



Scott Home Inspection, LLC

Principle Inspector: George Scott

970-532-2424 or 720-979-4960

www.scotthomeinspection.com

Inspection Report

John and Mary Smith

Property Address:

123 Main St

Anytown CO



Inspection Date:

9/1/2009



General Information

This confidential report is furnished for the use of the client only. It is not intended to be relied upon for any purpose by any other party not named on the report and Inspection Agreement.

This inspection was performed in accordance with and under the terms of a **Home Inspection Agreement**. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement is available on our web site at; www.scotthomeinspection.com/agreement.html

Scott Home Inspection conducts all inspections according to the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics. The complete standards can be reviewed at the following location; www.scotthomeinspection.com/ASHI_standards-ethics.pdf

Date: 9/1/2009	Time:	Report ID: Smith-123
Property: 123 Main St Anytown CO	Customer: John and Mary Smith	Real Estate Professional:
Style of Home: Single Family	Age Of Home: Over 25 Years	Client Is Present: Yes
Weather: Clear	Temperature: Over 65	Radon Test: Yes

Interpreting the Inspection Results

Each item or area inspected will be marked with a finding, which represents the inspection result for that item. The following descriptions represent an explanation for each of the inspection findings.

Inspected - Appears Functional = The item, component, or unit was visually observed, and if no other comments were made, then the item appeared to be functioning as intended, allowing for normal wear and tear.

Repair or Replacement Recommended = The item, component or unit was visually observed, and is not functioning as intended or needs further inspection by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

General Maintenance Item = These are repairs that, in the opinion of the inspector, are regular maintenance items typical for all homes. Repair to these items is not urgent, but should be performed in the near future.

Service Needed = The item, component, or unit is functioning, but a service check-up is recommended to optimize performance.

Limited Inspection = The item, component, or unit was not fully inspected, and some form of limitation is preventing a complete inspection of the item/area. The report will state a reason for the limited inspecting of the item.

Energy Savings-Efficiency Recommendation = An energy related improvement item is noted with recommendations on the appropriate upgrade or repair.

Not Inspected = The item, component, or unit was not inspected, and no representations of whether or not it was functioning as intended are made. The report will state a reason for not inspecting the item.

Not Present = The item, component or unit is not in this home or building.



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1. Exterior - Grounds

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.



Styles & Materials

Siding Material:

Cement-Fiber

Exterior Entry Doors:

Fiberglass

Deck/Porch/Balcony:

Porch
Patio

Driveway / Walkway:

Gravel

Inspection Items

1.0 WALL COVERING, FLASHING AND TRIM

Comments: *Repair Recommended*

- ☒ The Cement board at the garage right side (facing front) is loose and damaged. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.



1.0 Picture 1

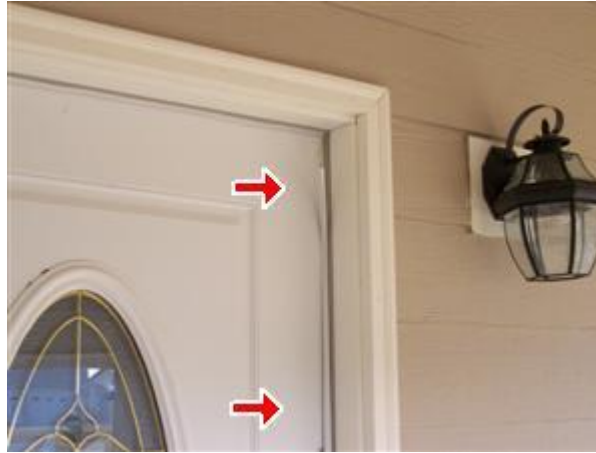
1.1 EAVES, SOFFITS AND FASCIAS

Comments: *Inspected - Appears Functional*

1.2 DOORS (Exterior)

Comments: *General Maintenance Item*

- ❏ The main entry door needs weather-stripping repaired or replaced. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.



1.2 Picture 1

1.3 WINDOWS (Exterior)

Comments: Inspected - Appears Functional

1.4 DRIVEWAYS, WALKWAYS, AND PATIO SLAB

Comments: Repair Recommended

- ❏ The Concrete patio at the front of home has settlement cracks and is uneven, and can be a tripping hazard. A fall or injury can occur if not corrected and further deterioration can occur if not repaired. A qualified contractor should inspect and repair as needed.



1.4 Picture 1

1.5 GRADING AND DRAINAGE

Comments: Repair Recommended

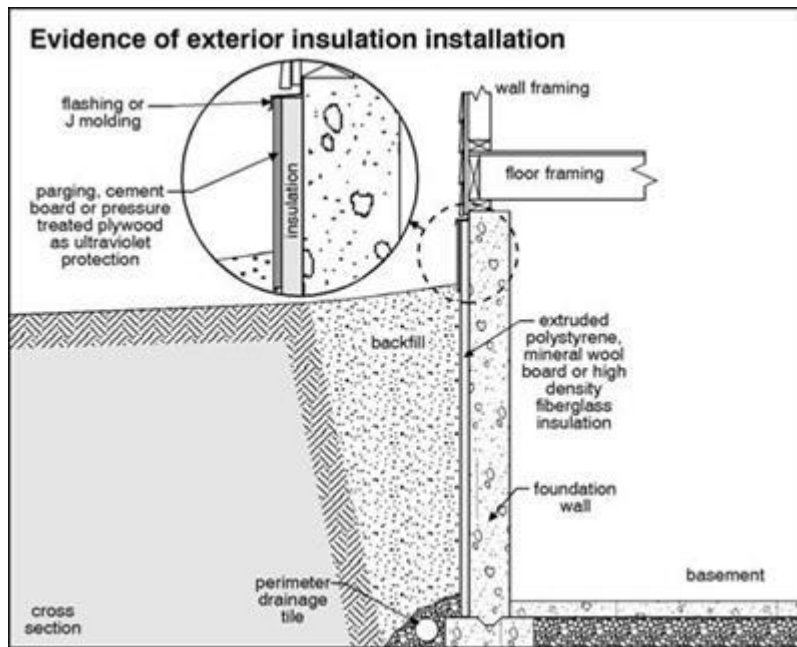
■ The Foundation wall at the left side (facing front) and right corner (facing rear) has exposed exterior insulation. The insulation should not be exposed, to prevent damage & deterioration. The foundation grading in this area should be improved.



1.5 Picture 1



1.5 Picture 2



1.5 Picture 3

The outside of the home should be routinely checked. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged or decayed. Heavy vegetation should be kept trimmed since it can cause or hide damage.

2. Foundation - Basement - Crawlspace

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.

Styles & Materials

Foundation: Poured concrete	Basement / Crawlspace: Older Cellar type Basement	Method used to observe Crawlspace: Entered
Columns or Piers: Wood piers	Floor Structure: 2 X 10 2 X12	Wall Structure: Wood Framed
Basement/Crawlspace Insulation: Fiberglass	Crawl Space Floor Vapor Retarder: Separate Vapor Retarder Sheeting Present	

Inspection Items

2.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

Comments: Inspected - Appears Functional

2.1 COLUMNS OR PIERS


Comments: Inspected - Appears Functional

2.2 FLOORS

Comments: Inspected - Appears Functional

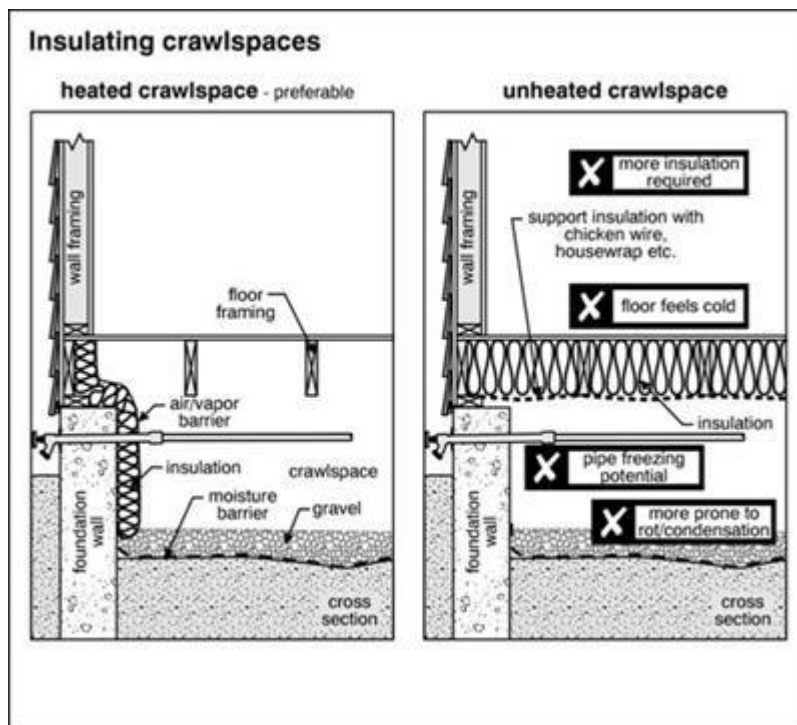
2.3 INSULATION UNDER FLOOR SYSTEM

Comments: Insulation-Ventilation Repair Recommended

 The insulation is loose/fallen in the crawlspace under the living room. Heat loss can occur more on this home than one that is properly insulated. A qualified person should repair or replace as needed.



2.3 Picture 1



2.3 Picture 2

2.4 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE)

Comments: Inspected - Appears Functional

3. Roofing - Attic - Ventilation

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.

Styles & Materials

Roof Covering:

Asphalt Shingle

Gutter & Downspout Material:

Aluminum

Roof Structure:

Engineered wood trusses

Ventilation:

Roof-top vents

Soffit Vents

Viewed roof covering from:

Walked roof

Attic info:

Attic access

Ceiling Structure:

Wood Framed

Chimney (exterior):

Metal Flue Pipe

Method used to observe attic:

Entered

Attic Insulation:

Fiberglass

Inspection Items

3.0 ROOF COVERINGS

Comments: *Roof System Repair Recommended*

- (1) There are old, un-used brackets mounted on the roof, that appear to be from an old antenna or dish. While the brackets seem well secured, there is a concern for developing roof leaks at the point of penetration. Recommend removal of these brackets, and properly sealing penetration holes, to prevent any future roof leaking at this point.



3.0 Picture 1

- (2) The roof was walked and fully inspected. No concerns or defects were noted at this time.



3.0 Picture 2

3.1 CHIMNEYS, FLASHINGS AND ROOF PENETRATIONS

Comments: *Inspected - Appears Functional*

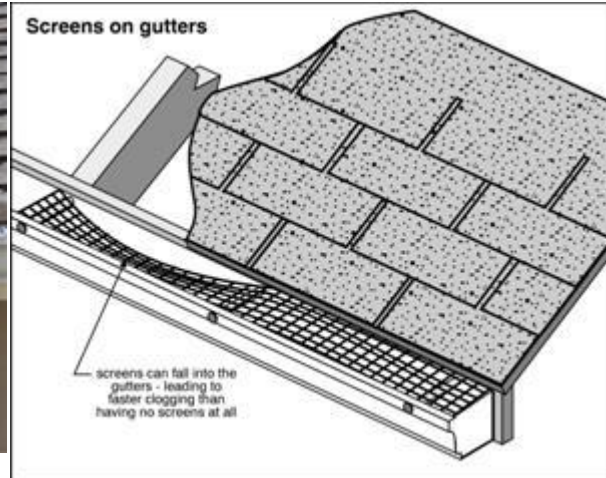
3.2 GUTTERS AND DOWNSPOUTS

Comments: *General Maintenance Item*

- The gutter screens are loose at the left corner (facing rear) rear of home. If gutter screens are not properly in place, leaves can contribute to a clog which can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Recommend repair as desired.



3.2 Picture 1



3.2 Picture 2

3.3 ROOF STRUCTURE, CEILING STRUCTURE AND ATTIC

Comments: *Inspected - Appears Functional*

3.4 ATTIC INSULATION AND VAPOR RETARDERS

Comments: *Inspected - Appears Functional*

3.5 VENTILATION OF ATTIC

Comments: *Inspected - Appears Functional*

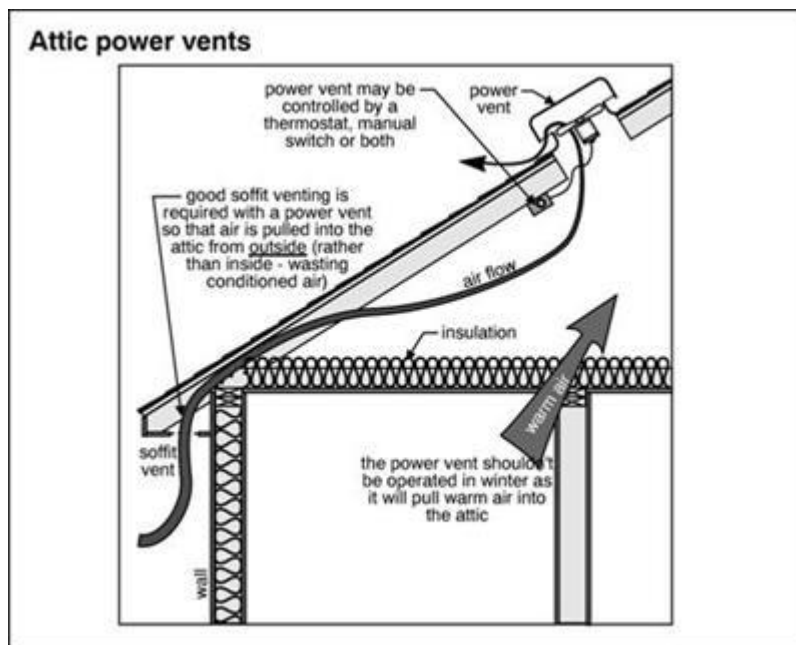
3.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: *Inspected - Appears Functional*

The thermostatically controlled vent fan in the attic is functioning. Location of thermostat control is noted on report detail photograph, for reference. This is for your information. Adjustments are possible, and the homeowner should become familiar with the method of setting.



3.6 Picture 1



3.6 Picture 2

The roof inspection is not a warranty and it is not intended to predict how long the roof will last or if it will leak. All roofs should be inspected annually in order to last typical life spans. Expect to make minor repairs to any roof.

4. Plumbing System

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.

Styles & Materials

Water Supply (into home):

Copper

Water Distribution (inside home):

Copper

Drain Waste & Vent Material:

ABS

Water Heater Power Source:

Natural Gas

Water Heater Capacity:

(2) 40 Gallon

Manufacturer:

RHEEM

Approximate Age:

<5 years old

Washer Drain Size:

2" Diameter

Inspection Items

4.0 MAIN WATER SHUT-OFF DEVICE LOCATION

Comments: *Inspected - Appears Functional*

The main shut off is the red knob located in the basement on the rear wall. This is for your information.



4.0 Picture 1

4.1 WATER SUPPLY AND DISTRIBUTION SYSTEMS

Comments: *Inspected - Appears Functional*

4.2 FIXTURES & FAUCETS

Comments: *Inspected - Appears Functional*

4.3 TOILETS & BIDETS

Comments: *Inspected - Appears Functional*

4.4 DRAIN, WASTE AND VENT SYSTEMS

Comments: *Inspected - Appears Functional*

There is a plumbing clean-out located outside, which allows access to the waste drain, in the event of back-up or clogs. This item is noted for reference only, and for future maintenance consideration.



4.4 Picture 1

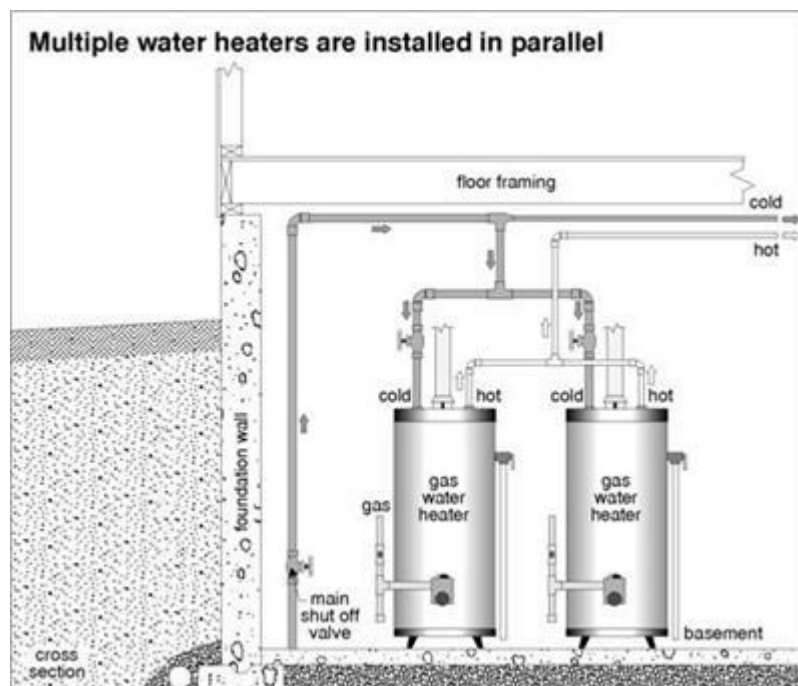
4.5 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected - Appears Functional

The dual hot water heater installation is set-up properly in a parallel configuration.



4.5 Picture 1



4.5 Picture 2

4.6 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected - Appears Functional

The main fuel shut off is at gas meter outside.

5. Electrical System

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.

Styles & Materials

Electrical Service Conductors:	Electrical Service Voltage Rating:	Service Amperage & Panel capacity:
Overhead service	240 volts	125 AMP
Main Disconnect Location:	Panel Type:	Electric Panel Manufacturer:
At Meter/Service Entrance Conductors	Circuit breakers	CUTLER HAMMER
Branch wire 15 and 20 AMP:	Wiring Methods:	Smoke Detectors:
Copper	Non-Metallic Sheathed	Present

Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS

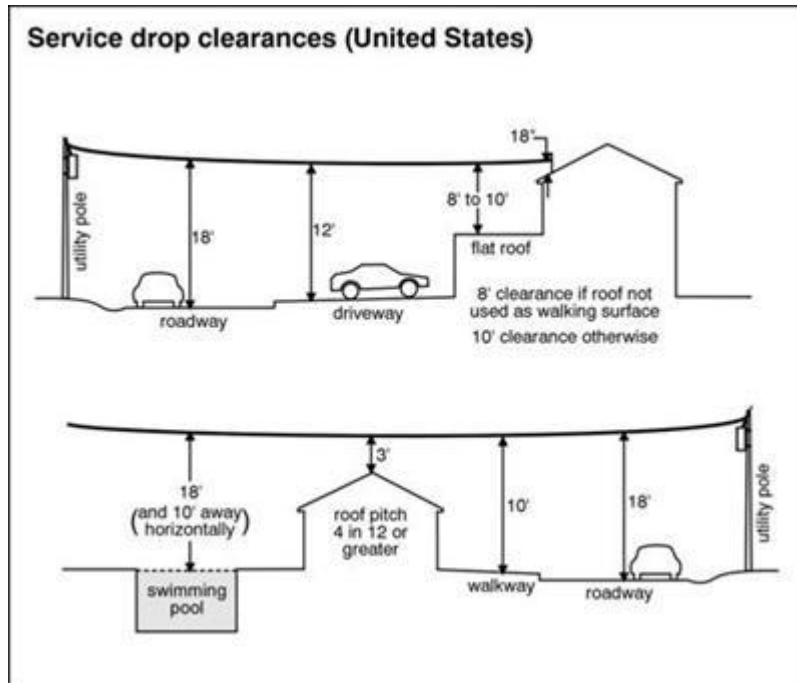
Comments: *Electrical Repair Recommended*

⚡ The electrical service conductors are in contact with trees, between the main service drop at the road, and the service entrance connection at the house. This can cause fraying of wires and possible damage to wires. It is recommended that trees and vegetation be trimmed around service entrance conductors, to prevent damage.



5.0 Picture 1

5.0 Picture 2



5.0 Picture 3

5.1 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected - Appears Functional

The main panel box is located at the outside service pole. The panel door is damaged. This is a safety issue that needs to be corrected and could result in water entry and future corrosion. A qualified licensed electrician should correct as needed.



5.1 Picture 1

5.2 MAIN DISCONNECT DEVICE

Comments: Inspected - Appears Functional

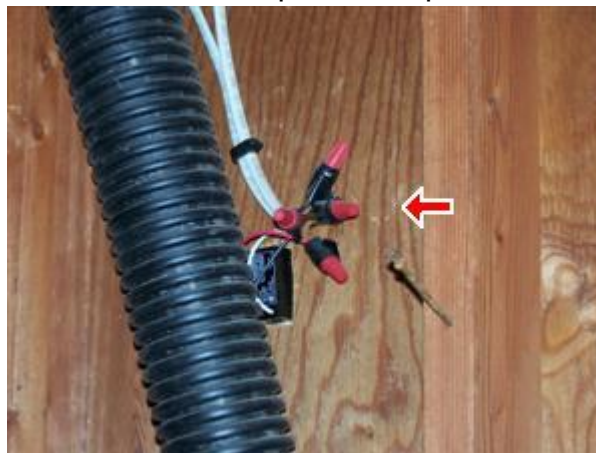
5.3 MAIN & DISTRIBUTION PANELS, SERVICE AND GROUNDING EQUIPMENT

Comments: Inspected - Appears Functional

5.4 FIXTURES, SWITCHES & CONNECTED DEVICES

Comments: Electrical Repair Recommended

- ⚡ (1) There is exposed wiring at the light fixture in the garage. This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.



5.4 Picture 1

- ⚡ (2) There is exposed wiring at the electrical junction box at the master bedroom, under the bench seat, connecting power to the wall heater. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.



5.4 Picture 2

5.5 RECEPTACLE OPERATION (POLARITY AND GROUNDING)

Comments: Inspected - Appears Functional

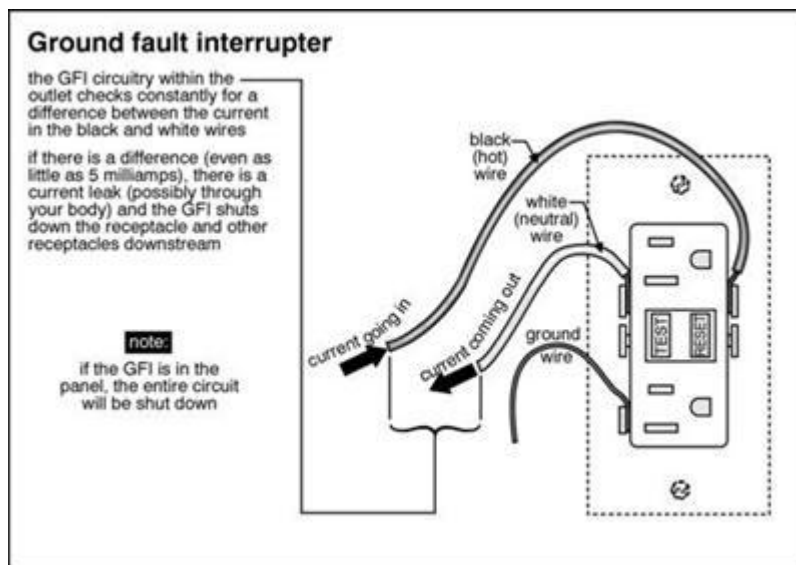
5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Electrical Repair Recommended

- There is no GFCI outlet found in bath. This is a required safety component in a bathroom, and at least one device must be installed. I recommend a duplex GFCI outlet be installed by a licensed electrician.



5.6 Picture 1



5.6 Picture 2

5.7 CARBON MONOXIDE ALARMS

Comments: Inspected - Appears Functional

Effective July 1, 2009, all homes being purchased are required to have Carbon Monoxide Alarms installed by the seller. This is a requirement for homes that have a fuel-fired heating system or appliance, a fireplace, or an attached garage. The CO Alarm(s) must be installed within 15 feet of the entrance to each sleeping room. This can be in a hallway outside bedrooms. If bedrooms are located on more than one level, then a separate CO alarm must be installed outside each bedroom area on each level. This inspection includes a review of the presence of CO alarms, and includes pressing the 'test' button to verify operation. **CO detectors are currently present in the home, outside of bedroom areas as required.**

The hidden nature of the electrical system prevents inspection of many components. Repairs should be made by a qualified licensed electrician.

6. Heating System

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.

Styles & Materials

Primary Heating System:

Forced Air

Number of Heat Systems (excluding wood):

One

Filter Size:

16x25

Heat System Brand:

RHEEM

Approximate Age:

<5 years old

Types of Fireplaces:

Vented gas logs

Energy Source:

Natural Gas

Filter Type:

Disposable

Operable Fireplaces:

One

Inspection Items

6.0 HEATING EQUIPMENT

Comments: *Inspected - Appears Functional*


The gas furnace was fully tested and inspected, and is operating properly at this time. The unit appears to be in good condition. No actions are needed. An annual service check up and cleaning is recommended, to keep the unit in good working condition.



6.0 Picture 1

6.1 THERMOSTAT

Comments: *General Maintenance Item*

 The thermostat is fully functional, but is loose on wall. This is a minor repair item.



6.1 Picture 1

6.2 AUTOMATIC SAFETY CONTROLS

Comments: *Inspected - Appears Functional*

6.3 DISTRIBUTION SYSTEMS (including fans, ducts, air filters, registers)

Comments: *Inspected - Appears Functional*

6.4 CHIMNEYS, FLUES AND VENTS (for heating system)

Comments: *Inspected - Appears Functional*

6.5 GAS/LP FIREPLACES

Comments: *Inspected - Appears Functional*

The gas fireplace was operating at the time of the inspection. There is a gas shut-off valve located where indicated, for the gas appliance shown. This item is noted as a courtesy comment only, for future reference in the event gas shut off is required.



6.5 Picture 1

HVAC equipment can fail at any time without warning. Regular service is important for efficient operation and to achieve maximum life from equipment; most manufacturers recommend annual service.

7. Interior

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.



Styles & Materials

Ceiling Materials:

Sheetrock/Drywall

Wall Material:

Sheetrock/Drywall

Major Floor Covering(s):

Carpet
Wood
Tile

Interior Doors:

Hollow core

Window Types:

Sliders
Single-hung

Cabinetry:

Wood

Countertop:

Composite

Exhaust Fans:

Fan only

Dryer Vent:

Flexible Metal

Dryer Power Source:

220 Electric

Inspection Items

7.0 CEILINGS

Comments: Inspected - Appears Functional

7.1 WALLS

Comments: General Maintenance Item

- The sheetrock on the wall has a hairline, settlement crack at the Dining Room main entryway. This damage is most likely cosmetic, caused by minor settling of the home. The area should be patched and painted, and monitored for continued settlement.



7.1 Picture 1

7.2 FLOORS

Comments: *General Maintenance Item*

- I recommend silicone caulk along floor and tub at hall bath. There is some visible deterioration of the existing caulking. Leaking could occur causing damage to sub-flooring and structure. No indication of damage exists today. However the deteriorated caulking should be repaired.



7.2 Picture 1

7.3 DOORS (REPRESENTATIVE NUMBER)


Comments: *Inspected - Appears Functional*

7.4 WINDOWS (REPRESENTATIVE NUMBER)

Comments: *Inspected - Appears Functional*


7.5 COUNTERS AND CABINETS

Comments: *Repair Recommended*

-  (1) The drawer track is damaged (right of dishwasher). This is a cosmetic issue for your information. Recommend repair or replace as necessary.



7.5 Picture 1

-  (2) The area behind the faucet is missing caulking/sealant at the kitchen sink. This area should be caulked to prevent water penetration. Water leaking under home can cause problems such as mold, erosion or deterioration. A qualified person should repair as necessary.




7.5 Picture 2

7.6 BATHROOM TUB/SHOWER SURROUND

Comments: Inspected - Appears Functional

7.7 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Repair Recommended

 The dryer vent piping is no longer used at this location. Any un-used vents should be properly terminated and blocked off, to prevent moisture or pest entry into the house. I recommend repair as needed.



7.7 Picture 1

8. Built-In Appliances

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.



Styles & Materials

Dishwasher Brand:
GENERAL ELECTRIC

Disposer Brand:
IN SINK ERATOR

Exhaust/Range hood:
Built into Microwave

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

Inspection Items

8.0 DISHWASHER

Comments: Inspected - Appears Functional

8.1 RANGES/OVENS/COOKTOPS

Comments: Inspected - Appears Functional

8.2 RANGE HOOD

Comments: Inspected - Appears Functional

8.3 FOOD WASTE DISPOSER

Comments: Inspected - Appears Functional

8.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected - Appears Functional

9. Garage

The following components were observed and inspected. A description of the area materials and styles is included, and any observations and/or recommendations are listed.



Styles & Materials

Garage Door Type:

Two car automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

GENIE

Inspection Items

9.0 GARAGE CEILINGS

Comments: Inspected - Appears Functional

9.1 GARAGE WALLS

Comments: Inspected - Appears Functional

9.2 GARAGE FLOOR

Comments: Inspected - Appears Functional

9.3 GARAGE DOOR (S)

Comments: Inspected - Appears Functional

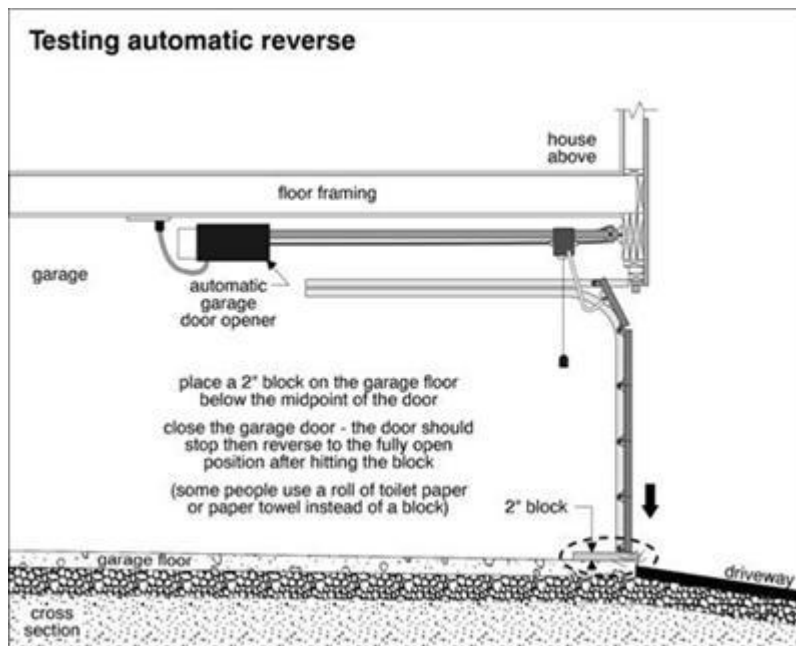
9.4 GARAGE DOOR OPERATORS

Comments: Inspected - Appears Functional

Both Garage Doors will reverse when met with resistance.



9.4 Picture 1



9.4 Picture 2

The garage door is the largest moving object in the home. It can cause severe injury if it malfunctions, and should be checked monthly.

10. Lawn Sprinklers

Inspection Items

10.0 SPRINKLER OPERATION

Comments: Inspected - Appears Functional

A brief cycle through each sprinkler zone was done to ensure no leaks or broken heads exist. The system operated fine. There are 10 total zones present.

10.1 CONTROLLERS

Comments: Inspected - Appears Functional

11. Radon Measurement Test

Description of the SHORT TERM Radon Test Process:

The purpose of an initial short-term radon measurement is to determine in a two to seven day period if a dwelling contains high concentrations of radon gas. If the average of the measured radon level is 4.0 pCi/L or higher, the EPA recommends further action be taken.

Protocols for Deployment of Radon Detectors:

The EPA stipulates that "closed house conditions" must be maintained during short-term radon measurements. If the measurement period is less than four days, "closed house conditions" must be initiated 12 hours prior to starting the test. The EPA defines "closed house conditions" as:

1. All windows must be kept closed and doors opened only long enough to go in and out.
2. Exhaust fans, window air conditioners, or whole-house fans should not be operated.
3. Fireplaces (unless they are the primary heat source) must not be used and the dampers must be closed.
4. Permanent radon mitigation systems should be functioning (on) for at least 24 hours prior to and during the measurement period. In addition, measurements of less than 4 days should not be conducted during times of severe weather.

To make a short-term measurement, the Radon test device will be placed in the lowest lived-in area of the house, i.e., the lowest area, which residents now use or which could be readily adapted for use. In many houses this lowest lived-in area is the basement, if it is lived-in or if it can be converted into living space without major modification. The exact location of the test devices will be described below in the report details.

The Radon test device will be located at least 20 inches above the floor, not closer than 12 inches to the ceiling; and away from the exterior walls, doors and windows. Bathrooms, kitchens, laundry rooms, cellars, garages, or crawl spaces are not suitable measurement locations.

In addition, the detector should not be touched, moved, or manipulated in any way as to interfere with their performance. Tamper indicating controls have been installed, and the test results may be ruled invalid if closed-house conditions were not maintained or the detectors were disturbed during the testing period.

We are required to explain these closed-house conditions to a responsible occupant of the house to be tested or their designated representative prior to initiating a short term screening test.

Styles & Materials

Device #1 Serial Number:

Sun 1028 s/n 57077150

Inspection Items

11.0 Placed radon measurement devices

Comments: Completed

11.1 Test Start Date/Time recorded

Comments: Completed

11.2 Closed house conditions verified at completion of testing

Comments: Completed

11.3 Device Tampering mechanism verified intact at completion of testing

Comments: Completed

11.4 Test completion Date/Time recorded

Comments: Completed

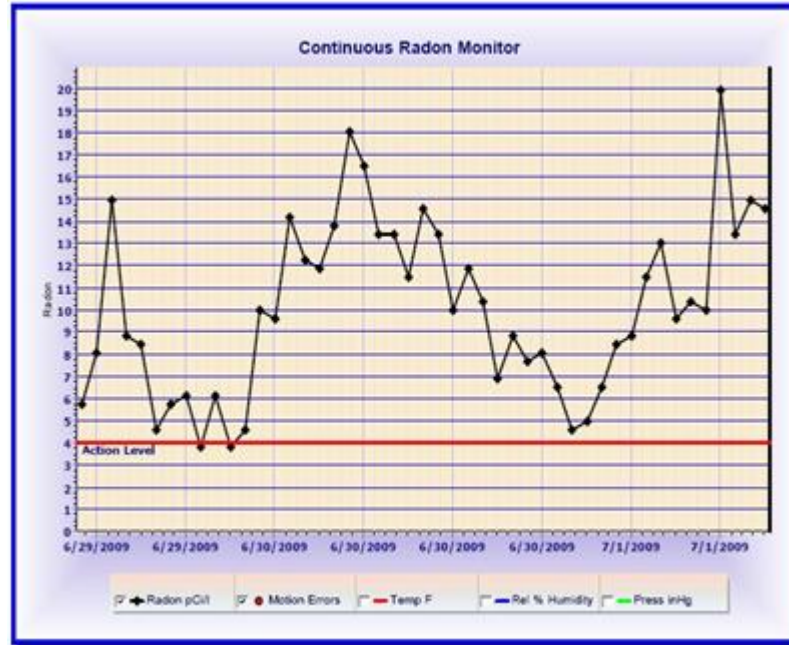
11.5 Final Calculated Radon Concentration Levels

Comments: Indoor Air Quality Recommendation



The final results of the radon measurements are as follows:

Average = 13.1 pCi/L



11.5 Picture 1

11.6 Recommendations based upon final results

Comments: Indoor Air Quality Recommendation

⚠ Average radon detector measures equal to or greater than 4 pCi/L:

According to EPA protocols, if the average measured results are equal to or greater than 4 pCi/L, then mitigation is **RECOMMENDED** at this time.

As an option, to validate the test results, a long-term radon measurement be conducted, which lasts a minimum of 91 days. Long-term tests will produce results that are more representative of the home's year-round average radon level, as compared to short-term tests.

However, if the initial short-term test produced an average result of greater than 10 pCi/L, or if results are needed quickly, the EPA recommends a second short-term test can be conducted. This will allow the interested parties to obtain information necessary to decide quickly on the need for mitigation.

If mitigation is chosen, the EPA recommends in its "Consumer's Guide to Radon Reduction", the use of EPA and/or State-listed mitigation contractors. Homes should be tested again after a mitigation system is installed, to be sure that radon levels have been reduced.

For more information: <http://www.epa.gov/radon/>

What Do My Test Results Mean?

Short-term radon tests are intended to give you an indication of the radon levels during the measurement period in the areas tested. The concentration of radon in the home is measured in picocuries per liter of air (pCi/L). The USEPA recommends mitigating homes that test 4.0 pCi/L or higher. If your average radon level is less than 4.0 pCi/L, no action is necessary. However, radon levels less than 4.0 pCi/L can still pose some health risk, and in many cases can be reduced. The national

average indoor radon level is about 1.3 pCi/L while the average outdoor radon concentration is about 0.4 pCi/L. The higher a home's radon concentration, the greater the health risks to you and your family.

What Is the Health Risk Associated with Radon Gas?

Radon is a radioactive gas that comes from the natural breakdown of uranium in the soil. Radon is estimated to cause many thousands of deaths each year from lung cancer, and in fact, it is the second leading cause of lung cancer after smoking. If you smoke, and your home has high radon levels, your risk of lung cancer is especially high.

More Information:

The Environmental Protection Agency (EPA) web site contains important consumer information, about Radon measurement and the health risks associated with exposed to Radon gas.

<http://www.epa.gov/radon/>

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Scott Home Inspection, LLC

Principle Inspector: George Scott

970-532-2424 or 720-979-4960

www.scotthomeinspection.com

Summary

Date: 9/1/2009	Time:	Report ID: Smith-123
Property: 123 Main St Anytown CO	Customer: John and Mary Smith	Real Estate Professional:

The following items or discoveries represent a summary of the inspection items marked **Repair-Replacement Recommended** or **General Maintenance Item**, indicating that these systems or components; (a) do not function as intended or (b) adversely affect the habitability of the dwelling or (c) appear to warrant further investigation by a specialist or (d) require subsequent observation.

Bear in mind that all homes need repairs of one type or another, even if only minor. Generally, older homes need more repairs. All safety concerns should be reviewed and repaired prior to occupancy. While every effort is made to identify existing and potential problems at the time of the inspection, it is not possible for a home inspector to foresee all problems that might arise in the future. We recommend that a budget is established for unforeseen repairs and maintenance.

1. Exterior - Grounds

Repair-Maintenance Recommended

1.0 WALL COVERING, FLASHING AND TRIM

The Cement board at the garage right side (facing front) is loose and damaged. Deterioration can eventually occur if not corrected. A qualified person should repair or replace as needed.

1.2 DOORS (Exterior)

The main entry door needs weather-stripping repaired or replaced. This can cause some heat loss in winter and loss of cool air in summer if not corrected. A qualified person should repair or replace as needed.

1.4 DRIVEWAYS, WALKWAYS, AND PATIO SLAB

The Concrete patio at the front of home has settlement cracks and is uneven, and can be a tripping hazard. A fall or injury can occur if not corrected and further deterioration can occur if not repaired. A qualified contractor should inspect and repair as needed.

1.5 GRADING AND DRAINAGE

The Foundation wall at the left side (facing front) and right corner (facing rear) has exposed exterior insulation. The insulation should not be exposed, to prevent damage & deterioration. The foundation grading in this area should be improved.

2. Foundation - Basement - Crawlspace

Insulation-Ventilation Repair-Maintenance Recommended

2.3 INSULATION UNDER FLOOR SYSTEM

The insulation is loose/fallen in the crawlspace under the living room. Heat loss can occur more on this home than one that is properly insulated. A qualified person should repair or replace as needed.

3. Roofing - Attic - Ventilation

General Maintenance-Repair Item

3.2 GUTTERS AND DOWNSPOUTS

The gutter screens are loose at the left corner (facing rear) rear of home. If gutter screens are not properly in place, leaves can contribute to a clog which can cause deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. Recommend repair as desired.

Roofing System Repair-Maintenance Recommended

3.0 ROOF COVERINGS

(1) There are old, un-used brackets mounted on the roof, that appear to be from an old antenna or dish. While the brackets seem well secured, there is a concern for developing roof leaks at the point of penetration. Recommend removal of these brackets, and properly sealing penetration holes, to prevent any future roof leaking at this point.

5. Electrical System

Electrical Service-Repair Recommended

5.0 SERVICE ENTRANCE CONDUCTORS

The electrical service conductors are in contact with trees, between the main service drop at the road, and the service entrance connection at the house. This can cause fraying of wires and possible damage to wires. It is recommended that trees and vegetation be trimmed around service entrance conductors, to prevent damage.

5.4 FIXTURES, SWITCHES & CONNECTED DEVICES

(1) There is exposed wiring at the light fixture in the garage. This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.

(2) There is exposed wiring at the electrical junction box at the master bedroom, under the bench seat, connecting power to the wall heater. This is a safety issue that needs to be corrected. A qualified licensed electrician should correct as needed.

5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

There is no GFCI outlet found in bath. This is a required safety component in a bathroom, and at least one device must be installed. I recommend a duplex GFCI outlet be installed by a licensed electrician.

6. Heating System

Service-Repair Recommended

6.1 THERMOSTAT

The thermostat is fully functional, but is loose on wall. This is a minor repair item.

7. Interior

Repair-Maintenance Recommended

7.1 WALLS

The sheetrock on the wall has a hairline, settlement crack at the Dining Room main entryway. This damage is most likely cosmetic, caused by minor settling of the home. The area should be patched and painted, and monitored for continued settlement.

7.2 FLOORS

I recommend silicone caulk along floor and tub at hall bath. There is some visible deterioration of the existing caulking. Leaking could occur causing damage to sub-flooring and structure. No indication of damage exists today. However the deteriorated caulking should be repaired.

7.5 COUNTERS AND CABINETS

(1) The drawer track is damaged (right of dishwasher). This is a cosmetic issue for your information. Recommend repair or replace as necessary.

(2) The area behind the faucet is missing caulking/sealant at the kitchen sink. This area should be caulked to prevent water penetration. Water leaking under home can cause problems such as mold, erosion or deterioration. A qualified person should repair as necessary.

7.7 VENTING SYSTEMS (Kitchens, baths and laundry)

The dryer vent piping is no longer used at this location. Any un-used vents should be properly terminated and blocked off, to prevent moisture or pest entry into the house. I recommend repair as needed.

11. Radon Measurement Test

Indoor Air Quality Recommendation

11.5 Final Calculated Radon Concentration Levels

The final results of the radon measurements are as follows:

Average = 13.1 pCi/L

11.6 Recommendations based upon final results

Average radon detector measures equal to or greater than 4 pCi/L:

According to EPA protocols, if the average measured results are equal to or greater than 4 pCi/L, then mitigation is **RECOMMENDED** at this time.

As an option, to validate the test results, a long-term radon measurement be conducted, which lasts a minimum of 91 days. Long-term tests will produce results that are more representative of the home's year-round average radon level, as compared to short-term tests.

However, if the initial short-term test produced an average result of greater than 10 pCi/L, or if results are needed quickly, the EPA recommends a second short-term test can be conducted. This will allow the interested parties to obtain information necessary to decide quickly on the need for mitigation.

If mitigation is chosen, the EPA recommends in its "Consumer's Guide to Radon Reduction", the use of EPA and/or State-listed mitigation contractors. Homes should be tested again after a mitigation system is installed, to be sure that radon levels have been reduced.

For more information: <http://www.epa.gov/radon/>

END OF SUMMARY

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