

HOME INSPECTION REPORT

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Biloxi, Ms. 39532**

Inspection Date:
06212005001

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is a well built 9 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

KEYS USED IN THIS REPORT

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

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

Note: Observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

NOTE: For the purpose of this report, it is assumed that the house faces north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

Roof

- **Improve:** Ideally, collar ties (horizontal members running between each rafter, near their mid-span) should be provided for all rafters. Collar ties help to resist rafter sag. Installation is usually very simple.

Exterior Walls

- **Improve:** The synthetic stucco is not sealed properly at the west side of the home near the rear of the home. Not only is proper installation technique critical to the performance of this material, but ongoing maintenance is necessary. All openings at connection points, around windows and doors, and areas where the stucco abuts brick veneer should be monitored and kept appropriately sealed. An intrusive moisture inspection is recommended to determine the extent of damage behind stucco finishes, if any. Evaluation of moisture within the wall is beyond the scope of this inspection.
- **Improve:** Wood/soil contact at the steps at the rear of the home should be avoided.
- **Improve:** Prior water damage was noted under the steps on the front of the home.

Windows / Doors

- **Improve:** The windows in various locations require caulking.
- **Improve:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
- **Improve:** The lintels (in effect, the metal beams supporting the brickwork above openings in a wall) should be painted.
- **Improve:** The door(s) on the rear of the home require caulking.

Garage

- **Improve:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.

Balcony

- **Safety Issue:** A trip hazard exists on the second floor balcony near the front door. This is a safety concern that should be addressed promptly.

Steps

- **Improve:** The wood steps on the front of the home should be painted or stained to improve durability.

Auxiliary Panel(s)

- **Improve:** Any openings in the auxiliary panel(s) should be covered.

Distribution Wiring

- **Safety Issue:** Improper electrical connections should be improved in the attic. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Improve:** Abandoned wiring in the service box should be removed or appropriately terminated.
- **Improve:** Abandoned wiring in the attic should be removed or appropriately terminated.
- **Improve:** Wiring in various locations should not touch hot air ductwork or hot water piping.
- **Improve:** All junction boxes in the attic should be fitted with cover plates, in order to protect the wire connections.

Outlets

- **Improve:** The installation of a ground fault circuit interrupter (GFCI) is recommended under the kitchen sink. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- **Improve:** A ground fault circuit interrupter (GFCI) outlet at the front exterior of the house is inoperative. This circuit should be investigated.
- **Improve:** A ground fault circuit interrupter (GFCI) outlet at the rear exterior of the house is inoperative. This circuit should be investigated.
- **Improve:** All outlets in the workshop are inoperative. These outlets and circuits should be investigated.
- **Improve:** Missing outlet cover plates in the garage near the washing machine should be replaced.
- **Improve:** The installation of a ground fault circuit interrupter (GFCI) is recommended near the kitchen sink. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- **Improve:** An outlet at the top of the stairs to the upper floor is inoperative. This outlet and circuit should be investigated.
- **Improve:** An outlet in the first floor bathroom is loose. It should be repaired.
- **Improve:** Ungrounded 3-prong outlets in various locations should be improved. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.

Central Air Conditioning

- **Improve:** Damaged insulation on refrigerant lines of the exterior units should be repaired.
- **Improve:** The indoor fans (air handlers) are dirty and should be cleaned and serviced.

Attic / Roof

- **Improve:** Exhaust vent pipes should be insulated and vented to the building exterior.
- **Improve:** Insulation should be evened out.

Fixtures

- **Improve:** The toilet in the 1st floor rear bathroom is loose.
- **Improve:** The sink drain stopper in the master bath room is inoperative.

Water Heater

- **Safety Issue:** When replacement of the water heater in the garage becomes necessary, installation modifications should be undertaken as needed. Water heaters in garages should be on a raised platform so that the pilots, burner or heating elements are not closer than 18 inches from the garage floor.
- **Improve:** Given the location of the water heater, (located in the garage) it should be better protected from physical damage.
- **Improve:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for both water heaters should terminate not less than 6 inches or more than 24 inches above the floor.

Fixtures

- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced in the master bathroom.

Gas Piping

- **Improve:** Access to the main gas shut off valve is obstructed. This valve should at all times be readily accessible.

Floors

- **Improve:** The tile floor around the fire place in the master bed room is incomplete.
- **Improve:** The tile floor in the master bath room is incomplete.
- **Improve:** The tile floor at the front entrance of the lower level is incomplete.
- **Improve:** The installation of the trim is incomplete in various locations.

Doors

- **Improve:** Doors in various locations should be trimmed or adjusted as necessary to work properly.
- **Improve:** The door between the garage and the interior of the house should be equipped with an auto-closer device to prevent automobile fumes from entering the house.

Windows

- **Improve:** The window(s) have lost its/their seal in various locations. This has resulted in condensation developing between the panes of glass. Due to weather conditions or environmental factors, other windows that have lost their seal may exist in the home. A qualified window repair contractor should be engaged to repair all windows as required.

Fireplaces

- **Improve:** The wood burning fireplace chimney should be cleaned and inspected prior to operation.

Dishwasher

- **Improve:** For proper operation, the dishwasher waste line should loop above the connection point below the kitchen sink.

THE SCOPE OF THE INSPECTION

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

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed.

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

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. **It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System. Contact your A-PRO representative for further details and special pricing with this inspection.**

Please refer to the ISHI® Inspector Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 82 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

STRUCTURAL / FOUNDATION

DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

Foundation:	•Poured Concrete
Floor Structure:	•Concrete •Wood Joist •Plywood Subfloor
Wall Structure:	•Wood Frame •Wood Frame, Brick Veneer
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Rafters •Plywood Sheathing
Attic Method of Inspection:	•Entered - Inaccessible Areas
Columns:	• Artificial Stucco over Wood

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

Positive Attributes

The construction of the home is considered to be high quality. The materials and workmanship, where visible, are above average. The building exhibits no evidence of substantial structural movement. A foundation elevation differential of inches was recorded on the main structure (refer to Elevation Survey). This is within normally acceptable tolerances for a home of this age and location.

General Comments

Typical minor flaws were detected in the structural components of the building. A qualified contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** An exterior wall crack above a lintel (in effect, a beam supporting the brickwork above an opening in the wall) suggests that the lintel may be marginally adequate on the front wall on the first floor window. This condition is not uncommon.



Roof

- **Improve:** Ideally, collar ties (horizontal members running between each rafter, near their mid-span) should be provided for all rafters. Collar ties help to resist rafter sag. Installation is usually very simple.



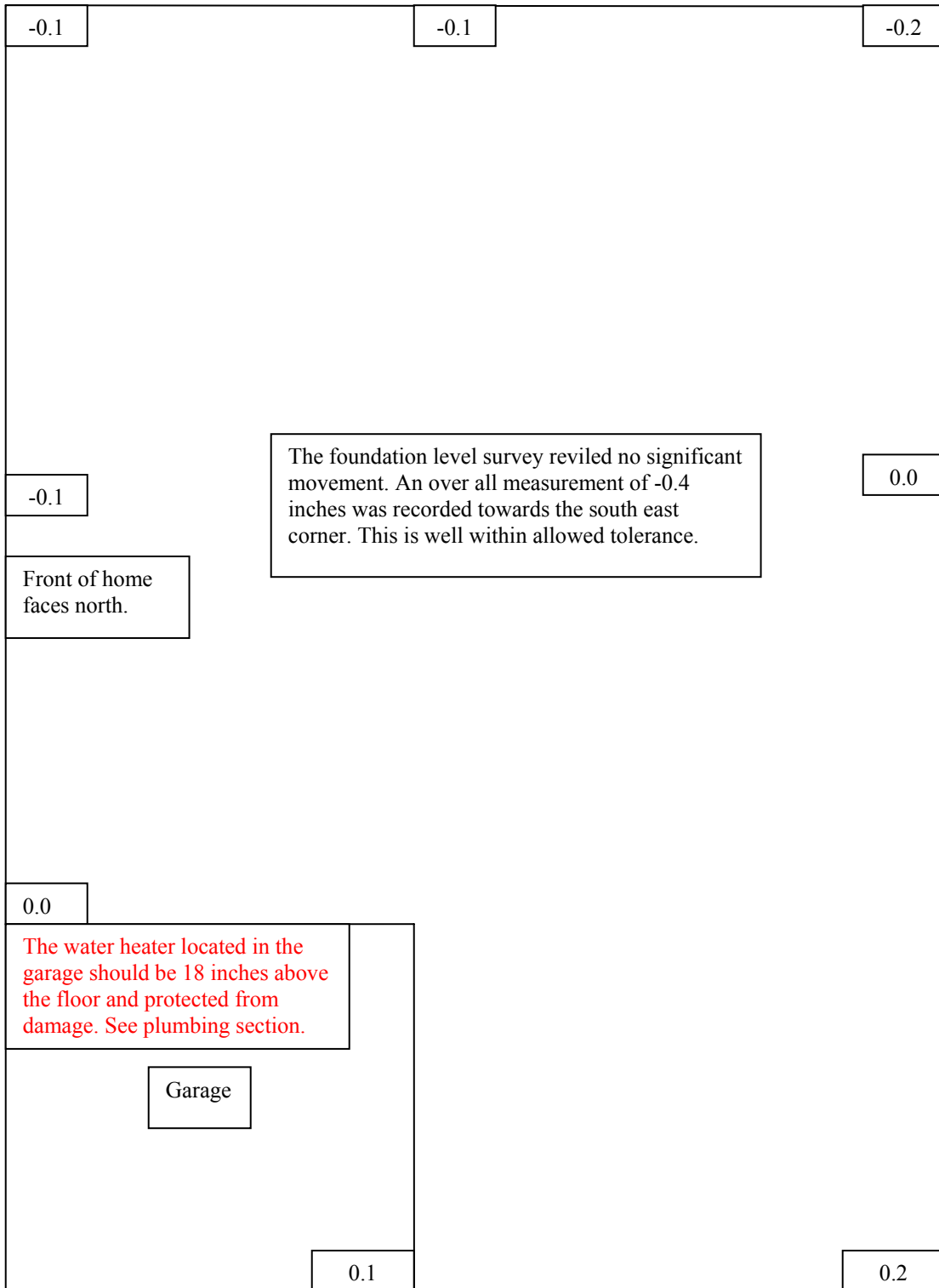
LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Notice: All slabs experience some degree of cracking due to the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Floor coverings are not removed, wall and roof cavities could not be inspected.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

ELEVATION SURVEY



Not to Scale

ROOFING

DESCRIPTION OF ROOFING SYSTEM

- | | |
|------------------------------|---------------------|
| Roof Covering: | •Composite Shingle |
| Chimneys: | •Metal below siding |
| Method of Inspection: | •Walked on roof |

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are considered to be in generally good condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. Roof flashing details appear to be in good order. The chimneys do not reveal any signs of significant deterioration. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age and location. The design of the roofing system is such that several vulnerable areas exist. There is a higher potential for unanticipated repairs. Annual inspections and ongoing maintenance will be critical to the performance of the roofing system. A qualified roofer should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** The roofing is considered to be in good condition. This roofing is wearing at uneven rates. The sides of the roof (South Slope) that are most exposed to the sun’s light are wearing more quickly than the more shaded areas. Repair or replacement of deteriorated roofing may be needed in some areas, prior to the entire roof covering requiring replacement.



Flashings

- **Monitor:** The flashing on the dormer should be carefully monitored. The proximity and configuration of this flashing is extremely vulnerable to leakage.
- **Monitor:** The flashing at the rear slope near the chimney should be carefully monitored. The proximity and configuration of this flashing is extremely vulnerable to leakage.



LIMITATIONS OF ROOFING INSPECTION

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

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

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

EXTERIOR

DESCRIPTION OF EXTERIOR

Wall Cladding:	•Brick •Artificial Stucco •Vinyl Siding
Soffit and Fascia:	•Aluminum
Window/Door Frames and Trim:	•Wood •Vinyl •Metal
Driveways:	•Concrete
Walkways and Patios:	•Concrete
Porches, Decks, and Steps:	•Brick •Wood
Overhead Garage Door(s):	•Metal
Lot Grading:	•Graded Away From House
Retaining Walls:	•Brick

EXTERIOR OBSERVATIONS

Positive Attributes

The aluminum and vinyl soffits and fascia are an excellent feature of the exterior of the home. The proximity of the house is considered good, from a lot drainage standpoint. The driveway and walkways are in good condition.

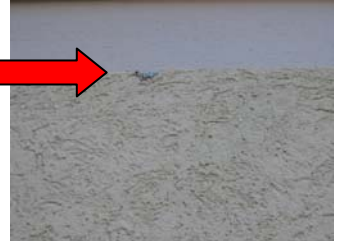
General Comments

Generally speaking, the exterior of the home is in good condition. The exterior of the home shows signs of normal wear and tear for a home of this age and construction. A qualified contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Improve:** The synthetic stucco is not sealed properly at the west side of the home near the rear of the home. Not only is proper installation technique critical to the performance of this material, but ongoing maintenance is necessary. All openings at connection points, around windows and doors, and areas where the stucco abuts brick veneer should be monitored and kept appropriately sealed. An intrusive moisture inspection is recommended to determine the extent of damage behind stucco finishes, if any. Evaluation of moisture within the wall is beyond the scope of this inspection.
- **Improve:** Wood/soil contact at the steps at the rear of the home should be avoided.
- **Improve:** Prior water damage was noted under the steps on the front of the home.
- **Monitor:** Exterior Insulated Finish Systems (EIFS) look similar to stucco but are constructed of different materials. Rigid wall sheathing, such as plywood, is covered with foam insulation board. A thin base coat reinforced with fiberglass mesh is then applied and covered by a thin acrylic finish coat. What can happen is that water gets behind the finish and insulation where it gets trapped. The water ultimately leads to rot of the sheathing and other structural components. The water enters the wall system at locations where the material meets wall penetrations such as doors and windows. As there is seldom proper flashing at these locations, it is imperative that the seams be well caulked. This is an ongoing maintenance issue. Improved installation methods include the use of building paper between the insulation and the sheathing and a drainage path for any water that does get into the wall. Unfortunately, neither trapped water nor rot in the wall cavity are visible during a home inspection.



Windows / Doors

- **Improve:** The windows in various locations require caulking.
- **Improve:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
- **Improve:** The lentils (in effect, the metal beams supporting the brickwork above openings in a wall) should be painted.
- **Improve:** The door(s) on the rear of the home require caulking.

Garage

- **Improve:** The door between the house and garage should be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.

Balcony

- **Safety Issue:** A trip hazard exists on the second floor balcony near the front door. This is a safety concern that should be addressed promptly.

Steps

- **Improve:** The wood steps on the front of the home should be painted or stained to improve durability.



LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

ELECTRICAL SYSTEM

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Entrance Wires:	•Underground •Copper
Main Disconnect:	•Breakers – 200 Amps •Located: On the exterior east side of the home
Service Ground:	•Copper •Ground Rod Connection
Main Distribution Panel:	•Breakers •Located: Exterior east side of the home
Branch/Auxiliary Panel(s):	•Located: Exterior east side of the home •Located: Powder room lower level •Located: Lower level east side of the home •Breakers
Distribution Wiring:	•Nonmetallic Sheathed Cable
Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Whirlpool •Garage •Kitchen

ELECTRICAL OBSERVATIONS

Positive Attributes

Generally speaking, the electrical system is in good order. The size of the electrical service is sufficient for typical single family needs. The distribution of electricity within the home is good. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

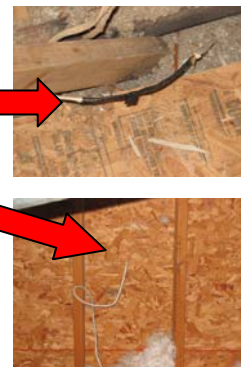
- **Monitor:** The service box shows evidence of rusting, suggesting the presence of moisture. This area should be monitored. If rusting continues, or if moisture is evident in the vicinity of the service box, an electrician should be consulted.

Auxiliary Panel(s)

- **Improve:** Any openings in the auxiliary panel(s) should be covered.


Distribution Wiring

- **Safety Issue:** Improper electrical connections should be improved in the attic. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Improve:** Abandoned wiring in the service box should be removed or appropriately terminated.
- **Improve:** Abandoned wiring in the attic should be removed or appropriately terminated.
- **Improve:** Wiring in various locations should not touch hot air ductwork or hot water piping.
- **Improve:** All junction boxes in the attic should be fitted with cover plates, in order to protect the wire connections.




Outlets

- **Improve:** The installation of a ground fault circuit interrupter (GFCI) is recommended under the kitchen sink. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- **Improve:** A ground fault circuit interrupter (GFCI) outlet at the front exterior of the house is inoperative. This circuit should be investigated.
- **Improve:** A ground fault circuit interrupter (GFCI) outlet at the rear exterior of the house is inoperative. This circuit should be investigated.
- **Improve:** All outlets in the workshop are inoperative. These outlets and circuits should be investigated.
- **Improve:** Missing outlet cover plates in the garage near the washing machine should be replaced.

- **Improve:** The installation of a ground fault circuit interrupter (GFCI) is recommended near the kitchen sink. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
- **Improve:** An outlet at the top of the stairs to the upper floor is inoperative. This outlet and circuit should be investigated.
- **Improve:** An outlet in the first floor bathroom is loose. It should be repaired. 
- **Improve:** Ungrounded 3-prong outlets in various locations should be improved. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.



Lights

- **Monitor:** Recessed light fixtures (sometimes referred to as “pot lights”) that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made safely, during a home inspection. It is recommended that a licensed electrician be engaged to verify the safety of the system. 



Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

LIMITATIONS OF ELECTRICAL INSPECTION

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

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM

System 1 (1st Floor)

Primary Energy Source: •Gas
Heating System Type: •Forced Air
Heat Distribution Methods: •Ductwork
System Manufacturer: •Lennox
System Description: •Manufacturer Date: 08/94 •Approximate Age (in years): 11
 •Model #C22-41-FC-TXV-2 •Serial #5894H20261
Carbon Monoxide Test: •Passed

System 2 (2nd Floor Master Bath)

Primary Energy Source: •Gas
Heating System Type: •Forced Air
Heat Distribution Methods: •Ductwork
System Manufacturer: •Lennox
System Description: •Manufacturer Date: 12/93 •Approximate Age (in years): 12
 •Model #C22-46-FC-TXV-2 •Serial #5193M63548
Carbon Monoxide Test: •Passed

System 3 (2nd Floor Pantry)

Primary Energy Source: •Gas
Heating System Type: •Forced Air
Heat Distribution Methods: •Ductwork
System Manufacturer: •Lennox
System Description: •Manufacturer Date: 07/94 •Approximate Age (in years): 11
 •Model #C22-41-FC-TXV-2 •Serial #5894G41353
Carbon Monoxide Test: •Passed

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition, when compared to systems of a similar age and configuration. Heat distribution within the home seems to be adequate.

General Comments

The **Heat Exchanger** is a component of the furnace in which combustion occurs. As the heat exchanger wears out, cracks and holes may develop and the combustion gases may mix into the warm air stream that serves the home. This furnace has a sealed heat exchanger. Only a qualified heating technician is able to effectively inspect it. The inspector is not equipped to inspect furnace heat exchanger for evidence of cracks or holes, during the visual Home Inspection. This is beyond the scope of this inspection.

The heating system shows no visible major defects.

A qualified HVAC technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Supply Air Ductwork

- **Monitor:** The heat supply is overhead. If this area proves to be cool, supplemental heat may be desirable. Relocating the heat supply may only be practical if renovations are planned.

LIMITATIONS OF HEATING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.
- To avoid unnecessary stress on the system, the heating system was not tested because the air conditioning system was operating.
- The heat exchanger was inaccessible and is not part of this inspection.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

COOLING SYSTEM

DESCRIPTION OF COOLING SYSTEM

System 1 (Center Exterior Unit)

Energy Source:

•Electricity •240 Volt Power Supply

System Type:

•Air Cooled Central Air Conditioning

System Manufacturer:

•Lennox

System Description:

•Manufacturer Date: 01/02 •Approximate Age (in years): 3
•Model #HS-29-036-2P •Serial #5802A72743

Temperature Drop Recorded:

•13°F

System 2 (Right Hand Exterior Unit)

Energy Source:

•Electricity •240 Volt Power Supply

System Type:

•Air Cooled Central Air Conditioning

System Manufacturer:

•Lennox

System Description:

•Manufacturer Date: 01/02 •Approximate Age (in years): 3
•Model #HS29-036-2P •Serial #5802A72684

Temperature Drop Recorded:

•12°F

System 3 (Left Hand Exterior Unit)

Energy Source:

•Electricity •240 Volt Power Supply

System Type:

•Air Cooled Central Air Conditioning

System Manufacturer:

•Lennox

System Description:

•Manufacturer Date: 07-99 •Approximate Age (in years): 6
•Model #HS29-042-1P •Serial #5899G66682

Temperature Drop Recorded:

•14°F

SYSTEM OBSERVATIONS

Positive Attributes

Adequate cooling capacity is provided by the system. This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.

General Comments

The system shows no visible evidence of major defects. It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure. Minor improvements to the system are recommended. A qualified HVAC technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Improve:** Damaged insulation on refrigerant lines of the exterior units should be repaired.
- **Improve:** The indoor fans (air handlers) are dirty and should be cleaned and serviced.



LIMITATIONS OF COOLING SYSTEM INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•R30 Fiberglass in Main Attic
Roof Ventilation:	•Ridge Vents •Gable Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Cooktop down Draft
Floor Cavity Insulation:	•Unknown
Crawl Space Ventilation:	•Exterior Wall Vents

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

General Comments

During any planned re-roofing, overhead insulation and ventilation levels should be investigated and improved where necessary. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

A qualified contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Improve:** Exhaust vent pipes should be insulated and vented to the building exterior.
- **Improve:** Insulation should be evened out.
- **Monitor:** *Recessed lights can pose a fire hazard if not specifically designed for installation in an insulated ceiling.* It is recommended that a licensed electrician be contacted to further evaluate these light fixtures.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R-values or depths are rough average values.
- No access was gained to the wall cavities of the home.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

PLUMBING SYSTEM

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Not Visible
Main Valve Location:	•Exterior (North West corner of front yard near the street)
Gas Valve Location:	•At meter
Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Plastic
Water Heater #1 (Garage):	•Gas •Approximate Capacity (in gallons): 50 •Approximate Age (in years): 3 •Manufacturer Date: 10/02 •Manufacturer •ENVI-RO-TEMP •Model #G1F5040T3NV •Serial #0243121956
Water Heater #2 (Pantry):	•Gas •Approximate Capacity (in gallons): 30 •Approximate Age (in years): 2•Manufacturer Date: 01/03 •Manufacturer •A.O. Smith •Model #FSG30248 •Serial #GA03-1241376-248

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The plumbing fixtures appear to have been well maintained. The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

General Comments

The plumbing system requires some typical minor improvements. A qualified plumber should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Fixtures

- **Improve:** The toilet in the 1st floor rear bathroom is loose.
- **Improve:** The sink drain stopper in the master bath room is inoperative.

Water Heater

- **Safety Issue:** When replacement of the water heater in the garage becomes necessary, installation modifications should be undertaken as needed. Water heaters in garages should be on a raised platform so that the pilots, burner or heating elements are not closer than 18 inches from the garage floor.
- **Improve:** Given the location of the water heater, (located in the garage) it should be better protected from physical damage.
- **Improve:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for both water heaters should terminate not less than 6 inches or more than 24 inches above the floor.



Fixtures

- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced in the master bathroom.

Gas Piping

- **Improve:** Access to the main gas shut off valve is obstructed. This valve should at all times be readily accessible.



Waste / Vent

- **Monitor:** The waste vent piping above the master bathroom on the roof shows signs of prior repair. This area should be monitored and if leaking should occur a licensed plumber should be consulted for evaluation.



LIMITATIONS OF PLUMBING INSPECTION

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

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

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

INTERIOR

DESCRIPTION OF INTERIOR

Wall and Ceiling Finishes:	•Drywall/Plaster
Floor Surfaces:	•Carpet •Wood •Tile •Stone
Windows Style and Glazing:	•Single Hung •Fixed Pane •Double-Pane Insulated
Doors:	•Wood •Metal •Hollow Core
Fireplaces #1 (Lower Level):	•Steel Firebox
Fireplaces #2 (Master Bedroom):	•Steel Firebox •Gas
Fireplaces #3 (Living Room):	•Steel Firebox •Gas

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water damage was noted in the living room.
- **Monitor:** Damage to the interior finish was observed in the south west bedroom closet on the 3rd.
- **Monitor:** Damage to the interior finish was observed in the closet near the attic stairs.

Floors

- **Improve:** The tile floor around the fire place in the master bed room is incomplete.
- **Improve:** The tile floor in the master bath room is incomplete.
- **Improve:** The tile floor at the front entrance of the lower level is incomplete.
- **Monitor:** The carpet is stained in the south west bedroom near the exterior door on the 3rd floor.

Doors

- **Improve:** Doors in various locations should be trimmed or adjusted as necessary to work properly.
- **Improve:** The door between the garage and the interior of the house should be equipped with an auto-closer device to prevent automobile fumes from entering the house.

Windows

- **Improve:** The window(s) have lost its/their seal in various locations. This has resulted in condensation developing between the panes of glass. Due to weather conditions or environmental factors, other windows that have lost their seal may exist in the home. A qualified window repair contractor should be engaged to repair all windows as required.
- **Monitor:** The window(s) is/are cracked on the east side of the home. Improvement is not a high priority.

Fireplaces

- **Improve:** The wood burning fireplace chimney should be cleaned and inspected prior to operation.

Discretionary Improvements

Operational smoke detectors are recommended outside sleeping areas within the home.

It may be desirable to install new exterior lock sets upon taking possession of the home.

Environmental Issues

- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- Gas fireplace inserts are not inspected.

Please also refer to the ISHI[®] Inspector Standards for a detailed explanation of the scope of this inspection.

APPLIANCES

DESCRIPTION OF APPLIANCES

Appliances Tested:	<ul style="list-style-type: none"> •Gas/Electric Range •Built-in Electric Oven •Waste Disposer •Dishwasher •Clothes Washer •Clothes Dryer
Laundry Facility:	<ul style="list-style-type: none"> •240 Volt Circuit for Dryer •Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	<ul style="list-style-type: none"> •Cooktop Exhaust Vent/Fan •Door Bell

APPLIANCE OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. The appliances are considered to be in generally good condition. All appliances that were tested responded satisfactorily. No improvements to the appliances are considered necessary at this time. The kitchen and laundry facilities are well organized. The fixtures employed in the kitchen are high quality.

General Comments

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure. A qualified technician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Dishwasher

- **Improve:** For proper operation, the dishwasher waste line should loop above the connection point below the kitchen sink.

LIMITATIONS OF APPLIANCE INSPECTION

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

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

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

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

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.

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

ANNUALLY

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

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

HOME WARRANTY/GUARANTEE

90-DAY LIMITED STRUCTURAL, ROOF AND MECHANICAL HOME WARRANTY

(FOR FULL HOUSE INSPECTIONS ONLY) Page 1 of 2

WHO IS COVERED BY THIS LIMITED WARRANTY?

This 90-DAY LIMITED HOME WARRANTY is for the person (s) purchasing the home that is the subject of the home inspection report by the (CHI) Certified Home Inspector ISHI member provided the defective item is an item which the inspector is required to inspect pursuant to the International Society of Home Inspectors or the American Society Of Home Inspectors (ISHI) "Inspector Standards" whichever is greater and may be changed from time to time. A comprehensive total home inspection by an approved inspector is required before this warranty can be placed on the home. This 90-DAY LIMITED HOME WARRANTY is effective the date of the home's inspection for a period of 90 calendar days after the original inspection date.

WHAT MECHANICAL SYSTEMS IN THE HOME ARE COVERED?

PLUMBING - water lines, gas lines, drain lines, faucets & spigots and garbage disposal under within the boundaries of the homes main foundation only; ELECTRICAL - main service panel, wiring; BUILT IN APPLIANCES (only) - range, cook top & oven, vent hood, dishwasher, microwave oven, trash compactor & water heater; CLIMATE CONTROL - Attic fan, furnace, heat exchanger not to exceed five hundred dollars and central air conditioner compressor not to exceed five hundred dollars, coil, and freon. *Benefits under this limited warranty cover only defects present at the time of inspection, which were not disclosed by the qualified member. The inspection must be preformed according to the ISHI inspector standards or ASHI Standards of Practice, which are made part of the original inspection report.*

WHAT IS MY MECHANICAL DEDUCTIBLE?

It is ninety dollars (\$90.00) per occurrence or repair. All-In-One™ Home Inspectors Home Warranty Association will pay 100% of the reasonable and customary costs for parts and labor after the deductible is paid. All claims are to be sent to All-In-One™ Home Inspectors Home Warranty Association for processing. Notice of claim must be postmarked on or before expiration date of claim is expired. Failure to call approved All-In-One™ Home Inspectors Home Warranty Association first can void any claim reimbursement.

WHAT IS EXCLUDED UNDER THIS LIMITED MECHANICAL WARRANTY?

This agreement is limited to within the home's foundation. Items listed as defective, or in the limitation section of the inspection report. Pre-existing conditions, items not listed in the brochure, items not present or verifiable, not inspected at the time of inspection. Upgrading of any systems and components, items normally covered by regular homeowners insurance, damages caused by lack of normal maintenance and care, timers and clocks, damage caused by any natural disaster, plumbing or electrical in or under concrete, restriction in pipes, gas-fired air conditioning units, service calls to perform seasonal and or routine maintenance service. Repairs and/or replacement components will be complete in kind. Upgrading of any system or component to comply with any prevailing building code or utility rule or regulation is excluded. Ninety day and one hundred twenty-day warranties furnace less heat exchanger, heat pump less compressor and air conditioner less compressor, coil and freon. Central Heating and Air Conditioning systems beyond fifteen years of age are not covered and are limited to a maximum of five hundred dollars for the ninety-day and one hundred twenty-day plans and one thousand dollars for all extended plans. Manufacturers' warranties take precedence over this contract. A-PRO will coordinate any additional payments above manufacturer warranty. Garage door openers are covered less sending unit on the extended plans. Water heaters beyond twelve years and built-in appliances beyond twenty years of age are not covered. Removals of walls, floors, roof or concrete to repair items are not covered. Ninety-day and one hundred twenty day plans include a ninety dollar deductible per occurrence or repair. *Any replacement of defective items must be approved All-In-One™ Home Inspectors Home Warranty Association in advance.*

WHAT STRUCTURAL COMPONENTS IN MY HOME ARE COVERED?

Items listed in the brochure. Items not listed as defective, or in the limitation section of the inspection report. Limited (see limitations below) coverage for the following: Foundation, Floor Joists, Structural Framing, Roof Structure and Exterior and/or load bearing walls or all considered. Also additional components of the home are covered as part of this structural benefit, Garage Door, Interior Wall Framing. *Benefits under this limited warranty cover only defects present at the time of inspection, which were not disclosed by the qualified member. The inspection must be preformed according to the ISHI inspector standards, which are made part of the original inspection report.*

WHAT IS MY STRUCTURAL DEDUCTIBLE?

The structural deductible is Five Hundred & 00/100 dollars (\$500.00) per occurrence or repair. All claims are to be sent to All-In-One for processing. Important: Notice of claim must be received by certified mail at the above address on or before expiration date or claim is expired. All-In-One™ Home Inspection and Warranty Association will pay 100% of the reasonable and customary repair costs for parts and labor after the deductible is paid. All In One™ must be called first, in case of a claim. Failure to call the All-In-One™ Home Inspectors Home Warranty Association first will void any claim reimbursement.

WHAT IS EXCLUDED UNDER THIS LIMITED STRUCTURAL WARRANTY?

Items not listed in the brochure. Items listed as defective, or in the limitation section of the inspection report. Pre-existing conditions, items not listed in the brochure and or on the a-pro.net web site, items not present, verifiable or not inspected at the time of inspection. Items normally covered by homeowners insurance, damages caused by lack of normal maintenance and care, water damage, any damage caused by any natural disaster, concrete cracking or scaling. Any damage caused by subsidence/failure of supporting soils, block walls. Removal of walls, floors, roofs or concrete to repair items is not covered. Repairs and/or replacement materials will be completed in like kind material. Upgrade of materials or modifications to the original design is not authorized. Interior and exterior painting and all other maintenance items are excluded. Any damage caused by vermin (insects, termites, rodents, etc.) are not covered. Plan benefits are limited to items listed as covered by these initial plans. Coverage is limited to within the home's foundation and a maximum of two hundred fifty dollars per one hundred square feet with a maximum of a one thousand five hundred dollar cap. All plans include a five hundred dollar deductible per occurrence or repair.

HOME WARRANTY/GUARANTEE
90-DAY LIMITED STRUCTURAL, ROOF AND MECHANICAL HOME WARRANTY
(FOR FULL HOUSE INSPECTIONS ONLY) Page 2 of 2

WHAT IS MY ROOF DEDUCTIBLE?/ROOF EXCLUSIONS

For repair to leaking area only. Items listed as defective, or in the limitation section of the inspection report. Items not present or not inspected verifiable at the time of inspection, upgrading of any systems and components, items normally covered by regular homeowners insurance. Damages caused by lack of normal maintenance and care, water damage, damage caused by any natural disaster. Service calls to perform seasonal and/or routine maintenance service are not covered. Roof repair is limited to repair of the leakage area only, not to replace the entire roof. Repairs of components will be completed in like kind. Upgrades of materials or modifications to the original design are not authorized. Any system or component to comply with any prevailing building code or utility rule or regulation are not covered. Manufacturers' warranties take precedence over this contract. A-PRO will coordinate any additional payments above the manufacturer warranty. This plan will not cover cedar shake or slate roofs. The one year - two year roof plan does not cover roofs over fifteen years of age with one layer of roofing and roofs over eight years and two layers of roofing and the warranty will not cover a roof with more than two layers. Coverage is limited to a maximum one hundred fifty dollars per square. All plans include a five hundred dollar deductible per occurrence or repair.

IMPORTANT NOTE: Only licensed - insured and bonded repair companies are authorized for repairs that are covered by this limited 90-Day warranty. All claims are to be sent to All-In-One Home Inspectors Home Warranty Association for processing with a minimum of 3 bids from licensed and insured repairpersons. Notice of claim must be received by certified mail on or before expiration date of this limited 90-Day limited warranty. Failure to call All-In-One™ Home Inspectors Home Warranty Association first can void any claim reimbursement. All-In-One™ must be notified before the expiration of the 90-Day limited warranty of any claim.

PROCEDURES FOR FILING A CLAIM:

1. Notify ALL-IN-ONE™ of the claim by certified mail before the expiration of your warranty.
2. Send us an itemized bill from a licensed and insured repairperson.
3. Call ALL-IN-ONE™ for prior approval on any replacement component.

*VOID WHERE PROHIBITED

ISHI® Home Inspection Standards

Introduction : ARTICLE I.

SECTION 1.01 PREFACE:

The International Society of Home Inspectors, Inc. (ISHI) is a not-for-profit professional society established in 1995. Membership in ISHI and/or the ITI designation program is voluntary and its members include exclusive, fee-paid home inspectors. ISHI's objectives include encouragement of superiority within the profession and constant development of its members' inspection services to the public utilizing a fair & balanced reporting method.

SECTION 1.02 PRINCIPLE AND EXTENT:

The principle behind these Inspector Standards is to establish a minimum and standardized NORM for private, fee-paid home inspectors who are members of the International Society of Home Inspectors. Home Inspections performed to these Home Inspector Standards are intended to provide the client with information regarding the condition of the systems and components of the home existing at the time of the home Inspection. Any system or components specified for inspection can be excluded from inspection if requested by the client and if so stated in the pre-inspection agreement and inspection report.

SECTION 1.03 INSPECTORS WILL INSPECT:

- A) Installed and accessible systems and components of homes listed in these Inspector Standards.

SECTION 1.04 INSPECTORS WILL REPORT ON:

- A) Inspected systems and components which, in the professional opinion of the inspector, ARE DEFICIENT or near the end of their serviceable lives.
- B) A reason why, if not self-evident, the system or component is deficient.
- C) Recommendations that will correct or monitor the REPORTED DEFICIENCIES.
- D) On any systems and components designated for inspection in these Inspector Standards which were present at the time of the Home Inspection but were not inspected and the reasons they were not inspected.
- E) Recommendations for further evaluation when appropriate.
- F) Recommendations for home buyer improvements regarding unsafe and differed maintenance conditions.
- G) Positive attributes of systems and components when appropriate.

SECTION 1.05 These Standards do not restrict inspectors from:

- A) Providing or Performing any additional inspection or testing services. specifying repairs or estimating repair costs provided the inspector is qualified to do so.

ARTICLE II. STRUCTURE SYSTEM

SECTION 2.01 INSPECTORS WILL INSPECT:

- A) Structural components, including foundation and framing.
- B) Foundation performance by utilizing a foundation level survey™

SECTION 2.02 INSPECTORS WILL REPORT ON:

- A) Foundation, floor, wall, ceiling and roof structure and their types of construction.
- B) Methods used to gain access to under-floor crawl space and attic space.
- C) Positive attributes of the system or components.

SECTION 2.03 INSPECTORS ARE NOT REQUIRED TO:

- A) Provide engineering or architectural services.
- B) Offer opinions as to the design or adequacy OF STRUCTURAL systems or components.

ARTICLE III. EXTERIOR SYSTEM

SECTION 3.01 INSPECTORS WILL INSPECT:

- A) Exterior wall coverings, flashing and trim, exterior doors and windows, safety glass.
- B) Decks, balconies, stoops, steps, porches, and associated railings.
- C) Eaves, soffits, and fascias where accessible from the ground level
- D) Vegetation, grading, surface drainage, and retaining walls when likely to adversely affect the building or property.
- E) Walkways, patios, and driveways.
- F) Installed screening, shutters, storm doors, storm windows, AND FENCES.

SECTION 3.02 INSPECTORS WILL REPORT ON:

- A) The exterior wall covering type(s).

- B) Positive attributes of the system or components.

SECTION 3.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

- A) Geological, geotechnical or hydrological conditions.
- B) Recreational facilities.
- C) Outbuildings, other than detached garages or carports.
- D) Seawalls, break-walls, docks and boat houses.
- E) Below surface erosion control and earth stabilization measures.
- F) AWNINGS and similar seasonal accessories.

ARTICLE IV. ROOF SYSTEM

SECTION 4.01 INSPECTORS WILL INSPECT:

- A) Roof coverings and flashings.
- B) Roof drainage systems.
- C) Skylights, chimneys, and roof penetrations.

SECTION 4.02 INSPECTORS WILL REPORT ON::

- A) Roof covering Types
- B) Methods used to gain access to the roof
- C) Positive attributes of the system or components.

SECTION 4.03 INSPECTORS ARE NOT REQUIRED TO INSPECT:

- A) Inaccessible flues or chimneys.
- B) Installed accessories AND antennae.

ARTICLE V. PLUMBING SYSTEM

SECTION 5.01 INSPECTORS WILL INSPECT:

- A) Water supply and distribution system.
- B) Drain, waste and vent system.
- C) Fixtures, faucets and appurtenances.
- D) Water heating equipment.
- E) Vent systems, flues, and chimneys WHERE ACCESSIBLE.
- F) Fuel storage and fuel distribution system.
- G) Drainage sump, sump pump, and related piping.
- H) Bathtubs, Sinks and Indoor jetted bathtubs.

SECTION 5.02 INSPECTORS WILL REPORT ON:

- A) Water supply, drain, waste, and vent piping materials.
- B) Water heating equipment, including energy source size AND LOCATION.
- C) Location of main water and main fuel shut-off valves.
- D) Positive attributes of the system or components.

SECTION 5.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Well, well pump, or water storage related equipment.
- B) Water conditioning system.
- C) Solar water heating system.
- D) Fire and lawn sprinkler systems.
- E) Private waste disposal system.
- F) Spa, Swimming pool, Sauna, Steam Shower.
- G) Whether water supply and waste disposal systems are public or private.
- H) Quantity or quality of water supply.
- I) Operation of safety valves or shut-off valves.
- J) By lighting gas pilots.

ARTICLE VI. ELECTRICAL SYSTEM

SECTION 6.01 INSPECTORS WILL INSPECT:

- A) Service drop, entrance, conductors, cables, raceways and conduits.
- B) Service equipment, main disconnects and service grounding.
- C) Interior components of service panels, conductors and over current protection devices.

- D) Lighting fixtures, switches, and receptacles WHERE ACCESSIBLE.
- E) Ground fault circuit interrupters.

SECTION 6.02 INSPECTORS WILL REPORT ON:

- A) SERVICE amperage and voltage rating.
- B) Location of main disconnect(s) and SERVICE panels.
- C) Wiring methods EMPLOYED.
- D) Presence of solid conductor aluminum branch 120v and 240v circuit wiring.
- E) Smoke detectors, or absence thereof.
- F) Positive attributes of the system or components.

SECTION 6.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Remote control device unless it is the only control.
- B) Alarm systems.
- C) Low voltage wiring systems.
- D) Ancillary wiring systems not a part of the main electrical power distribution system
- E) Amperage, voltage, or impedance.

ARTICLE VII. HEATING SYSTEM

SECTION 7.01 INSPECTORS WILL INSPECT:

- A) Installed heating systems.
- B) Window and thru-wall heating equipment.
- C) Vent systems, flues, and chimneys WHERE ACCESSIBLE.
- D) Presence of an installed heat source in Habitable rooms.
- E) FOR Heat Exchanger BREACHING.

SECTION 7.02 INSPECTORS WILL REPORT ON:

- A) Energy source.
- B) Heating method by distinguishing characteristics.
- C) Performance of central systems utilizing temperature measurements.
- D) Positive attributes of the system or components.

SECTION 7.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Humidifier or dehumidifier.
- B) Electronic air filter.
- C) Solar space heating System.
- D) To determine heat supply adequacy or distribution balance.
- E) By lighting gas pilots.

ARTICLE VIII. COOLING SYSTEM

SECTION 8.01 INSPECTORS WILL INSPECT:

- A) INSTALLED cooling systems.
- B) WINDOW and thru-wall COOLING EQUIPMENT.
- C) Presence of an INSTALLED COOLING source in habitable rooms.

SECTION 8.02 INSPECTORS WILL REPORT ON:

- A) Energy source.
- B) Cooling method by DISTINGUISHING CHARACTERISTICS.
- C) PERFORMANCE OF CENTRAL SYSTEMS UTILIZING TEMPERATURE MEASUREMENTS.
- D) Positive attributes of the system or components.

SECTION 8.03 INSPECTORS ARE *NOT* REQUIRED TO INSPECT:

- A) Electronic air filters.
- B) To determine cooling supply adequacy or distribution balance.

ARTICLE IX. INTERIOR SYSTEM

SECTION 9.01 INSPECTORS WILL INSPECT:

- A) Walls, ceilings, and floors.
- B) Steps, stairways, and railings.

- C) INSTALLED countertops, DRAWERS AND cabinets.
- D) Doors and windows, safety glass.
- E) Garage doors and THEIR operators.

SECTION 9.02 INSPECTORS WILL REPORT ON:

- A) Positive attributes of the system or components.

SECTION 9.03 INSPECTORS ARE **NOT** REQUIRED TO INSPECT:

- A) Paint, wallpaper, carpeting, window treatments and other cosmetic finish treatments.
- B) Indoor recreational facilities, exercise equipment, ETC.

ARTICLE X. INSULATION AND VENTILATION SYSTEM

SECTION 10.01 INSPECTORS WILL INSPECT::

- A) Insulation and vapor retarders materials in unfinished spaces.
- B) Ventilation of attics and foundation areas.
- C) Mechanical ventilation systems.

SECTION 10.02 INSPECTORS WILL REPORT ON:

- A) Insulation and vapor retarders in unfinished spaces.
- B) Absence of insulation in unfinished spaces at conditioned surfaces.
- C) Positive attributes of the system or components.

SECTION 10.03 INSPECTORS ARE **NOT** REQUIRED TO:

- A) Disturb insulation or vapor retarders.
- B) Determine indoor air quality.

ARTICLE XI. SOLID FUEL BURNING APPLIANCE & FIREPLACE SYSTEM

SECTION 11.01 INSPECTORS WILL INSPECT:

- A) System and components.
- B) Vent systems, flues, and chimneys, where accessible.

SECTION 11.02 INSPECTORS WILL REPORT ON:

- A) Type of fireplaces and solid fuel burning appliances.
- B) Type of chimneys.
- C) Positive attributes of the system or components.

SECTION 11.03 INSPECTORS ARE **NOT** REQUIRED TO INSPECT:

- A) Fire screens and doors.
- B) Seals and gaskets.
- C) Automatic fuel feed devices.
- D) Mantles and fireplace surrounds.
- E) Combustion make-up air devices.
- F) Heat distribution assists whether gravity controlled or fan assisted.
- G) By igniting or extinguishing fires or by lighting gas pilots.
- H) Determine draft characteristics.
- I) Fireplace inserts or stoves or firebox contents by moving.

ARTICLE XII. APPLIANCE SYSTEM

SECTION 12.01 INSPECTORS WILL INSPECT the basic operational functions of the following PERMANTLEY installed appliances:

- A) Dishwasher through its normal cycle.
- B) Range, cook top, and oven.
- C) Trash compactor.
- D) Garbage disposal.
- E) Ventilation equipment or range hood.
- F) Microwave oven.

- G) Central Vacuum System.
- H) Any other built-In-Appliance.

SECTION 12.02 INSPECTORS WILL REPORT ON n:

- A) Positive attributes of the system or components.

SECTION 12.03 INSPECTORS ARE **NOT** REQUIRED TO INSPECT:

- A) Clocks, timers, self-cleaning oven function, or thermostats FOR CALIBRATION or automatic operation.
- B) Non built-in appliances such as clothes washers and dryers.
- C) Refrigeration units such as freezers, refrigerators and ice makers.
- D) Appliances in USE, shut down, or otherwise inoperable.

ARTICLE XIII. COMMON LIMITATIONS AND EXCLUSIONS

SECTION 13.01 GENERAL LIMITATIONS:

Home Inspections performed in accordance with these Home Inspector Standards:

- A) Are not technically exhaustive.
- B) Will not identify concealed conditions or latent or hidden defects.
- C) Are applicable to buildings with ONE to four dwelling units and their attached or detached garages or carports.

SECTION 13.02 General exclusions:

- A) Is are not required to inspect any system or component unless specifically stated in these Inspector Standards, except as may be otherwise required by law.

SECTION 13.03 Inspectors are NOT required to determine:

- A) Remaining life of any system or component.
- B) Strength, adequacy, effectiveness, or efficiency of any system or component.
- C) Condition of systems or components which are not accessible.
- D) Future conditions including, but not limited to, failure of systems and components, or parts.
- E) Cause of any defect or condition.
- F) Methods, materials, or costs of corrections of defects or conditions.
- G) Suitability of the property for any specialized use.
- H) Compliance with insurance company or regulatory requirements (codes, regulations, laws, ordinances, etc.).
- I) Market value of the real estate property or its marketability.
- J) Advisability of the purchase of the property.
- K) Presence of potentially hazardous plants, animals or insects, including, but not limited to, wood destroying organisms or diseases harmful to humans.
- L) Presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, vibration; contaminants in soil, water; mold, mildew, fungus, bio-organisms, electromagnetic fields, air Quality, underground storage tanks, etc.
- M) Effectiveness of any system installed or methods utilized to control or remove suspected dangerous substances or conditions.
- N) Operating costs of utilities, systems or components.
- O) Lighting, vibration or acoustical properties of any system or component.

SECTION 13.04 Inspectors are NOT required to offer:

- A) Or perform any act or service conflicting with law.
- B) Or perform engineering or architectural services.
- C) Or carry out work in any trade or any professional service other than home inspection.
- D) Warranties or guarantees of any type.

SECTION 13.05 Inspectors are NOT required to operate:

- A) Any system or component which is shut down or inoperable.
- B) Any system or component which does not respond to normal operating controls.
- C) Automatic safety controls.
- D) Shut-off valves which are normally always open or always closed.
- E) Gas pilot lights which are shut off.

SECTION 13.06 Inspectors are NOT required to enter:

- A) Any area which may, in the opinion of the inspector, be dangerous to the inspector or other persons OR MAY damage the property or its systems or components.
- B) Under-floor crawl spaces, attics, or roofs, which are not accessible or hazardous.

SECTION 13.07 Inspectors are NOT required to inspect:

- A) Underground utilities, systems or components including, but not limited to, underground storage tanks or other underground equipment, whether active or abandoned.
- B) Systems or components which are PORTABLE OR not completely installed.
- C) Decorative or cosmetic items or materials.
- D) Systems or components located in areas that cannot be entered.
- E) Detached structures other than garages and carports.
- F) Common areas, systems and components in multi-unit housing, such as condominium properties or cooperative housing.
- G) Underground electrical, plumbing, gas, and other utility systems..

SECTION 13.08 Inspectors are NOT required to:

- A) Perform any procedure or operation which will, in the opinion of the inspector, likely to be unsafe to the inspector or other persons or damage the property or its systems or components.
- B) Move furniture, personal property, ceiling tiles,, equipment, plants, soil, ice snow, or other debris.
- C) Dismantle any system or component, except as required by these Home Inspector Standards.

Glossary of Terms

ACCESSIBLE:

Exposed for visual examination without need for moving of personal belongings, dismantling, destructive measures, or any action which will likely involve hazard OR DAMAGE to persons or property.

ACCESS PANEL:

A panel supplied for homeowners use in examination and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

ALARM SYSTEMS:

Installed or free-standing Warning devices, including but not limited to: flue gas and other spillage detectors, carbon monoxide detectors, security equipment, and smoke alarms.

APPLIANCES:

Installed or FREE STANDING Kitchen, laundry, and similar appliances.

ARCHITECTURAL SERVICE:

Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

AUTOMATIC SAFETY CONTROLS:

Devices designed and installed to protect systems and components from hazardous conditions.

COMPONENT :

A part of a system.

“CHI” Home Inspector Standards

Advanced chi home inspector requirements are higher than the basic standardized NORM FOR private, fee-paid home inspectors who, for an additional fee may also perform a home warranty evaluation for approved home warranty providers. CHI™ is a registered trademark of (ITI) Inspection Training Institute. All rights reserved by ITI.

DECORATIVE:

Ornate; not required for the operation of the basic systems and components of a home or building.

DEFICIENT:

Not functioning as intended, unsafe, hazardous.

DISMANTLE:

To take apart or detach any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of ordinary and normal home owner maintenance.

ENGINEERING SERVICE:

Any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

FURTHER EVALUATION:

Investigation by a qualified professional, tradesman, service technician or subject matter expert outside that provided by the home inspector.

HOME INSPECTION:

The process by which a home inspector visually examines accessible systems and components of a home and Provides a report containing results and Descriptions of those systems and components in accordance with these Professional Home Inspector Standards.

HOME INSPECTOR:

A qualified person hired to investigate any system or component of a building in accordance with these Home Inspector Standards.

INSPECT:

To observe accessible systems and components of a Home or building in accordance with these Professional HOME INSPECTOR Standards, using normal operating controls and opening maintenance accessible panels.

INSPECTOR STANDARDS

Basic, CHI or PHI home inspector requirements to establish a minimum and standardized NORM for private, fee-paid home inspectors who are members of the International Society of Home Inspectors (ISHI)..

INSTALLED:

Attached where Removal would require tools.

NORMAL OPERATING CONTROLS:

Devices such as thermostats, switches or valves intended to be operated by the home owner for everyday use.

POSITIVE ATTRIBUTES

Replaced, upgraded or upscale systems and components such as, new roof material, newly RENOVATED system or component or area, granite countertops, high quality lighting systems, high grade appliances, positive testing results such as A/c temperature measurements, etc.

“PHI” PROFESSIONAL HOME INSPECTOR STANDARDS

Advanced “phi” Professional Home INSPECTOR REQUIREMENTS are higher than the basic standardized NORM for private, fee-paid home inspector. PHI Professional HOME inspectors also agree to carry “errors and omissions” insurance that protects most parties involved in the home inspection process.

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RECREATIONAL FACILITIES:

Equipment such as, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

REPORT:

To advise the client in writing with a professional reporting method complying with these standards.

Report On:

To describe a system or its components by its type or other observed important characteristics to differentiate it from other systems or components

ROOF DRAINAGE SYSTEMS:

Mechanisms used to carry water off a roof and away from a home or building.

SHUT DOWN:

A status in which a system or component cannot be operated by normal operating controls.

SOLID FUEL BURNING APPLIANCES:

A hearth and fire chamber or similar arranged area in which a fire may be lit and which is constructed in conjunction with a chimney; or a listed construction of a fire chamber, its chimney and interrelated factory-made parts designed for unit assembly.

STRUCTURAL COMPONENT:

A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

SYSTEM:

A combination of interacting or interdependent components, constructed to carry out one or more functions.

TECHNICALLY EXHAUSTIVE:

An evaluation that involves taking apart; the wide-ranging use of complex techniques, measurements, instruments, testing, calculations, or other means.

UNDERFLOOR CRAWL SPACE:

The area within the limits of the foundation and between the terrain and the underside of the floor.

UNSAFE:

A condition in an accessible, installed system or component which the home inspector believes to be a considerable risk of material damage or personal injury during typical, day-to-day use. The hazard may be due to damage, deterioration, improper installation or a change in traditional residential Building construction standards.

WIRING METHODS:

Description of electrical conductors or wires by their general type, such as "non-metallic sheathed cable" ("Romex"), "armored cable" ("bx") "knob and tube", "two wire ungrounded", "three wire grounded", "aluminum circuit wiring", etc.