such approval unless installation instructions or other users' guides or attached plates are present and readable. Unapproved fuel sources can cause damage to the fireplace. Recommend further evaluation by licensed chimney professional before close of escrow.

Floors

201. **Floor covering, carpet, vinyl, wood**—Carpet, vinyl, and wood floors near water sources (kitchens, laundry, bathrooms, etc.) need to be monitored regularly for wet conditions where mold can thrive. Vinyl floors need to be monitored regularly for curling and deteriorated grout or caulking to prevent moisture from getting under the vinyl and creating wet conditions where mold can thrive. As vinyl ages, it has a tendency to curl at the edges and is particularly prone to trapping moisture under the vinyl. Even a very minor leak can destroy a wood floor very quickly and create wet conditions where mold can thrive. Home inspectors do not remove permanent floor coverings to inspect the underside of the floor covering or the subflooring itself, so any mold or subfloor damage would not be detected during a visual home inspection. There is always the possibility that moisture has penetrated beneath any floor covering in an existing structure, particularly in a kitchen at the dishwasher and sink, and in bathrooms at the bathtub/floor junction and the toilet/floor junction, and that any mold or subfloor damage would not be detected during a visual home inspection. Destructive testing or remodeling would be required for a conclusive determination. If renovation is contemplated for any area where vinyl, carpet, or wood floor coverings exist, recommend adjusting budget to compensate for unforeseen conditions.
202. **Trip hazard**—Trip hazard. Have contractor evaluate and repair as necessary.
203. **Vinyl flooring discolored**—Vinyl flooring discolored. Discoloration can be typical of moisture penetration under the vinyl flooring. Mold or mildew could be present. Recommend further evaluation by licensed flooring professional.
204. **Squeaky floor, not excessive**—Floor was squeaky. This is common for [raised foundations/multi-story buildings] but could also indicate more serious structural problems which could not be detected visually; destructive testing may be necessary. Concealed defects and destructive testing are not within the scope of a home inspection. People have differing opinions of what constitutes a squeaky floor. Recommend further evaluation by licensed flooring professional and/or a structural engineer.
205. **Squeaky floor, excessive**—Although floor was squeaky, squeaks did not appear to be excessive, which is a subjective opinion of the inspector. This is common for [raised foundations/multi-story buildings] but could also indicate more serious structural problems which could not be detected visually; destructive testing may be necessary. Concealed defects and destructive testing are not within the scope of a home inspection. People have differing opinions of what constitutes a squeaky floor, and any floor squeaks need to be monitored to determine if they become progressively worse, at which

point a structural engineer or a qualified flooring professional might need to be consulted to prevent continued squeaking. Recommend regular homeowner monitoring and maintenance.

206. **Floor, slope, bulges, dips**—Sloping floor and/or bulges/dips in floor. Determining the exact cause of any sloping/bulges/dips would require removal of the floor covering or other destructive testing, which is not within the scope of the home inspection. Recommend further evaluation by licensed flooring professional and/or licensed foundation professional.

Foundations

207. **Access, visibility**—About ____% of the foundation was visible from the exterior due to vegetation, soil, storage, inaccessibility, or other conditions. There is the possibility that problems were not visible; concealed defects are not within the scope of the home inspection. Conditions of the interior walls, ceilings, and floors, as well as exterior walls, seemed to indicate that there were no major structural settling problems at the time of the inspection. Recommend regular homeowner monitoring and maintenance.
208. **Cracks**—Major cracks/holes (more than 3/4” wide) present in foundation. These are likely to be a structural concern; have evaluated by a contractor or structural engineer.
209. **Cracks**—Minor cracks/holes (1/4” or less) present in foundation. These should be sealed to prevent water infiltration.
210. **Cracks**—Moderate cracks/holes (1/4” to 3/4”) present in foundation. These may be a structural concern. At a minimum, these should be sealed to prevent water infiltration.
211. **Vent covers**—Crawlspace vent covers damaged / missing.
212. **Efflorescence**—Efflorescence visible on concrete, suggesting water penetration.
213. **Sump pump**—No access / does not appear to operate properly. Have certified electrician evaluate.

Garage

214. **Caulk**—Caulk not present where pipes / wires enter through an exterior wall. Siding may get damaged by moisture.
215. **Cracks**—Minor crack(s) on garage floor. This is often a common occurrence, but should be monitored for expansion.
216. **Fire door, self-closer**—Garage-house door does not close automatically. This is to act as a fire stop, and to keep exhaust fumes out of the house. Have certified contractor evaluate.
217. **Fire door, self-closer**—Garage-house door: Self-closer not present or not working properly. Replace or repair as necessary.
218. **Fire door**—Garage-house door may not be properly fire-rated. Evaluate and replace or repair as necessary.
219. **Fire wall**—Fire wall between garage and house not continuous. Have contractor evaluate and repair as necessary.
220. **Moisture**—Evidence of past / present leaks in garage ceiling/wall. Have contractor evaluate and repair as necessary.
221. **Nails**—Exposed nail heads on OH door trim. Suggest minimizing rust by countersinking, caulking, priming, and painting.
222. **Nails**—Sharp nail ends protruding through garage wall. Safety hazard.
223. **Vehicle door opener, disclaimer, parked vehicle, furnishings, storage**—Parked vehicles, furnishings, and/or storage in the garage prevented access to the vehicle door opener. Recommend further evaluation of vehicle door opener installation once conditions allow access.
224. **Vehicle door opener, inspection**—122306AM—Inspected in manual and installed wall switch control operation only. Remote controls and auxiliary keypads are not inspected. Please read these articles and inspect doors monthly: www.dasma.com/safetygdmaint.asp, www.dasma.com/PDF/Publications/TechDataSheets/CommercialResidential/TDS167.pdf

- 225. **Vehicle door opener, safety reverse**—Garage vehicle door: Safety reverses not present or not working properly. Replace or repair as necessary.
- 226. **Vehicle door opener, safety reverse**—Photoelectric eyes as a safety reverse feature not present or not working properly. Recommend having photoelectric eyes repaired or replaced.
- 227. **Vehicle door opener, safety reverse**—Safety reverse by force not present or not working properly. Recommend having safety reverses adjusted, repaired, or installed.
- 228. **Vehicle door opener, safety reverse**—Safety reverses by force and photoelectric eyes were not present or were not working properly. Recommend repair or replacement.
- 229. **Vehicle door opener, too low**—Vehicle door opener or vehicle door too low. Condition could prevent the use of the garage for parking some modern vehicles.
- 230. **Vehicle door, damage**—Garage vehicle door: panels / locks / hardware damaged / missing. Replace or repair as necessary.
- 231. **Walls, bowed, damaged**—Garage walls out of plumb, bowed, or damaged. Have contractor evaluate and repair as necessary.
- 232. **Weatherstrip, vehicle door**—Garage vehicle door: Weatherstrip bottom of door not present, deteriorated, or damaged. Replace or repair as necessary.
- 233. **Weatherstrip**—Garage-house door: Weatherstrip not present, damaged, or deteriorated. Replace or repair as necessary.

Guaranty—See “Warranty and guaranty”

Heating and cooling (HVAC)

- 234. **Air filter needs cleaning**—Air filter needed cleaning or replacement. Clogged filters can restrict air flow and increase internal temperatures, possibly resulting in fires. A clean air filter will help increase the efficiency and prolong the life expectancy of the heating and cooling system. Due to the expense of repairing or replacing heating and air conditioning systems and the damage that can be caused by dirty or clogged coils, recommend replacing filter and a complete system evaluation by licensed heating and cooling professional, particularly if it cannot be proven that such an evaluation has been done within the past twelve months.
- 235. **Pad**—Mounting pad not level; shortens motor life. Suggest leveling pad or unit.
- 236. **Primary drain**—Primary drain not present or not visible. A primary drain should be installed to drain any condensate away during prolonged use of the cooling condenser. An independent secondary drain line is desirable to help prevent water damage in case the main drain line becomes clogged. Clogged drains for the evaporator coil units could cause water damage in attics and interior locations. Recommend verifying that a primary drain line is installed or having one installed. Recommend having a secondary drain line and a drain pan with float switch installed (a float switch will shut down the furnace should the drain pan become full to help prevent water damage). Recommend further evaluation by a licensed heating and cooling professional for options.
- 237. **Secondary drain**—Secondary drain not present or not visible. An independent secondary drain line is desirable to help prevent water damage in case the main drain line becomes clogged. Clogged drains for the evaporator coil units could cause water damage in attics and interior locations. Recommend having a secondary drain line and a drain pan with float switch installed (a float switch will shut down the furnace should the drain pan become full to help prevent water damage). Recommend further evaluation by a licensed heating and cooling professional for options.
- 238. **Secondary drain**—Drain pan not present or not visible. A drain pan with float switch will shut down the furnace should the drain pan become full to help prevent water damage. Recommend further evaluation by a licensed heating and cooling professional for options.
- 239. **Wall air conditioners**—Note that the wall air conditioner had been installed at floor level. Since cold air falls, location might make it difficult to get cooling at higher levels, requiring the use of fans or other air circulation or cooling systems in some circumstances.

240. **Wall heaters**—Note that wall heaters had been installed about five feet high on the walls. Since heat rises, location might make it difficult to get heating at floor level, requiring the use of space heaters in some circumstances.

Interior

241. **Outdated components**—122306AM—There were some outdated components present (such as, but not necessarily including or excluding, doors, windows, cabinets, drawers, electric components, etc.). Condition means that components might not open, close, latch, or lock properly, and is to be expected in a structure of this age. While most of the problems can be attributed to general deterioration due to age, multiple coats of paint, damaged or loose hardware, etc., some of the problems might be related to structure settling in specific areas. If you are unfamiliar with structure settling in a structure of this age, consult with a qualified foundation professional or licensed structural engineer for further evaluation and information. Recommend further evaluation of any noted problems before close of escrow.

Kitchen

Landscaping, vegetation, and exterior grounds

242. **Culverts**—Uphill drain ditch or basin not present. Water may flow toward foundation. Consult with landscaper.
243. **Driveway**—Driveway slopes toward house foundation or garage door. Recommend further evaluation by a qualified contractor.
244. **Efflorescence**—Efflorescence visible on concrete, suggesting moisture penetration.
245. **Grading**—Perimeter grading/pavement (major): Slopes towards building. Recommend grading soil so it slopes down and away from the building to direct rainwater away.
246. **Grading**—Perimeter grading/pavement (minor): Slight slope towards building. Water may flow toward foundation.
247. **Grading**—Flat or nearly flat areas near foundation. Water might pond in flat or nearly flat areas. Exterior grading drainage cannot be adequately determined during dry weather. Standing water too close to the foundation can undermine the foundation and cause damage, including settling cracks in the walls and ceilings, as well as possible intrusion into the wall framing, possibly causing moisture damage in the walls. Standing water can also provide breeding grounds for unwanted insects. Recommend ensuring that grading slopes away from structure, monitoring grading during rainfall, and further evaluation by a qualified landscape professional if water ponding or other problems detected.
248. **Retaining wall**—Retaining wall bulging, out of plumb, and/or deteriorated. Have contractor evaluate.
249. **Sidewalk**—Sidewalk slopes toward house. Recommend further evaluation by a qualified contractor.
250. **Soil contact**—Wood-soil or siding-soil contact/proximity: Recommend grading soil so there's at least 4" of space (where practical) between the siding and the soil below and replacing any rotten trim and siding materials that may be found.
251. **Trees, foundation**—Trees too close to foundation. Recommend evaluating for potential root damage
252. **Trees, roof**—Trees are overhanging roof and are within 10 feet of roof vertically. Recommend pruning trees so they're at least 10 feet above roof, or don't overhang the roof.
253. **Trees, siding**—Tree / shrub contact with siding. Recommend pruning or moving growth so there's at least a one-foot gap from siding.
254. **Swales, secondary drains**—Swales and/or secondary drains present. Swales are landscape features typically created by the builder or a landscape service to direct water away from the structure foundation. Testing swales and secondary drains for actual function in draining water away from the areas which they serve is not within the scope of a home inspection, nor is locating secondary drain termination points. Recommend keeping swales and secondary drains clear of obstructions. Recommend regular homeowner monitoring and maintenance.

255. **Vegetation**—Vegetation was too close to, touching, or growing on siding / roof / chimney / fences / retaining walls / utility lines. Condition can promote excessive damage and deterioration by movement of branches, root growth and/or attachment, and moisture retention, and can promote pest infestations. Recommend having vegetation trimmed or removed from affected areas, and regular homeowner monitoring and maintenance thereafter.
256. **Vegetation**—Property was landscaped with grass or high water-use vegetation present. Grass typically requires a relatively high amount of watering to continue looking good in the landscape. One of the most effective ways to maintain your house is to keep water away from the foundation. High amounts of water can cause premature or advanced settling damage (wall and ceiling cracks). Recommend using cactus, succulents, xeriscape, or native plants to help conserve water and prevent premature or advanced settling damage.

Laundry

257. **Dryer vent, corrugated, flexible**—The dryer vent was corrugated, flexible ducting. Today’s standards for new construction specify that corrugated pipe may be used only within the first 8 feet and may not be concealed within construction, and this is recommended for fire safety reasons. The concealed ducts should be rigid metal ducts or equivalent, vented to the exterior of the home. I recommend smooth metal pipe, with no screws at joints and well supported. It has been reported that there are approximately 20,000 dryer related fires each year due to use of unapproved materials and poor connection techniques.

Lights and light switches

258. **Dimmer lights/switches**—Dimmer lights/light switches present. Dimmer light switches sometimes become warm to the touch. Condition is common, particularly with older switches but can also sometimes indicate other electrical problems, such as a dimmer switch installed by a homeowner on a light fixture that draws too much electricity. Determining whether or not a dimmer switch is properly matched to the lighting fixture being dimmed is beyond the scope of the home inspection. If the dimmer switch installation instructions are available, check the maximum wattage for the dimmer switch and then note the wattage for the light bulb that is installed. Make sure the light bulb wattage is not more than the maximum wattage for the dimmer switch. If it is, change to a lower-wattage light bulb. In addition, you may notice a buzzing or humming sound present at the switch or rotary knob. Often this is caused by the occupants having installed compact florescent bulbs that are incompatible with these dimmers. If you have any concerns, or if you notice flickering or brownouts at dimmed lighting fixtures (or any other lighting fixtures), consult with a licensed electrician.

Manufactured homes

Miscellaneous

259. **EIFS**—This property was primarily clad with an Exterior Insulation and Finishing System (EIFS), also referred to as “artificial or synthetic stucco.” A certified EIFS inspection is beyond the scope of this inspection. Many EIFS-clad homes have had moisture-related problems and exacerbated microbial or insect infestations. Certified inspections and proper maintenance recommendations are imperative in order to minimize and/or prevent problems and to avoid costly repairs. I advise having this specialized inspection performed prior to purchase by an inspector associated with www.exterior-design-inst.com or www.awci.org.
260. **Environmental issues**—122306AM—Investigating, sampling, and testing for any environmental issues is beyond the scope of this inspection. Contact any of these Agencies for your specific needs and further information. Center for Disease Control, www.cdc.gov, 1-888-311-3435; Environmental

Protection Agency, www.epa.gov, 1-800-887-6063; Housing and Urban Development, www.hud.gov, 214-767-8300; Texas Department of Health, www.tdh.state.tx.us, 1-888-963-7111.

261. **Fire protection**—122306AM—The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions . The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.
262. **HUD Summary**—This house meets the following requirements as required in HUD Handbooks 4905.1 and 4150.1: The house can be used and maintained individually without trespass on adjoining properties. It has independent utilities. It has safe and potable water. It has sanitary facilities with a safe method of sewage disposal. The heating is adequate for healthful and comfortable living conditions. The house has domestic hot water. It has electricity for lighting and for equipment used in the living unit. The property has vehicular or pedestrian access from a public or private street. Access to the house is provided without passing through any other living unit. There is no evidence of continuing settlement, leakage, termites, excessive dampness, decay, or other conditions impairing safety or sanitation of the dwelling.
263. **Intercom system**—Intercom system present. Testing, inspection, analysis, or opinion of condition or function of intercom system is not within the scope of a home inspection. Recommend consulting with seller concerning any previous problems, service, testing, or inspections. Recommend further evaluation, inspection, and/or testing, as appropriate, and before close of escrow, of intercom system.
264. **Referrals**—Below are some local trades people whom I would trust to do work for me. This does not necessarily constitute a recommendation or endorsement for you to hire them.
265. **Referrals**—The following are some businesses that I recommend. Notwithstanding that, please note that even personal referrals sometimes fail to provide satisfactory service for whatever reason. I take personal referrals very seriously, so if you choose to use these businesses, please let me know if their products or services are not satisfactory to you.
266. **Re-inspection**—Re-inspection fee for this property is \$ ____; re-inspection requires 72 hours advance notice. Re-inspections typically are required when areas are inaccessible or when utilities are not on.
267. **Sump pump**—No access / does not appear to operate properly. Have certified electrician evaluate.
268. **Cost to repair**—There are several places you can go to get approximate costs to repair something. A good online source is www.homeinspectorlocator.com/resources/costtorepair.htm. I recommend getting at least three quotes on work to be done. Good online sources for finding qualified professionals include Done Right! (www.doneright.com), Angie's List (www.angieslist.com), and the Better Business Bureau (www.bbb.org).

Mold, mildew, organic substance

269. **Organic substance**—Organic substance appears to be present. Client may wish to have environmental testing done.
270. **Organic substance**—Black substance could include mold. Condition in bathrooms typically is caused by excessive moisture, i.e., staying wet for too long after bathtub and shower use. Condition can usually be resolved by using exhaust fan and/or opening windows after bathtub and shower use. Recommend eliminating source of excessive moisture. Recommend having bathtub/shower cleaned. Recommend regular homeowner monitoring and maintenance.

Plumbing

271. **Function drainage**—Functional drainage low at sink in _____. Condition sometimes is caused by clogged drains; other causes or multiple causes are possible. Individuals have their own perceptions of adequate sink drainage. Recommend Client judging adequacy of drainage and further evaluation by licensed plumbing professional if Client deems drainage unsatisfactory.
272. **Functional water flow**—Functional water flow low at sink in _____. Condition sometimes is caused by dirty faucet strainer caps or shutoff valves under the sink that have been turned down; other causes or multiple causes are possible. Individuals have their own perceptions of adequate water flow when other water-using appliances are being used at the same time. Recommend Client judging adequacy of water flow and further evaluation by licensed plumbing professional if Client deems water flow unsatisfactory.
273. **Leak**—Evidence of active or previous leak. Recommend asking the homeowner about this as well as further evaluation by a qualified contractor.
274. **Polybutylene, PB**—Active water supply pipes appeared to be polybutylene plastic (hereafter, “PB”). It is believed that chlorine and fluorine react with PB, causing pipes to scale, flake, and become brittle. Micro-fractures result, and the basic structural integrity of the system is reduced, thereby becoming weak and possibly leaking without warning. A home inspection cannot determine if PB water supply pipes are about to leak simply by looking at the outside of the pipes since they deteriorate from the inside, and they can split or burst under pressure at any time. Some insurance companies decline to offer insurance on homes with PB water supply pipes because of associated problems with it. For helpful information about PB pipes and a class-action lawsuit, [click here](#), [click here](#), and [click here](#). Recommend further evaluation by a licensed plumbing professional before close of escrow.

Pools and spas

275. **Ancillary equipment**—122306AM—All ancillary equipment such as, but not limited to, cleaning or testing supplies, computer controls, covers, chlorinators, chemical dispensers, water conditioners, or ionization devices are not inspected for function.
276. **Water table**—122306AM—Water table is not determined.

Radon

Range

277. **Range**—There is no anti-tip device installed on the range. This is a safety hazard, an anti-tip device should be installed to the manufacturer’s specifications. More information about oven tip-overs can be found at this link: <http://www.insideedition.com/ourstories/print/story.aspx?storyid=40>.

Recalls

278. **Involved**— [Name of company] participated in a recall of this appliance in [date of recall]. The type of appliance, model number, and/or serial number indicates that this specific unit was involved in the recall. There is the possibility that this unit has been repaired by the manufacturer but only the manufacturer can provide that information. Recommend reading the document at the end of this report and following its instructions.
279. **Involved, links**— [Name of company] participated in a recall of this appliance in [date of recall]. The type of appliance, model number, and/or serial number indicate that this specific unit was involved in the recall. Recommend reading the document at the end of this report and following its instructions. [Click here](#) to read the recall notice directly from the Consumer Product Safety Commission web site, and [click here](#) to read the recall notice as a PDF file stored on your home inspection report CD.

280. **Not involved**— [Name of company] participated in a recall of this appliance in [date of recall]. The type of appliance, model number, and/or serial number indicates that this specific unit was not involved in the recall.

Roof

281. **Chimney, cricket, saddle flashing**—No “cricket” (a small ridged roof section just above the chimney to shed water off to the sides) is installed above the (wider than 2’) chimney. Organic debris from trees may accumulate here and cause leaks. Recommend monitoring this area for accumulated debris and cleaning when necessary. Recommend installing a cricket when next roof is installed.
282. **Covering, composition shingles, slope**—Low slope roof with composition tabbed shingles. Some shingle manufacturers won’t warranty their shingles if used on a roof with a low slope (usually less than 3/12).
283. **Covering, metal, snow, gutters and downspouts, ice dam**—Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house. Likewise, be advised that such cascading may cause personal injury or even death. If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing an ice damming feature which may limit the size and amount of snow/ice slides from the roof.
284. **Covering, multiple layers**—Three layers + visible on roof; some insurance carriers may not cover a home with more than two layers.
285. **Covering, wood shake/shingle**—Wood shake/shingle roof: Consider professional evaluation and cleaning, and possibly having a preservative applied. Some insurance companies decline to insure homes with wood roofs! Be sure to check with your insurance company.
286. **Drainage, downspouts, splash blocks**—Extension(s)/splash blocks missing/insufficient: Recommend installing or repairing so rain water is carried at least several feet away from the structure.
287. **Drainage, slope**—Slope-slope, slope-wall, or slope-(semi)flat roof design: Questionable provision for drainage. Organic debris such as leaves or needles are likely to accumulate here. Recommend keeping this area clean to avoid leaks or ice damming.
288. **Inspection method**—With 16x binoculars / ladder / _____
289. **Moisture**—Siding-roof contact with apparent moisture damage: The siding on one or more exterior walls above lower roof section(s) is in contact with the roof shingles below, or has less than a 1” gap between it the roof shingles below. Water appears to have wicked up into the siding from the shingles below. Recommend having a qualified contractor make repairs so a 1” gap exists between the siding and the roofing below where necessary.
290. **Moss**—Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>
291. **Roof, life expectancy**—Adequate attic ventilation, solar / wind exposure, and organic debris on the roof affect the life expectancy of the roof (see www.gaf.com for roof info). Always ask the seller about the age and history of the roof. On any home that is over three years old, it is wise to obtain a roof certification from an established local roofing company.
292. **Snow**—Snow covered; not fully inspected. Recommend further evaluation before close of escrow.
293. **Visibility and accessibility**—About ____% of the roof was visible and/or accessible. There is the possibility that problems were not visible; concealed defects are not within the scope of the home inspection. Conditions of the interior walls and ceilings seemed to indicate that there were no major roof concerns at the time of the inspection. Recommend regular homeowner monitoring and maintenance.
294. **Walking**—Walking on a roof voids some manufacturers’ warranties.

Septic systems

295. **No access**—Due to lack of access, the interior of the septic system (waste disposal) was not inspected. The septic tank appeared to be buried at _____. Septic inspection would require equipment beyond the scope of a general home inspection. Recommend asking seller the date of the last pumping of the septic tank. If unknown, or if a septic inspection is required, recommend contacting a qualified septic service. Further information is available at www.agnr.umd.edu/users/wye/personel/Miller/septic.html.
296. **Value added inspection and advice**—122306AM—If you are buying a home with a septic tank, you should have it inspected by a professional septic contractor. We only include this type of specialized intrusive inspection as an optional system for additional fees, combined with a complete property inspection. This will include inspecting the tank(s), when pumped empty, as well as the leach drainfield(s) or aerobic components. Other evaluations or tests may be necessary upon investigation findings. Full or partially full tanks cannot be thoroughly assessed or inspected. It makes good sense to have the tank pumped at the time of this inspection. A professional septic contractor can perform both the inspection and pump the tank, thus ensuring that you begin with an empty tank and a system that has been properly inspected. Often, your agent can negotiate with the seller to have the tank(s) pumped before the house is inspected.
297. **Link**—122306AM—www.inspect-ny.com/septbook.htm

Siding and exterior walls

298. **Cracks**—Major cracks/holes (more than 3/4" wide) present in siding/exterior walls. These are likely to be a structural concern; have evaluated by a contractor or structural engineer.
299. **Cracks**—Minor cracks/holes (1/4" or less) present in siding/exterior walls. These should be sealed to prevent water infiltration.
300. **Cracks**—Moderate cracks/holes (1/4" to 3/4") present in siding/exterior walls. These may be a structural concern. At a minimum, these should be sealed to prevent water infiltration.
301. **Deterioration**—Wood deterioration noted. Have contractor evaluate and repair as necessary.
302. **Moisture**—Siding-roof contact with apparent moisture damage: The siding on one or more exterior walls above lower roof section(s) is in contact with the roof shingles below, or has less than a 1" gap between it the roof shingles below. Water appears to have wicked up into the siding from the shingles below. Recommend having a qualified contractor make repairs so a 1" gap exists between the siding and the roofing below where necessary.
303. **Soil contact**—Wood-soil or siding-soil contact/proximity: Recommend grading soil so there's at least 4" of space (where practical) between the siding and the soil below and replacing any rotten trim and siding materials that may be found.
304. **Soil contact**—Concrete, soil, and/or landscape materials installed too high. Condition can cause stucco siding to blister and slough from wall near ground level, and can cause wood siding to deteriorate from moisture absorption. Two to four inches of clearance between the bottom of the wall and the ground should be maintained to help prevent the wall from absorbing moisture from the ground, to allow moisture to drain from the wall, to help prevent infestation by wood-destroying pests and organisms, and to help prevent blistering and sloughing of the stucco. Recommend having grading modified near foundation and/or regular homeowner monitoring and maintenance.
305. **Weatherproof**—Any composition or hardboard siding must remain sealed and paint must be applied periodically (especially the lower courses at ground level). Keep it dry, especially from sprinklers, rain splashback, or wet grass. Additionally, it should be noted that some builders do not "wrap" buildings with materials such as Tyvek®, which tend to keep moisture off composition board when other materials (vinyl, etc.) are used as siding. Home Inspectors cannot verify the presence of wrap under finished siding; consult with your builder if this is new construction.
306. **Weatherproof**—Repaint: Some areas of the house need repainting due to peeling, cracking and/or blistering paint. Recommend prepping (scrape, sand, prime, and caulk) properly and repainting. Note: Many houses built before 1978 have lead-based paint.

Stairs and stairways

307. **Guardrails**—Guardrail height lower than 36". Have qualified contractor repair or modify railing so it's at least 36" high.
308. **Guardrails**—Guardrail(s) missing / loose in one or more areas. Have qualified contractor install / repair guardrails above drop-offs higher than 30" where missing. Guardrails should be at least 36" in height and have gaps no wider than 4".
309. **Guardrails**—Rail components missing / ungraspable / broken continuity / loose. Have contractor evaluate and repair.
310. **Non-uniform, tread, rise and run**—Non-uniform steps / <11" tread / short step / nails / hazards. Have contractor evaluate and repair as necessary.

Structure

311. **Faucet, hose bib**—Handle(s) missing on outside faucet(s). Recommend installing handles where missing.
312. **Outdated**—There were some outdated components present (such as, but not necessarily including or excluding, doors, windows, cabinets, drawers, electric components, etc.) Condition means that components might not open, close, latch, or lock properly, and is to be expected in a structure of this age. While most of the problems can be attributed to general deterioration due to age, multiple coats of paint, damaged or loose hardware, etc., some of the problems might be related to structure settling in specific areas. If Client is unfamiliar with structure settling in a structure of this age, Client should seek the specialized services of a structural engineer or foundation professional for further evaluation and information. Recommend further evaluation of any problems before close of escrow, as Client deems necessary.
313. **Smoke detectors**—Smoke detectors: None / more suggested / failed to operate with test button. Have repair or replaced as necessary.

Termites, wood-destroying pests and organisms, wildlife and pest control

314. **Damage**—Evidence of past or present insect / animal damage. Suggest evaluation by qualified technician.
315. **Rodent infestation**—Evidence of a rodent infestation is visible in the form of rodent feces, traps, poison, or burrow holes in insulation. The clients may want to consult with a professional exterminator.
316. **Wildlife**—Wildlife invasions. Some wildlife (e.g., rodents and snakes), can squeeze through small holes to get inside walls where they can breed and become a health-hazard. If you are specifically concerned about wildlife invasion, including ants, have a licensed pest control professional evaluate the residence to ensure that it is wildlife-proof, and then practice regular homeowner monitoring and maintenance to prevent wildlife intrusion.
317. **Wood scraps, paper, cardboard**—Wood scraps, paper, or cardboard forms have been left on the concrete pier footings. Recommend removing these to avoid attracting wood destroying insects.
318. **Birds, Northern Flicker**—The Northern Flicker (*Colaptes Auratus*) is a woodpecker that apparently likes to hammer away on roof gutters during the mating season, possibly to attract a mate. They can cause significant damage to the roof and gutters. Consult with a qualified wildlife control professional if woodpeckers become a nuisance.

Walls and ceilings

319. **Wall paper—Wall paper and/or paneling present.** These items can conceal damage to walls; concealed defects are not within the scope of the home inspection. In areas where there is typically a high level of humidity, such as bathrooms and laundry rooms, any damage to the wall paper or paneling can allow moisture to accumulate behind the wall paper or paneling, promoting moisture

damage and possible mold and mildew growth. If you have any concerns about mold and mildew, you should have a qualified wall paper/paneling installation professional inspect the wall paper and paneling. Additionally, you should expect such conditions and, if you are remodeling or renovating, recommend adjusting any renovation budgets to account for unforeseen circumstances and conditions that were not visible at time of inspection.

Warranty and guaranty

320. **Guaranty**—We guaranty that we will provide you with the best inspection we can while taking into consideration limitations as stated in your home inspection agreement, limitations placed upon us by third parties such as insurance companies and legal statutes, limitations inherent in the very nature of trying to inspect a furnished home, and the non-technical and non-destructive intent of the inspection.
321. **No guaranty**— This report is not a guaranty or warranty. How can I warranty something that I did not do any repairs or maintenance on? I simply looked at it, made it run or work using normal operating controls, and made notes on a report about it. I am not an insurance company. If you need a guaranty or warranty on anything within your home, consult with an appropriate insurance company.
322. **No guaranty**—This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.
323. **No guaranty**—There is no guaranty or warranty on any items inspected or not inspected. Any component part of any system can randomly fail at any time. Therefore, we can only report on its condition at the time of the inspection. We pride ourselves in doing a thorough inspection; however, we do not have x-ray vision and cannot see through walls or other items physically blocking our view. We also cannot see into the working components of machinery and mechanical equipment.

Water heaters

324. **Platform**—Water heater in garage less than 18” off floor (potential explosive hazard). Have certified plumber evaluate.
325. **Insulation blanket**—Water heater casing was not visible due to insulation blanket. There is the possibility that problems or defects with the casing were concealed; concealed defects are not within the scope of the home inspection. Age, manufacturer’s information, and any recall or safety concerns unknown. Modern water heaters typically are double-walled, and insulation blankets typically serve no useful purpose, particularly in an enclosed space. Additionally, some manufacturers void their warranties when important operation and safety information is not visible. Recommend further evaluation once insulation blanket has been removed.

Water service

326. **Window pressure at 80 psi**—Water pressure tested at an exterior faucet was 80 psi. While this is an acceptable water pressure in many jurisdictions, I consider it too high. High water pressures result in more leaks and lower life expectancies for water-using fixtures and appliances. A water pressure regulator was not found on the property. Many homeowners turn the water pressure up when they fail to get good water flow at the shower heads, especially when the washer or dishwasher are also in use, or when other bathtubs/showers are in use simultaneously. Usually poor water flow at the shower heads results from calcium and lime deposits accumulating in the shower head. **Recommend regular homeowner monitoring and maintenance to ensure that water pressure does not creep higher than 80 psi.**

Water wells

Windows

327. **Ancillary systems**—122306AM—Storm units, shutters, awnings, drapes, curtains, blinds, tint films, and associated hardware are not inspected.
328. **Glazing, glass**—Cracked / broken window. Replace or repair.
329. **Random sampling**—122306AM—Only a random representative number of windows are operated.
330. **Sash weights**—Window sash weights are broken. Recommend repair by a qualified contractor.
331. **Screens**—Screens not installed; check with owner regarding their presence on the property.
332. **Window egress**—Questionable egress from apparent / potential basement bedroom. Check building and fire codes for compliance.
333. **Window putty**—Window putty is dried and missing. Recommend further evaluation and repair by a qualified contractor.
334. **Window well safety grate**—Window well safety grate not present or inadequate on one or more windows below grade. Safety issue.
335. **Window well weather shield**—Window well weather shield not present on one or more windows below grade. Water may enter crawlspace.
336. **Emergency exit**—122306AM—There should be at least one latch-operable secondary means of exit in every room designated for the purpose of sleeping.