GANNON
HOME INSPECTIONS

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HOME INSPECTION REPORT

Inspected Property: _____

Inspection Date: _

Customer: ____

Weather and Conditions / Temperature _

Start Time _ On-Site End Time ____ not including report preparation time.

Report Number: _____

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VA License number 3380000058, expires 9-30-2021
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ASHI member for 25 years (membership retired)

THE REPORT SYSTEM
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The Pre-Inspection Agreement and Limitations are integral with this report.

How This Report Works:

Within this report, a system or component is considered "satisfactory" within the limits of its age and present condition, UNLESS it is found and reported to be defective in part or in full. All property deficiencies are listed in PROPERTY DEFICIENCIES FOUND on the SUMMARY page at the front end of this report. They include all mechanical defects, all safety concerns and any deficiency which has or has the potential to have a significant negative impact on the building, its use or its occupants. It is this inspector's opinion that these defects are to be remedied, employing only competent, qualified, licensed and certified contractors who furnish itemized receipts on letterhead. Unexpected repairs/replacements should still be anticipated, as this inspection can not be considered a guaranty, warranty or insurance policy.

COMPONENTS OR SYSTEMS NEARING THE ENDS OF THEIR SERVICE LIVES ARE LISTED NEXT. You are advised to begin to budget for their replacement and consult the appropriate technicians or contractors concerning costs. Time projections for these items are approximately 3 years.

Minor defects are then listed within the body of this report in their relevant sections, along with other descriptive entries. Remedying these defects may be considered optional or discretionary. Cosmetic defects are not reported.

Costs to remedy, reasons for the occurrence of defects and methods to correct defects are not included in this report.

At the end of this report, IMPORTANT RECOMMENDATIONS (referenced as: A-1, A-2 etc.) are then listed. These are general admonitions which almost universally apply to all homes, and are "must reads".

POTENTIALLY PROBLEMATIC ITEMS (referenced as: B-1, B-2 etc.) follow at the very end of the report. If any apply to this home inspection, you will be directed to that item by a reference stated within the report. Descriptions of these items are to be considered your beginning point of information and discovery concerning their full scope and consequence as they relate to this property.

SUMMARY

Property Deficiencies Found:

Components or systems nearing the ends of their service lives:

REMARKS:

STRUCTURAL

TYPE OF BUILDING	Style ____ Roof __
STRUCTURE	Foundation: _____ Posts/Columns: _____ Floor framing: ____ Wall framing: _____ Roof framing: __
REMARKS: _____	

BASEMENT (or LOWER LEVEL)

BASEMENT	☐ Full ☐ Partial ☐ None ☐ Slab on grade Walls: ☐ Open ☐ Closed Ceiling: ☐ Open ☐ Closed ☐ Limited visibility due to extensive basement storage
FLOOR	☐ Concrete ☐ Dirt ☐ Ceramic tile ☐ Laminate ☐ Hardwood ☐ Resilient tile ☐Sheet goods ☐ Carpeting ☐ _____
FLOOR DRAIN	☐ Tested ☐ Not tested ☐ Water observed in trap ☐ Water proofing system ☐ N/A
SUMP PUMP	☐ Tested ☐ Not tested ☐ Water observed in sump Pipes: ☐ Copper ☐ Galvanized ☐ Plastic ☐ _____ ☐ N/A
BASEMENT DAMPNESS	☐ Some signs ☐ Extensive ☐ Past ☐ Present ☐ Not known ☐ None observed ☐ See A-1
CRAWL SPACE	☐ Readily accessible ☐ Not readily accessible ☐ N/A ☐ Not inspected ☐ Conditions inspected ☐ Method: _ Floor: ☐ Concrete ☐ Dirt ☐ _____ ☐ Wood to earth contact Dampness: ☐ Some signs ☐ Extensive ☐ None observed ☐ Past ☐ Present ☐ Vapor barrier ☐ Insulation ☐ Vented ☐ Sealed ☐ See A-1
REMARKS: _____	

HEATING

HEATING SYSTEM	Fuel: ☐ Gas ☐ Oil ☐ Electric ☐ _____ ☐ See A-2 & A-8 ☐ Forced air furnace ☐ Gravity hot water boiler ☐ Forced hot water boiler ☐ Steam boiler ☐ _____ ☐ Radiant heat ☐ Electric baseboard ☐ Heat pump NO.1 Capacity: _____ Age: _____ Yrs. ____ NO.2 Capacity: _____ Age: _____ Yrs. _____ NO.3 Capacity: _____ Age: _____ Yrs. _____ NO.4 Capacity: _____ Age: _____ Yrs. _____ NO.5 Capacity: _____ Age: _____ Yrs. _____ ☐ Tested ☐ Not tested
FUEL SUPPLY	☐ Oil tank above ground ☐ Buried ☐ _____ ☐ Public gas supply ☐ Propane Tank ☐ Electricity ☐ _____ Fuel supply shutoff location: _____
HEAT EXCHANGER	☐ Partially observed ☐ Not visible, enclosed combustion ☐ Have condition checked prior to acceptance ☐ N/A
HEAT DISTRIBUTION	☐ Radiators ☐ Convectors ☐ Baseboard convectors ☐ Radiant Pipes: ☐ Galvanized ☐ Copper ☐ Black iron ☐ Pipes not visible ☐ Ductwork Heat source in each room: ☐ Yes ☐ No
HUMIDIFIER	☐ Atomizer ☐ Evaporator ☐ Steam ☐ Not functioning ☐ Not tested ☐ N/A ☐ Suggest technician remove
FILTER TYPE	☐ Washable ☐ Disposable ☐ Electronic ☐ Electrostatic ☐ N/A
FILTER LOCATIONS	_____
REMARKS: _____	

COOLING

COOLING	☐ Cooling system integral with heating system ☐ Central air ☐ Room units ☐ Heat pump ☐ Through-wall ☐ See A-2 & A-8 ☐ Electric compressor ☐ Gas chiller ☐ Air filter ☐ Air handler ☐ Thermostat NO.1 Condensing Unit Capacity: _____ Age:_____ Yrs. _____ NO.2 Condensing Unit Capacity: _____ Age:_____ Yrs. ____ NO.3 Condensing Unit Capacity: _____ Age:_____ Yrs. _____ NO.4 Condensing Unit Capacity: _____ Age:_____ Yrs. _____ NO.5 Condensing Unit Capacity: _____ Age:_____ Yrs. _____ ☐ Tested ☐ Not tested ☐ Ductwork ☐ Window units not tested
REMARKS: _____	

PLUMBING AND BATHROOM

MAIN WATER INLET PIPE	Water supply: ☐ Public ☐ Private (see A-11) ☐ Not known Pipe: ☐ Copper ☐ Galvanized ☐ Plastic ☐ Not Seen Main shutoff location: _____
PIPES	☐ Copper ☐ Galvanized ☐ Brass ☐ Unknown ☐ PEX (Polyethylene) ☐ QEST (Polybutylene See B-2: ☐ plastic fittings ☐ aluminum crimp rings) ☐ CPVC Water flow: ☐ Tested ☐ Not tested ☐ Filter or conditioner system (Service regularly) Outside spigots/hose bibbs: ☐ Freeze proof ☐ Anti-siphon TIP: REMOVE ALL HOSES FOR WINTER
DRAIN/WASTE/ VENT	Drain/Waste/Vent Pipes: ☐ Copper ☐ Galvanized ☐ Brass ☐ Plastic ☐ Lead ☐ Cast iron ☐ Unknown Waste disposal: ☐ Public ☐ Private septic system (see A-11) ☐ Not known Sewer pump: ☐ see A-12
WATER HEATER (See A-8)	Unit #1: ☐ Gas ☐ Electric ☐ Oil ☐ Integral with heating system ☐ Tankless Fuel cutoff location: _____ Capacity: _____ Gal. Ample for _____ people Age: _____ Yrs. ☐ Pressure relief valve ☐ Extension (to within 6" of floor)
	Unit #2: ☐ Gas ☐ Electric ☐ Oil ☐ Integral with heating system ☐ Tankless Fuel cutoff location: _____ Capacity: _____ Gal. Ample for _____ people Age: _____ Yrs. ☐ Pressure relief valve ☐ Extension (to within 6" of floor)
REMARKS: _____	

BATHROOM NO.1 Location: _____	**BATHROOM NO.2 Location:** _____
☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Sink ☐ Vanity ☐ Fan ☐ Window Shower wall: _____ Room floor: _____ ☐ Views obstructed	☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Sink ☐ Vanity ☐ Fan ☐ Window Shower wall: _____ Room floor: _____ ☐ Views obstructed
BATHROOM NO.3 Location: _____	**BATHROOM NO.4 Location:** _____
☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Sink ☐ Vanity ☐ Fan ☐ Window Shower wall: _____ Room floor: _____ ☐ Views obstructed	☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Sink ☐ Vanity ☐ Fan ☐ Window Shower wall: _____ Room floor: _____ ☐ Views obstructed
BATHROOM NO.5 Location: _____	**BATHROOM NO.6 Location:** _____
☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Sink ☐ Vanity ☐ Fan ☐ Window Shower wall: _____ Room floor: _____ ☐ Views obstructed	☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Sink ☐ Vanity ☐ Fan ☐ Window Shower wall: _____ Room floor: _____ ☐ Views obstructed

REMARKS: maintain all grout in any ceramic tile; seal all other corners and seams in all water contact areas, with silicone caulk, to avoid leaks and rot._____

ELECTRICAL

SERVICE ENTRANCE CABLE	Capacity: _____ Amps _____ Volts Service entry: ☐ Underground ☐ Overhead ☐ See A-9 Conductor material: ☐ Aluminum ☐ Copper
MAIN PANEL BOX	Location: _____ ☐ Grounded ☐ Bonded _____ Amps _____ ☐ Fuses ☐ Circuit Breakers ☐ Sub-panel Location: _____ Capacity of Main Disconnect: _____ Amps _____
CIRCUITS AND CONDUCTORS (Test GFCI & Arc fault monthly) SEE A-18	Quantity: ☐ Ample Branch wiring: ☐ Copper ☐ Aluminum Wiring method: ☐ Romex ☐ BX ☐ Knob and tube ☐ Conduit GFCI: ☐ Exterior ☐ Garage ☐ Kitchen _____ Bathroom(s) _____ Whirlpool Arc-Fault in _____ Bedrooms (after 2003)
OUTLETS AND FIXTURES	All accessible for testing ☐ Yes ☐ No ☐ Smoke alarms absent (See A-4) ☐ Carbon-monoxide alarms absent (See A-4)

REMARKS: _____

Typical ionization sensing smoke alarms take about 30 minutes to detect smoldering fires, whereas photovoltaic sensing alarms take 2 to 3 minutes—install both or combos as in A-4. NFPA recommends replacing alarms after ten years of age.

KITCHEN AND APPLIANCES

CABINETS AND COUNTERTOP	Views obstructed by storage: ☐ Yes ☐ No _____
SINK	Plumbing leaks: ☐ Some signs ☐ None observed ☐ Views obstructed Disposal: ☐ Operating ☐ Not operating Age: _____ Yrs. ☐ N/A
DISHWASHER	☐ Operating ☐ Not operating Age: _____ Yrs. ☐ N/A ☐ Air gap or high loop
RANGE/OVEN	☐ Range ☐ Operating ☐ Gas ☐ Electric Age: _____ Yrs. ☐ N/A ☐ Wall oven ☐ Operating ☐ Gas ☐ Electric Age: _____ Yrs. ☐ Cooktop ☐ Operating ☐ Gas ☐ Electric Age: _____ Yrs.
REFRIGERATOR	#1 ☐ Operating ☐ Frost free ☐ Icemaker Age: _____ Yrs. ☐ N/A #2 ☐ Operating ☐ Frost free ☐ Icemaker Age: _____ Yrs.
OTHER APPLIANCES	☐ Microwave ☐ Operating Age: _____ Yrs. ☐ N/A ☐ _____ ☐ Operating Age: _____ Yrs. ☐ _____
FLOOR COVERING	☐ Resilient tile ☐ Sheet goods ☐ Ceramic ☐ Wood ☐ Laminate ☐ _____
VENTILATION	☐ Exhaust fan ☐ Ductless ☐ Vented to outside or roof ☐ N/A ☐ Filter ☐ Light TIP: CLEAN FILTERS OFTEN
CLOTHES WASHER	☐ Operating Age: _____ Yrs. ☐ N/A ☐ Not tested USE ONLY REINFORCED SUPPLY HOSES ☐ See A-5
CLOTHES DRYER	☐ Operating ☐ Gas ☐ Electric Age: _____ Yrs. ☐ N/A ☐ Not tested Vented to daylight: ☐ Yes ☐ No TIP: EXTEND VENT WITH METAL PIPING AND KEEP CLEAN TO AVOID FIRES AND CLOGS

REMARKS: _____

Always use metal reinforced supply hoses for washer, and for all flexible connectors including fridge, ice maker, etc.; professionally clean dryer and its exhaust yearly to avoid fire concern—see A-5.

INTERIOR

FURNITURE AND STORAGE	☐ Throughout ☐ Partial ☐ Excessive ☐ Typical ☐ None
FLOORS	☐ Hardwood ☐ Softwood ☐ Ceramic ☐ Wall-to-Wall Carpet ☐ Area Rugs ☐ Resilient ☐ Laminate ☐ _____ ☐ Not visible
WALLS	☐ Plaster ☐ Drywall ☐ Wood ☐ Masonry ☐ _____ ☐ Wood / composition panelling
CEILINGS	☐ Plaster ☐ Drywall ☐ Wood ☐ Acoustic ☐ _____
STAIRS/RAILINGS	☐ Balcony ☐ Stairs ☐ Railings ☐ N/A
GAS LOG / GAS STOVE	☐ Operating ☐ Not operating ☐ See A-3 ☐ N/A ☐ Vented (Damper open / Glass cover allowed) ☐ Not vented (Damper closed / No glass cover allowed) ☐ Gas cut-off Location _____
FIREPLACE	☐ Flue liner ☐ Partially observed ☐ See A-3 ☐ N/A ☐ Damper ☐ Operating ☐ Not operating ☐ Metal pre-fab ☐ Free-standing ☐ Wood stove ☐ Pellet stove ☐ Clean chimney before use & then regularly thereafter
DOORS (INSIDE)	_____ ☐ Operations Obstructed
WINDOWS AND SKYLIGHTS	☐ Double hung ☐ Single hung ☐ Casement ☐ Awning ☐ Sliding ☐ Fixed ☐ N/A ☐ Wood ☐ Vinyl or aluminum clad wood ☐ Vinyl ☐ Aluminum ☐ Steel ☐ Insulated glass ☐ Single pane glass ☐ Storm windows ☐ Roof windows and skylights ☐ Moisture stains ☐ Extensive ☐ No stains seen Window views and operations obstructed: ☐ Yes ☐ No
REMARKS: _____	

ATTIC

ACCESS	How inspected: _____ ☐ Not inspected ☐ N/A ☐ Stairs ☐ Pulldown ☐ Hatch ☐ No access
MOISTURE STAINS	☐ Some signs ☐ Extensive ☐ None observed ☐ Condensation ☐ Past leaking ☐ Present leaking
STORAGE	☐ Heavy ☐ Light ☐ Floored ☐ Not floored ☐ No storage ☐ Partly floored
INSULATION	Type: _____ Average Inches: _____ ☐ N/A Installed in: ☐ Rafters ☐ Floor ☐ Knee walls Approx. R Rating: _____ ☐ Vapor retarder
VENTILATION	☐ Window(s) ☐ Attic fan ☐ Whole house fan ☐ Turbine ☐ N/A ☐ Ridge vent ☐ Soffit vent ☐ Roof vent(s) ☐ Gable end louvers ☐ Sealed
REMARKS: _____	

ROOFING SYSTEM

ROOF COVERING	Location	Materials	Approx. Age
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	How inspected: _____		
	☐ 2 layers observed (Both layers must be removed prior to replacement)		
FLASHING	☐ Aluminum ☐ Galvanized ☐ Copper ☐ Rubberized membrane ☐ N/A		
	☐ _____		
GUTTERS AND DOWNSPOUTS	☐ Aluminum ☐ Galvanized ☐ Copper ☐ Vinyl ☐ Built-in ☐ N/A		
	Extensions directing roof water 6 feet from house: ☐ Yes ☐ No		
REMARKS: _____ Observe effectiveness of gutters and drains during heavy rains.			

EXTERIOR

EXTERIOR DOORS	☐ Replace keyed deadbolts with thumb turn type	
	☐ Replace lockable handset to deck/balcony which lacks stairs/alternate exit	
WINDOWS AND SKYLIGHTS	☐ _____	
EXTERIOR WALL COVERING	Location	Materials
	_____	_____
	_____	_____
	_____	_____
	_____	_____
EXTERIOR TRIM	☐ Eaves ☐ Fascia ☐ Soffits ☐ Rake	
	☐ Wood ☐ Metal ☐ Vinyl ☐ Composite	
CHIMNEY	☐ Brick ☐ Metal ☐ Block ☐ Stone ☐ _____ ☐ Add rain cap ☐ N/A	
	☐ Flue liner partially observed ☐ Clean before use	
GARAGE/ CARPORT	☐ Garage ☐ Carport ☐ Attached ☐ Detached ☐ N/A	
	☐ Door operator ☐ Operating ☐ Safety reverse ☐ Able to test	
PORCH	Floor: ☐ Wood ☐ Composite ☐ Concrete ☐ _____ ☐ N/A	
	☐ Safety Railing	
REMARKS: _____		

GROUNDS

GRADING	General grading, slope and drainage: _____ ☐ Surface water runoff directed away from house ☐ See A-1 Grading and slope at house wall (within 5 feet from building) _____ ☐ Surface water runoff directed away from house	☐ N/A ☐ N/A
SIDEWALK AND WALKWAY	☐ Concrete ☐ Brick ☐ Flagstone ☐ Gravel ☐ _____	☐ N/A
DRIVEWAY	☐ Concrete ☐ Asphalt ☐ Gravel ☐ Brick ☐ _____	☐ N/A
WINDOW WELLS	☐ Metal ☐ Brick ☐ Concrete ☐ Wood ☐ _____ TIP: KEEP CLEAN, DRY AND ALLOW 6-INCH CLEARANCE FROM SILLS TO EARTH	☐ N/A
RETAINING WALL	☐ Brick ☐ Block ☐ Stone ☐ Timber ☐ _____ TIP: DO NOT ALLOW WATER BUILD-UP BEHIND WALL	☐ N/A
TREES AND SHRUBBERY	☐ Overgrown ☐ Obstructing views/access TIP: KEEP WELL-TRIMMED AWAY FROM HOUSE, ROOF, & EQUIPMENT	☐ N/A
FENCING	☐ Metal ☐ Wood ☐ Plastic ☐ _____ ☐ Not inspected	☐ N/A
REMARKS: _____ Observe effectiveness of grading and drainage in directing all surface water runoff away from all structures and supports.		
DECK/BALCONY SEE: A-10	☐ Stairway to/from ☐ On grade ☐ Raised ☐ Wood ☐ Composite ☐ Metal ☐ Safety railing	☐ N/A
PATIO/TERRACE	☐ Concrete ☐ Brick ☐ Flagstone ☐ _____	☐ N/A
STEPS TO BUILDING	Landing: ☐ Concrete/Masonry ☐ Wood ☐ _____ Steps: ☐ Concrete/Masonry ☐ Wood ☐ Metal ☐ _____ Handrails: ☐ Wood ☐ Metal ☐ Vinyl ☐ _____	☐ N/A
OUTBUILDINGS	Inspected: ☐ Yes ☐ No	☐ N/A
REMARKS: _____		

EXTENDED REMARKS

From page: _____ Subject: _____ _____
From page: _____ Subject: _____ _____
From page: _____ Subject: _____ _____
From page: _____ Subject: _____ _____
From page: _____ Subject: _____ _____
From page: _____ Subject: _____ _____

APPENDIX – PICTURES

Picture 1.	**Picture 2.**
Picture 3.	**Picture 4.**
Picture 5.	**Picture 6.**

APPENDIX – PICTURES

Picture 7.	**Picture 8.**
Picture 9.	**Picture 10.**
Picture 11.	**Picture 12.**

APPENDIX – PICTURES

Picture 13.	**Picture 14.**
Picture 15.	**Picture 16.**
Picture 17.	**Picture 18.**

APPENDIX – PICTURES

Picture 19.	**Picture 20.**
Picture 21.	**Picture 22.**
Picture 23.	**Picture 24.**

SECTION A: IMPORTANT RECOMMENDATIONS

A-1 Water Control: All water must be under control at all times and all locations. Fix any plumbing or condensate leaks or clogs immediately. Keep all floor drains clean and grate-covered. Keep gutters clean, properly aligned and attached; extend their downspouts 6+ feet away from foundation walls and retaining walls. Exterior grading must slope 1-2 inches per foot for a distance of 6+ feet away from foundation walls with non-absorptive soil. If a 6 inch clearance from bottom of siding material to the earth prevents proper grading, then divert surface water runoff by means of berming or drainage trenching. Protect all exterior wood with paint and caulk. Preserve decking regularly. Aggressively ventilate attics and underfloor crawl spaces unless they have been professionally sealed by trained experts. Sealed crawl spaces are excellent, but require full-time mechanical means for circulating air and maintaining humidity levels below 45% humidity, which must be installed by trained experts. Underfloor crawl spaces must be protected by a thick mill plastic vapor barrier covering 100% of all dirt, and better if draped up onto foundation walls to a level above the exterior grading. Crawl spaces must be kept dry to avoid mold and rot; and all pest entries closed off or screened.

A-2 Central heating and air conditioning: Suggest annual service, cleaning and inspections by a qualified technician. Ensure all condensate drainage is kept clean and freely flowing to a safe location to avoid costly flooding. Water-smart sensors and float switches and safety cut-offs on condensate pumps are available to shut down the system if flooding is imminent due to condensate drain clogging. Heat pumps: do not operate heat if outside temperatures are above 65 degrees. Do not operate any air conditioner if outside temperature is below 60 degrees. Outside unit areas must be kept clean and free from plant growth, leaves (or snow build-up for heat pumps.) All filters are to be changed or cleaned every 30 days. Electronic filters are to be included in your professional service calls. Centrally installed HUMIDIFIERS are not recommended–have them professionally removed. Consider portable room units that can be easily cleaned and which will not over-saturate your house. Inadequately maintained HVAC systems will perform poorly, wear out prematurely and will degrade interior air quality–these are one of the most common sources of mold growth.

A-3 Fireplaces / Stoves: Gas logs are to be inspected yearly, operated with a window cracked open, and manufacturer's instructions are to be clearly posted and followed. Wood burning fireplaces are to be cleaned and inspected yearly if used, to avoid chimney fires; protect with rain caps. Wood stoves are to be inspected and cleaned one or two times yearly, depending on use. Always employ certified technicians/sweeps.

A-4 Carbon Monoxide Alarms: These must be installed on every level of your home if any fossil fuel (gas, oil, wood, pellets) is burned OR if a garage is attached to the house. Smoke/fire combination alarms must be installed in every home on every level and in each bedroom. All alarms and detectors are to be tested monthly.

A-5 Laundries: Use only metal reinforced supply hoses for washers to avoid bursting and costly flooding. Keep dryers and their vent pipes clean to avoid lint-clogs and fires. Use only metal vent pipes and extensions.

A-6 Swimming pools, hot tubs, spas, water purification or conditioning or filter systems, lawn or fire sprinkler systems are not included in this inspection. Consult the installing companies concerning

their maintenance, use, safety requirements, winterization, etc. as these may apply. Ensure back-flow prevention devices are present and operational. Also ensure that all related electrical power supply is ground-fault protected.

A-7 All outside spigots, hydrants or hose bibbs are to be protected by anti-siphon devices to prevent all cross-contamination / cross-connections. Remove all hoses during winter to prevent freezing of supply piping.

A-8 Equipment normal service lives: Gas or oil or electric forced air furnaces=15-20 years. Cast iron boilers=35-45 years. Steel boilers=20-30 years. Heat pumps=10-14 years. Central air conditioners=15-18 years. Water heaters=12-18 years. These are estimates and depend on equipment quality, proper maintenance and conditions which the equipment may be subject to within its operating environment.

A-9 If your electrical service drops from an overhead connection, in a vinyl covered cable, then you must prevent water from following the cable down through the meter and into the panel box. Utilize fresh plumber's putty and create a cone-shaped seal about 3" tall, tight around the cable and covering the metal connector on top of the meter box.

A-10 Decks and balconies: in general and on a national scope, outdoor decks and balconies are poorly constructed, poorly maintained, and are subject to significant weather related deterioration. Deck failures, resulting in death or injury, have become common. Weddings, family reunions, and graduation parties have ended in tragedy due to deck failure, and are reported weekly during "deck season". Failure of the deck connection to the house wall is common, and usually the most devastating. Inadequacy of the connection is one cause, and in most cases this is not available for view or inspection, especially along the house outer band joist, to which the deck ledger board is most often connected. Deterioration of the connection is another cause, and can be ongoing and hidden from view or inspection until that tragic moment reveals the problem. One certain way to avoid this concern is to self-support a deck with a post/beam installation along the house wall. All deck owners are hereby advised that all decks higher than 4 feet above the ground are to be made to be self-supporting, to achieve the highest level of safety. Lack of proper footings for the posts supporting the outer end of the deck, will also lead to failure. The presence or adequacy of the footings is not able to be determined within this visual home inspection, and cannot be known without some excavation to reveal the post bottom. Deck guard rail systems are in most cases weak, poorly constructed, poorly maintained and dangerous. These also account for tragic death or injury incidents. All deck owners are hereby advised to take action to ensure compliance with the below stated standard regarding guard rail systems. In many cases, and especially prior to 2007-8, municipal building codes and/or their enforcement do not adequately protect against deck failures. The best detailing of safe deck construction can be found at: www.fairfaxcounty.gov/decks. This inspector hereby disclaims all outdoor decks and balconies which do not meet or exceed the Fairfax County standard. It is the responsibility of the owner to specify and confirm that all deck/balcony construction, alterations, or repairs are to meet or exceed this standard. This inspector will make every effort to identify and report all visual defects, as measured by this standard. However, all deck/balcony owners are hereby advised to take action and employ a qualified contractor to fully inspect and remedy all defects as measured by the Fairfax County standard.

A-11 Wells and septic systems: it is recommended that water wells be tested yearly for contaminants. Septic systems, including tanks and distribution boxes, are to be inspected and cleaned regularly (usually every 3-5 years depending on system age and use). Regular use of a bacteriologic agent, such as Riddex is recommended. See: homebuyer's detailed guide to septic systems at: www.inspect-ny.com/septic/buyguide.htm.

A-12 Sewage grinder pumps and dosage tank pumps: are installed, either outside or inside the home (usually in a basement), when the elevation of the point of use does not allow for a gravity flow of waste to the sewer or to the septic system. A visual and/or an audible alarm must accompany these pumps, to signal a pump failure, and avoid a sewer backup. These also require maintenance, by a qualified plumber.

A-13 Factory recalls: numerous products, appliances and materials have been subject to factory recalls, due to hazards and failures. You may research these at: www.cpsc.gov.

A-14 Disasters: in case of disaster, proper preparation prior to when disaster strikes is the key. See: www.fema.gov/hazard; www.floodsmart.gov.

A-15 Electrical bonding: in addition to earth grounding via an outside driven rod, all metal piping which has any potential to become electrically energized, including all metal water piping, metal gas piping, and flexible stainless steel gas piping, must be properly bonded to the electrical system, to avoid shock and fire hazards. Google: "gastite electrical bonding" for the technical bulletin #TB2007-0101-26-07. If Gastite or CSST (corrugated stainless steel tubing) is observed in a property I am required to state the following: "Manufacturers believe that this product is safer if properly bonded and grounded, as required by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia."

A-16 Galvanized water piping: used as the main water inlet pipe or as branch supply piping, galvanized steel piping will eventually rust and deteriorate, mostly from the inside to the outside of the pipe, or will internally clog and reduce the functional flow of water. It will also chemically react with any copper included in a pipe run, and by galvanic reaction, deteriorate and leak. It can have a wide variance for a service life, usually 30-40 years. If observed within a home, it will be noted in the Plumbing Section of the report, and recommended for budgeting to replace.

A-17 Environmental hazards: these are numerous, including but not limited to mold, asbestos, lead, urea formaldehyde foam, radon gas, and indoor air quality concerns. Among these, this inspector is certified only in radon gas detection. To begin to learn about these and other hazards, go to: www.epa.gov. Professional testing and inspections are available: consult an environmental engineer.

A-18 GFCI and AFCI electrical outlets: ground fault circuit interrupters (GFCI—for outside and wet locations), and arc fault circuit interrupters (AFCI—for bedrooms) are circuits which offer important protection in specialized locations. These are testable circuits, either at receptacles or at breakers in panel boxes; test monthly to ensure this protection is working.

SECTION B: POTENTIALLY PROBLEMATIC ITEMS

B-1 Mold: If you smell it or if you see it, get rid of it! It has been known to be toxic to susceptible persons and can destroy wood. Small amounts can usually be successfully cleaned with a sponge and detergent if on a hard or well painted surface, and after its moisture source is eliminated. For greater amounts, professional testing is available: consult an environmental engineer/indoor air quality specialist; and professional removal is available: consult a certified mold remediator , observing EPA/NYC protocols to avoid spreading of mold spores. You may also consult the web sites for AIHA.org/mold or REDCROSS.org/restoration.

B-2 Qest (polybutylene water supply piping–grey in color) has been known to leak due to defects in its manufacture or its installation, and has been subject to law suits. If any plastic fittings and or aluminum crimp rings are present, then replace all of this supply piping as soon as possible. If copper fittings and copper crimp rings are present throughout, then this is considered to be less problematic, but not guaranteed to be leak or problem-free. Do not finish-off an unfinished basement if any PB pipe with either of the fitting types now exists, without first replacing this pipe.

B-3 Buried fuel/oil storage tanks: It is not possible during this visual inspection to determine if any fuel has ever leaked. If it has leaked it is the responsibility of the owner of record at the time of discovery to reclaim all contamination. All tanks, 15-20 years or more of age, will eventually leak. Consult an environmental engineer/tank specialist concerning: testing or removal or proper decommissioning of this tank; and to involve, if necessary, the Virginia state recovery fund to help limit the costs for clean-up to about $1,000.00

B-4 Synthetic stucco, or exterior insulated finish systems (EIFS): This has been known to trap moisture within wall cavities and allow mold and rot to develop, if it is either improperly installed or poorly maintained. Installation and maintenance must be accomplished by certified tradesmen. Note: this inspector is not certified as an EIFS inspector.

B-5 Masonite exterior siding: a manufactured material which is particularly susceptible to rot due to moisture intrusion. It must be kept very well-painted, and fully caulked at all windows, doors, corners, seams, butt joints, trimmed edges, nail heads and at intersections with lower roofs, to avoid rot.

B-6 Federal Pacific breaker boxes are inherently defective and can cause fires and shock hazards. Breakers tend to NOT trip in overcurrent conditions. Hazard levels can increase when repairs are attempted or if any tampering occurs. They are no longer manufactured and replacement parts are not readily available. These breaker boxes are to be replaced immediately. Go to the web site: inspect-ny.com/fpe

B-7 Aluminum branch wiring (for outlets, switches, lighting) is known to be hazardous and can cause fires. If installed it can be made safe, but must be thoroughly inspected by an electrician fully trained and experienced in this specific field. Go to the web site: inspect-ny.com/aluminum.

B-8 Asbestos: can be found in many areas and materials within older homes, including but not limited to floor tiles, exterior siding, paint/plaster/drywall compounds, draperies, attic insulation, pipe and air duct coverings and duct joints. Professional inspections and lab testing are necessary to

confirm the presence of asbestos, which has been proven as a health hazard. If it is suspected to be present it will be noted as a defect within the report, with further professional investigation recommended. See: www.epa.gov/asbestos, and consult an environmental engineer.