Premier Home Inspection Report

Sample – Premier Home Inspection

Inspection Date:

Prepared For:
Sample Review

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Report Number:

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, ***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.

CONVENTIONS USED IN THIS REPORT

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

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NACHI (National Association of Certified Home Inspector) Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. NACHI is the largest home inspection authority in the United States and certifies members for ethical and diligent inspection services.

Visit www.NACHI.org for complete details.

It is the goal of the inspection to put a home buyer 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.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 60 degrees F.

RECENT WEATHER CONDITIONS

Wet weather has been experienced in the days leading up to the inspection.

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Structure

DESCRIPTION OF STRUCTURE

Foundation: •Basement Configuration
Roof Structure: •Rafter

STRUCTURE OBSERVATIONS

General Comments

The construction of the home is good quality. The materials and workmanship, where visible, are good. The inspection did not discover evidence of substantial structural movement.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** Finished basement concealed majority of floor framing and foundation materials.

View of structural materials and build methodology.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope 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.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Estimated Age = 15 Years •Layers = 1
Roof Flashings:	•Metal
Chimneys:	•Masonry x2
Roof Drainage System:	•Metal •Downspouts discharge above grade
Method of Inspection:	•Walked Roof

ROOFING OBSERVATIONS

General Comments

This quality of asphalt shingle roof material has a typical lifespan of 20 - 25 years. Many factors influence the longevity of roofs including; weather, quality of shingle and installation method, proximity of tree limbs, degree of slope and amount of rooftop ventilation. Roofs with multiple layers of cover typically have a shorter life span and require additional costs for removal when re-roofing becomes necessary. Sloped roofs usually last longer than flat roofs. The configuration of the roofing system is susceptible to ice damming and related leaks. The potential for ice dams varies with the severity of the winter and depending on insulation and ventilation under the roof. Severe ice dams can result in leaks, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, or as a stop-gap measure, the installation of heating cables on the roof.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** The roofing is in fair condition. We did not see evidence of active leaks or need for immediate major repair.
- **Improve:** Organic growth on roof surfaces should be treated to prevent decay of roof material. Recommend contacting www.roofmedic.com, a local company that applies an EPA registered chemical to the roof that removes the moss and other organic material for the surface material.

Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout.

View of front slope of roof.

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Moss build up on the roof usually results from excessive shade or ponding of water and can lead to shortened roof life and increased risk of leaks.

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Roof drainage configuration.

Monitor: The masonry chimneys shows evidence of spalling (surface deterioration of the masonry). Rebuilding of this chimney will ultimately be necessary.

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Cap damage on side chimney.

Full view of center and side chimneys.

- **Monitor: Deferred Cost:** The center masonry chimney does not have saddle flashing at the roof slope. This condition can cause water entry where the flashing meets the brick work. It is recommended that a saddle flash be installed during the next roof replacement.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimneys and the chimney flue should be checked for damage. Damaged flues can be unsafe.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Exterior

DESCRIPTION OF EXTERIOR

Wall Covering: •Brick •Wood •Stone
Window/Door Frames and Trim: •Wood •Metal

EXTERIOR OBSERVATIONS

General Comments
The exterior of the home is in very poor condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls
- **Repair:** Caulk at dissimilar materials, example brick to siding to reduce moisture and pest infiltration.
- **Repair:** Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable to prevent further deterioration.
- **Repair:** Damaged brickwork should be repaired to preserve the wall.
- **Repair:** The wood siding should be painted to preserve the building.
- **Repair:** Localized rot was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** Vegetation growing on or near exterior materials should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.

Exterior Eaves
- **Repair:** Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened). Improvement is necessary and this condition should be repaired when exterior painting or maintenance are planned.
- **Repair:** The soffit and fascia should be painted.
- **Monitor:** Water staining was observed on the eave. This suggests that the roof may be leaking in this area. Repair may be needed.
- **Monitor:** Water staining was observed on the eave. This suggests that the roof may suffer from ice damming. This area should be monitored. Insulation and ventilation or other eave protection may be needed to avoid ice dam leaks.
- **Repair:** Tree branches should be trimmed away from the house.

Windows
- **Repair:** The windows require caulking.

Deck
- **Repair:** The deck should be rebuilt or replaced.

Carport
- **Repair:** The bottoms of the support posts for the carport are rotted. They should be repaired to avoid movement in the structure.

Lot Drainage
- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Improve:** Covers should be provided for basement window wells to keep storm water out of the well.
- **Repair:** The front stair case slopes towards the exterior walls allowing water infiltration to the garage. Steps need to be re-set or rebuilt to allow proper water discharge away from the house.

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Landscaping

- **Repair:** The proximity of mature trees on this and neighboring lots could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. It is recommended that a video drain scope is conducted on the main drain line to better understand the condition of the underground drain line.
- **Repair:** Excessive vegetation, dead trees and shrubs need to be cleared from the proximity of the house and lot.

View of water damaged exterior wall materials.

View of damaged support posts serving carport structure.

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View of loose mortar at stone siding.

Window wells need covers.

Split support post at front entrance.

Exposed wood at rear bay window.

Evidence of wood boring insect damage.

Wood siding needs painting.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers
Service Grounding:	•Ground Rod Connection •Water Pipe Connection
Ground Fault Circuit Interrupters:	•Present (insufficient)
Smoke Detectors:	•Present (insufficient)

ELECTRICAL OBSERVATIONS

General Comments

The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

RECOMMENDATIONS / OBSERVATIONS

- **Important Safety Notice:** ***All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action.***

Main Panel

- **Repair:** Fabric jacket electrical connections within the main distribution panel should be trimmed back from the contact points to reduce the risk of the jacket catching fire if a spark occurs at the circuit.

Distribution Wiring

- **Repair:** Abandoned wiring at exterior should be replaced or appropriately terminated.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.

Outlets

- **Repair:** An outlet in the front yard is damaged. It should be replaced.

Outlets

- **Repair:** The installation of ground fault circuit interrupters (GFCI) is recommended at all outlets that are within four feet of a water source. GFCI offers increased protection from shock or electrocution.
- **Repair:** Ungrounded 3-prong outlets should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit 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. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

Smoke Detectors

- **Repair:** The installation of new smoke detectors outside sleeping areas is recommended.

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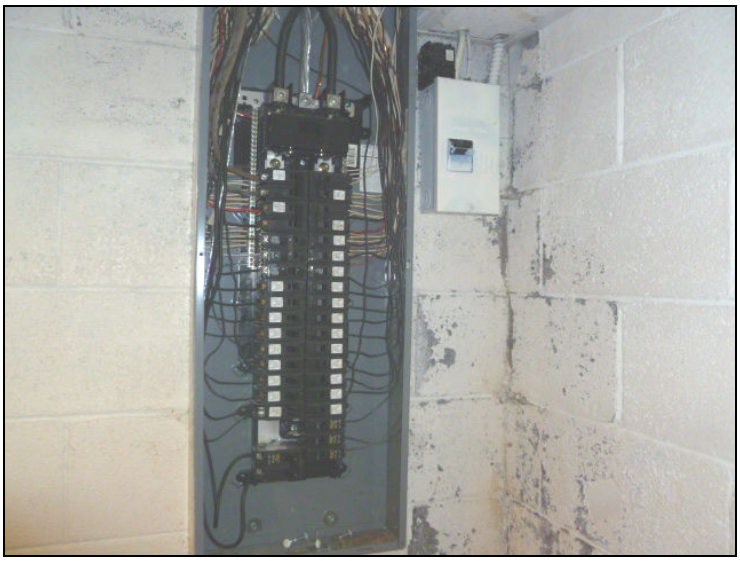
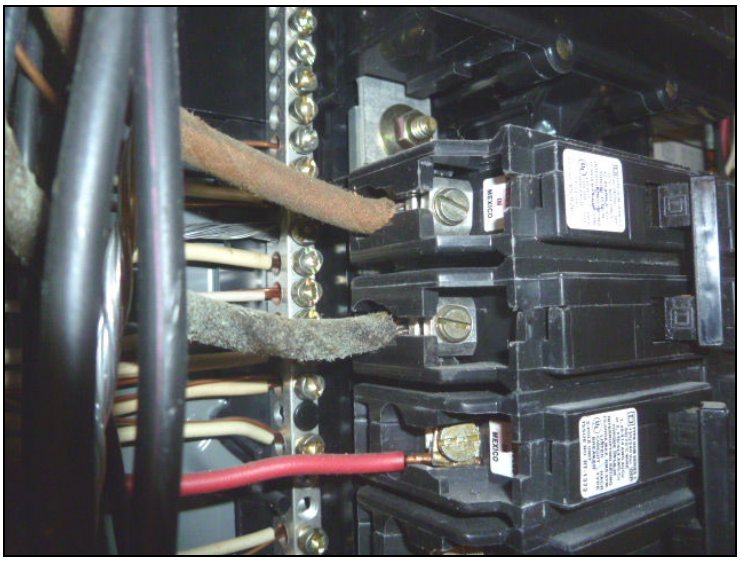


Main panel.



Fabric jackets in main panel need to be trimmed.

Open junction boxes need to be covered.

Damaged and exposed wiring at front yard.

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LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Estimated Age 5 Years
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

General Comments

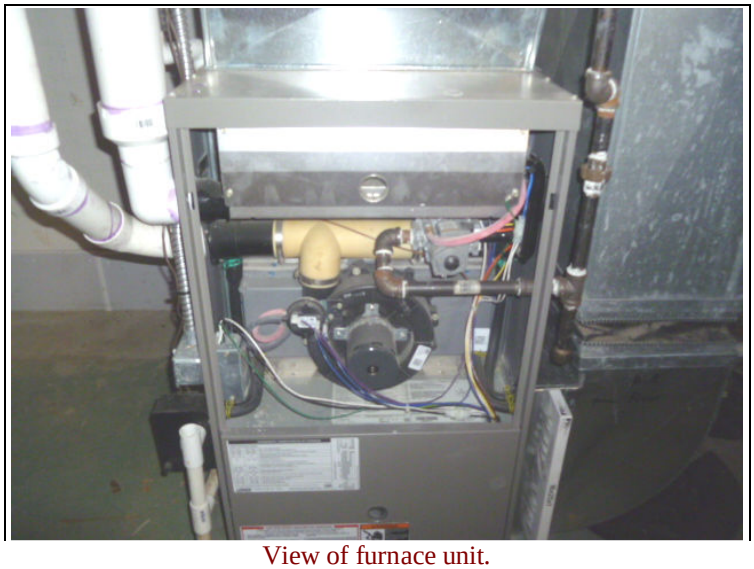
It appears that the heating system has not been well maintained.

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The heating system requires service. Soot buildup at heat exchanger indicates an improper mix of gas and air through the fuel regulator. Recommend having the unit serviced by a professional. Furnace systems have a typical life span of 20 years if properly maintained. Units over 5 years old risk cracked heat exchangers and should be routinely checked by a professional heating technician. A heat exchanger is mostly concealed, requires partial disassembly of furnace components for full viewing and is beyond the scope of a home inspection. Annual maintenance is recommended to assure safe, reliable heat. It is highly recommended that a carbon monoxide detector is installed within the home.
- **Monitor:** High efficiency furnaces have a secondary heat exchanger that can cause water leaks into the system. It is recommended that the furnace cover plate be removed several times a heating season to ensure that water buildup is not occurring inside the unit. If water is accumulating, call a technician immediately. A small water leak can cause significant damage to the unit.
- **Repair:** The humidifier should be replaced. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- **Improve:** The dirty air filter should be replaced.

Supply Air Ductwork

- **Improve:** Duct cleaning is recommended.



View of furnace unit.

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Recommend replacing humidifier.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity •Estimated Age = 12 Years
Central System Type: •Air Cooled Central Air Conditioning

COOLING / HEAT PUMPS OBSERVATIONS

Note – Air conditioning systems have a typical life span of 15 - 20 years if properly maintained.

General Comments

It appears that the system has not been well maintained.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Improve:** The outdoor unit of the air conditioning system requires cleaning.
- **Improve:** Recommend covering the exterior A/C unit during the winter months. Also, turn breaker off at electrical panel to ensure that the unit is not accidentally turned on during the winter months, which can cause significant damage.
- **Repair:** The air conditioning system was not operated at the time of the inspection. Temperature below 60º.

Exterior A/C unit.

LIMITATIONS OF COOLING / HEAT PUMPSINSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation: •Fiberglass •Estimated Coverage = 6”
Roof Ventilation: •Ridge Vents •Gable Vents

INSULATION / VENTILATION OBSERVATIONS

General Comments

Insulation levels are typical for a home of this age and construction. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Repair:** Insulation should be increased and evened out.

Basement

- **Improve:** It would be wise to insulate the “rim joist” cavities around the perimeter of the basement.

View of attic cavity, insulation levels and roof structure.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) 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 not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

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Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Water Heater:	•Gas •Estimated Age 8 Years
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

General Comments

The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.

Fixtures

- **Repair:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.
- **Repair:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced.
- **Repair:** Faucet in ½ bath leaks.

Sump Pump

- **Improve:** Recommend installing a backup pump system to protect against power outages and primary pump failure.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope 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, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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INTERIOR OBSERVATIONS

General Condition of Interior Finishes
On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors
The majority of the doors and windows are good quality.

General Condition of Floors
The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Walls/Ceilings
- **Monitor:** Water staining was noted in various locations.

Windows
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Basement Leakage
- **Monitor:** The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
  In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

Environmental Issues
- **Monitor:** There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the sold used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. ***The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.*** A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **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

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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 install of carbon monoxide detectors within the home.

Active leak into garage from exterior wall.

Efflorescence observed at areas of block.

Water staining in bathroom.

Mold growth in garage.

Water staining on floor from exterior leak.

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LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Masonry Firebox
Vents, Flues, Chimneys: •Masonry Chimney-Un-Lined

FIREPLACES / WOOD STOVESOBSERVATIONS

General Comments
On the whole, the fireplace and it's components are in above average condition.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces
- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Mold Inspection

DESCRIPTION OF MOLD INSPECTION

A visual mold inspection was conducted throughout the home and garage.

MOLD INSPECTION OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** Extensive mold growth was observed in the basement drywall and garage drywall. Mold growth is a reaction to sustained moisture infiltration and the condition should be further evaluated. Mold growth within an enclosed environment can be detrimental to the inhabitant's health. Typically, removal of all contaminated materials and eliminating the moisture infiltration are the steps necessary to correct the situation. Visit www.epa.gov/mold for more information. Recommend removal of contaminated materials and associated abatement procedures.

Mold growth within basement drywall.

LIMITATIONS OF MOLD INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Pest Inspection

DESCRIPTION OF PEST INSPECTION

A visual pest inspection was conducted throughout the home and garage.

PEST INSPECTION OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wood Boring Insects

- **Repair:** Evidence of wood boring insect damage was observed at exterior materials and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged to treat the property. Damaged wood should be repaired or replaced. Recommend having property inspected and treated by a professional extermination company.
- **Monitor:** Conditions that are attractive to wood boring insects should be avoided since they can damage the property. These conditions include overhanging tree limbs, vegetation at exterior materials, wood/soil contact around the perimeter of the home (decking, siding, etc.), damp soils, leaky roofs, and unventilated spaces (roofs, garages, crawl spaces, etc.).

LIMITATIONS OF PEST INSPECTON

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

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Cost Summary

INTRODUCTION

The following cost figures are order of magnitude estimates only. They pertain to some of the observations made in this report. This is not an all-inclusive list of future repair costs, nor does it address general annual maintenance. It is recommended that a budget of roughly one percent of the value of the home be set aside annually to cover unexpected repairs and annual maintenance.

It is further recommended that qualified, reputable contractors be consulted for specific quotations. You may find that contractor estimates vary dramatically from these figures, and from each other. Contractors may also uncover defects not apparent at the time of the inspection, resulting in additional costs. Please proceed cautiously.

Should you have any questions regarding contractor opinions or quotations, please contact our office. Any work performed by the homeowner will dramatically reduce costs.

These approximate costs are not intended to represent or influence, in any way, the value of a property.

APPROXIMATE IMPROVEMENT COSTS

Description of Repair – Roof	Overall Condition	Short Term /Immediate Repair Cost	Time Frame
Clean roof	Fair	$500	Immediate Need
Replace gutters & downspouts	Poor	$2,000	Immediate Need
Rebuild chimneys	Poor	$5,000+	Immediate Need

Description of Repair – Exterior	Overall Condition	Short Term /Immediate Repair Cost	Time Frame
Repair, paint, caulk or replace wood siding	Poor	$8,000 - $15,000	Immediate Need
Brick & stone siding repair	Fair	$3,000+	Immediate Need
Repair support components at garage and front entrance	Poor	$1,000	Immediate Need
Vegetation removal	n/a	$2,000	1st Year
Deck rebuild	Poor	$5,000+	1st Year

Description of Repair – Interior	Overall Condition	Short Term /Immediate Repair Cost	Time Frame
Mold abatement	n/a	$4,000 – costs to remove and replace contaminated materials. Clean duct work, conduct air cleansing procedures.	Immediate Need
Pest extermination	n/a	$1,000	Immediate Need
Window repairs	Good	$1,000 – costs to adjust hardware, screen installation, etc.	Immediate Need
Garage interior finish material repairs	Fair	$1,500+ framing repairs from external leakage	Immediate Need

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Description of Repair Insulation/Ventilation	Overall Condition	Short Term /Immediate Repair Cost	Time Frame
Increase attic insulation	Fair	$1,500	1st Year
Install rim joist insulation	n/a	$1,000	1st Year
Install soffit vents and baffles	n/a	$1,500	1st Year

Description of Repair – Electrical	Overall Condition	Short Term /Immediate Repair Cost	Time Frame
Wiring, outlets and panel repairs	Good	$1,000+	Immediate Need

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Radon Gas Report

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TEST RESULTS ARE ABOVE THE EPA ACTION LEVEL *(more info below)*

To: sample report
Re: sample address

Short-term radon tests are intended to give you an indication of the radon levels during the measurement period in the areas tested. The results of the radon measurements that were performed are as follows:

Radon strength in picocuries per liter (pCi/L): Radon Level = **6.3** Days 3.00

Address of Test Site: Same As Above

Deployment Information:

Start Test	End Test	Location	Device Type	Elect. No.	pCi/L
8/12/10 3:00 PM	8/15/10 3:00 PM	Basement	SST E-Perm	SEN493	6.3
8/12/10 3:00 PM	8/15/10 3:00 PM	Basement	SST E-Perm	SEN511	6.3

Test Results Interpretation

The concentration of radon in the building is measured in picocuries per liter of air (pCi/L). 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 buildings radon concentration, the greater the health risks to the occupants.

If Test Results Are GREATER than 4.0 pCi/L

If the test results are 4.0 pCi/L or greater, the EPA recommends that you mitigate the building. There are simple ways to fix a radon problem that aren't too costly, and even very high concentrations can be reduced to acceptable levels. Contact our office for a list of remediation companies to contact. info@structureandsite.com

Health Risks Associated with Radon Gas

Radon is a radioactive gas byproduct from the natural breakdown of uranium in soil. Radon is estimated to cause thousands of deaths each year, is the second leading cause of lung cancer and the #1 source of radiation exposure to humans. Children and smokers are at greatest risk from radon gas.

Additional Information Sources on Radon

EPA Web Site	www.epa.gov/radon	
Michigan Dept. of Health	517.335.8190	
EPA Phone #	800.SOS.RADON	
Structure & Site	248.645.5522	www.the411site.com

If you have any additional questions, please don't hesitate to contact our office. Thank you!