Alltech Engineering
& Inspection Services, LLC

Proven professionals helping you ...
"find your way home"

7228 Baptist Road, #194

Bethel Park, PA 15102-3902

Phone: 412-835-6000

Toll Free: 888-835-6002

BUILDING INSPECTION REPORT

At the request of Mr. John Public and Mrs. Paula Peoples, a home inspection was performed at 1 Country Road, Venetia, PA, on February 26, 2009 at 4:30 p.m.

The house is a 1-1/2 story contemporary, with a brick and cedar veneer and asphalt shingle roof, over a concrete block foundation. The house has a living room, dining room, game room, lower level den, kitchen, three bedrooms, a loft, three full bathrooms and one powder room.

General Structural Details:

Number of Floors:	3, including basement
Style:	Contemporary Cape Cod
Orientation:	East Front Face
Construction Type:	Brick and cedar siding exterior finish, with block foundation
Approximate Age:	Disclosed as 19 years

SCOPE OF THE HOME INSPECTON REPORT
1 Country Road, Venetia, PA

Present at Inspection:

Thomas Scheidler, Alltech Inspection Services	John Public
Paula Peoples	Your Agent at Best Realty Company

Weather Conditions:

The skies are overcast, with temperatures about 52°. The ground is wet.

Purpose:

The purpose of this assessment was to visually observe the subject property as to obtain information on material systems and components and provide brief descriptions, identify physical deficiencies and convey found information in a Property Condition Assessment Report.

This assessment is designed to meet or exceed the ASHI & NACHI Standards for Home Inspections. The scope of this inspection was limited to identifying the existing conditions of the following readily visible building components:

Exterior Finishes	Interior Living Areas
Roofing System	Kitchen
Porches, Patios, Sidewalks, Driveway	Bathrooms & Powder Rooms
Grading	Attic Areas
Windows & Doors	Gas, Electric, Water & Waste Services
Garages	HVAC (Heating & Cooling)
Interior Basement Structure	Electric Entrance & Panels
Framing & Supports	Plumbing Lines & Fixtures

All components of this inspection are limited to the areas that are visible and accessible to the inspector/engineer on *the day the home inspection is performed*.

This report details inspected items that may need attention as follows:

- Repair items – Items in need of repair or replacement that may adversely affect the home's value.
- Safety & Health Hazards – Items that may adversely affect occupants health and/or safety.
- Other Items – Items that should receive some attention, such as routine maintenance or upgrading. Most items outlined under this heading are for client information only and do not, or should not in most instances, affect the value of the home or the health and/or safety of the occupants.

SCOPE OF THE HOME INSPECTON REPORT
1 Country Road, Venetia, PA

This report may provide recommendations for:

- Remedying major deficiencies/repair items
- Updating aging components
- Undertaking further detailed investigations

It is noted that recommendations are included as a courtesy to our client's and are not necessarily requirements.

This report is professional opinion, based on the visible and accessible features of the home. The evaluation relates to the current physical condition. This inspection is not a design analysis. Observations are limited to those components that were readily visible without moving or removing any item causing visual obstruction, such as furnishings, equipment, vegetation, floor coverings, stored personal items, etc. It should be understood that there are limitations to this inspection. Throughout any inspection, conclusions are often drawn, which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered and none is offered by this inspection. Additionally, there is no guarantee or warranty offered or implied by this inspection. Only the items specifically addressed in this report were examined.

This is not a code inspection. Codes may be cited in the report because they were a resource that aided in the formation of opinions about come conditions. Rarely is a building owner required by a jurisdiction to make changes to an existing building in order to conform to current codes. Conformance to current codes is required, however, when permitted renovations are undertaken and only to those areas affected by the renovation.

We urge all of our clients to carefully read all items in the home inspection report and review the pictures Alltech provides at our client's individualized web site. Please confirm via email your receipt of your inspection report. After reading the report and reviewing the pictures, please call us if you have *any* questions.

_____

Thomas F. Scheidler
ASHI Member #207971, Certified Inspector
NACHI Member #07060101, Full Member/Certified
ASME, ASSE

REPAIR ITEMS

- There is damage to the wood siding, wood trim and fascia on the west side of the house. The damage appears to have been caused by birds, or possibly a wood pecker. A professional contractor will need contacted to make the necessary repairs. It is noted that this house did have a wood boring pest inspection performed and no wood boring insects were present. *Sometimes*, when we see bird damage like this to exterior wood members it is caused by birds pecking for small insects. After the damage is repaired, the areas should be monitored to ensure there is no reason for the birds to continue this behavior. If this should reoccur, it is recommended that the client consult with a treatment company that has knowledge of products that are available to help prevent further damage.

- There is some weathering and damage to the wood soffit and fascia. The soffit and fascia will need cleaned, repaired and sealed in areas.

- The railroad tie retaining wall at the bade of the driveway is in marginal condition, with rotted and deteriorated wood. A professional contractor will need contacted to make the necessary repairs.

- The one 2x10 support header for the wolmanized wood deck is nailed to the house and not through bolted. The second 2x10 support header is nailed to the support posts, and not through bolted. These are structural deficiencies. A professional contractor will need contacted to properly bolt the deck to the house and support posts

- The house is covered with asphalt shingles, approximately 20 years old. There is some lifting in the roof shingles. There are some cracked shingles, which may allow water to penetrate the house roof. There are broken and missing shingles. A professional roofing contractor will need contacted to make the necessary repairs to the house roof. The roof will need monitored and inspected yearly. The normal life expectancy of this style of roof is 20-25 years.

- There is spider cracking and spalling in the mortar cap for the chimney. There are water stains on the brick veneer, which appear to be caused by water running through the mortar cap and seeping out through the brick. A professional mason will need contacted to skim coat the mortar cap with concrete to reseal and make any necessary repairs.

- There are depressions in the grading along the east and south foundation walls. This will allow water to accumulate along the foundation and penetrate the below grade areas of the house. The area along the foundation wall will need regraded, with the soil being built-up approximately 5" and sloped away from the foundation at a rate of 1" per foot.

- The four panel skylights through the house roof have failed seals and are rippling along the interior seams. A professional contractor will need contacted to make the necessary repairs.

- The dishwasher in the kitchen is not operational. A professional service person will need contacted to make the necessary repairs or the unit will need replaced.

REPAIR ITEMS (cont.)

- There is damaged ceramic tile in the basement bathroom. A professional contractor will need contacted to make the necessary repairs.

- The commode in the Jack and Jill bathroom is loose at the floor and may begin leaking at the base.. A professional plumber will need contacted to make the necessary repairs. The presence or absence of damage to the floor around the commode cannot be determined. The commode should not be used until repairs are completed.

- There is no water to the sink in the south side of the Jack and Jill bathroom. The water has been turned off and the faucet is not operational. The cold water valve for the faucet is stripped and no longer operational. A professional plumber will need contacted to make the necessary repairs.

- The commode in the master bathroom is loose at the floor and may begin leaking at the base.. A professional plumber will need contacted to make the necessary repairs. The presence or absence of damage to the floor around the commode cannot be determined. The commode should not be used until repairs are completed.

- The seal for the skylight in the tub area of the Jack and Jill bathroom has failed. A professional contractor will need contacted to make the necessary repairs.

- The adjusting knob and the local switch for the whirlpool tub in the master bathroom are not operational. A professional contractor will need contacted to make the necessary repairs.

SAFETY HAZARDS

- The handrail is missing from the lower section of the deck. This is a safety hazard and a handrail will need installed.

- There is no handrail on the wood steps on the north side of the driveway to the grade. This is a safety hazard and a handrail will need installed.

- There are extension cords in the laundry room that are used as permanent wiring. This is a safety hazard and an NEC code violation. A registered electrician will need contacted to properly wire the circuits.

- There are extension cords in the house that are used as permanent wiring for the ceiling fans. This is a safety hazard and an NEC code violation. A registered electrician will need contacted to properly wire the circuits.

- There is no extension installed on the relief valve for the hot water heater. This is a safety hazard and an extension will need to be installed.

- The flue pipe for the water heater rubs against the drywall. This is a fire hazard and the flue pipe will need moved or the drywall will need trimmed away from the flue pipe.

OTHER ITEMS

-Other items are items found in the home in need of maintenance or minor repair. There maybe other items in the home in need of maintenance, which are mentioned throughout the report, but not covered in this section. There may be items mentioned as recommended but not required. These are inspected items found to be in satisfactory condition and installed using acceptable construction methods at the time the house was built. Because of newer techniques in construction, recommendations may be suggested, however no recommended upgrade should be considered a requirement. Please read your home inspection report carefully.

- There are areas where the siding abuts the edges that are open. This can allow moisture to penetrate behind the siding and may cause buckling or damage. These areas will need to be cleaned and sealed with a flexible all-weather caulking.

- The exterior vent pipes are not painted. We recommend that exterior ABS, PVC and metal vent pipes be painted to prevent deterioration from the elements.

- There is wood soffit and fascia on the face of the house. The paint is cracking and peeling in areas. There are some areas of exposed wood. This can cause decay and deterioration in the trim. The soffit and fascia will need to be cleaned, sealed repaired and repainted.

- The plungers for the sinks in the Jack and Jill bathroom are not operational and will need repaired.

APPLIANCES & EQUIPMENT

No guarantees or warrantees are stated or implied regarding the future operating condition of any appliance or equipment. The stated condition of appliances and equipment is at the time of the inspection only.

Water Service- 3/4" copper incoming water line, with an entrance on the east side of the house and a remote reader at the . The visible sections of the incoming water line is visible only at the interior shut-off valve (pictured). In this area there is no evidence of leaks. The interior branch piping is 1/2"" copper, in good condition, where visible. There is no evidence of water leaks in the branch piping or the house fixtures.

Waste Service- The house waste lines are not visible for inspection. There is no evidence of any leaks in the waste lines. There were no noticeable sewer gas odors in the house at the time of the inspection.

Gas Service- Gas service enters through the south side of the house, with an exterior meter and a shut-off valve. The gas lines were tested for leaks using the Tif 8800A meter and no gas leaks were detected.

Water Heater- Mor Flo gas fired water heater, model #GVE90-433S, serial #9019115895, with an input capacity of 33,000 BTU/hr, manufactured in 1990, with a 40 gallon capacity. The water heater has a shut-off valve on the cold water line. There is a relief valve, however, there is no extension on the relief valve. This is a safety hazard and an extension will need to be installed. The water heater is operational at the time of the inspection. The normal life expectancy of a water heater is 10-12 years. Units over 12 years should be monitored. The flue pipe for the water heater rubs against the drywall. This is a safety hazard and the pipe will need properly installed. It is believed that this is the original water heater.

Electric Service- Electrical service entrance is a 200 amp inconduit service on the north side of the house. The incoming service entrance is not visible for inspection. The seals for the meter are intact.

Breaker Box- Siemans breaker box on the east wall of the basement. The box contains the 200 amp main disconnect, 2 - 50 amp double pole breakers; 2 - 30 amp double pole breakers; 7 - 20 amp single pole breakers; 15 - 15 amp single pole breakers; and 1 - 20 amp GFCI protected breaker. The one 50 amp double pole breaker is aluminum wired and copper/aluminum rated. The wiring is properly sized and firmly secured. The remaining wiring in the box is copper, firmly secured and properly sized for its respective breaker. The box is clean, dry and firmly secured to the wall. The box was inspected and signed off by Middle Department Inspection Agency on 10/19/90.

APPLIANCES & EQUIPMENT (cont.)

Furnace- Trane gas furnace, model #TUX080R942W1, serial #35047DC7G, with a bonnet capacity of 80,000 BTU/hr. The furnace has an electronic ignition. There is a local disconnect for the furnace. The filters are clean. The blower compartment is clean. The furnace was turned on at the thermostat. The TRAC carbon monoxide meter was used to check for carbon monoxide and none was detected. The Tif 8800A meter was used to check for natural gas leaks and no gas leaks were detected. The furnace is operational at the time of the inspection. The furnace is vented through a 2" PVC schedule 40 pipe through the house wall. The furnace was installed 12/03.

Air Conditioner- Ruud condenser, model #UAFD036JAS, serial #4655M35892806. There was an "A" coil installed at the furnace, with no model or serial numbers. The area around the condenser was free of obstructions. There was a local disconnect at the unit. The "A" coil was properly installed. The outside temperature was below 60° at the time of the inspection. Operating an air conditioning unit below 60° will damage the unit. The client will need to verify the operating condition of the air conditioning with the current owner.

Garage Door Opener- Allister overhead garage door opener, with no visible model or serial numbers. The garage door opener is operational at the time of the inspection. The safety reversing feature for the garage door opener was tested and found to be operational.

Dishwasher- Kenmore built-in dishwasher, with no visible model or serial numbers. The dishwasher was very noisy and rattled. The dishwasher began making a grinding noise then stopped. The dishwasher is not operational. A professional service person will need contacted to make the necessary repairs or replacement for the unit.

Garbage Disposal- Kenmore garbage disposal, operated from a wall switch. The unit was tested and found to be operational. The garbage disposal operated smoothly. No guarantee or warrantee is made or implied regarding the future operating condition of any appliance.

Recirculating Fan- General Electric multiple speed recirculating fan, with a light fixture. The fan operated quietly and smoothly. The light was operational. No guarantee or warrantee is stated or implied regarding the future operating condition of any appliance.

EXTERIOR

The house is a contemporary style house, with a brick veneer and cedar siding finish and an asphalt shingle roof, over a concrete block foundation. The front of the house faces east. This is the basis for all directional reference.

There is a brick veneer on the face of the house over the foundation and around the garage door.. The bricks are intact, with no visible popped or missing brick faces. The mortar joints are intact and sound to the probe. There is cedar siding on the face of the house. The siding is in good to fair condition. There is a loose piece of siding at the east side of the house. There are areas of damage to the cedar siding where birds have pecked the wood. A professional contractor will need contacted to make the necessary repairs. The areas where the siding abuts the edges at the trim and brick are. This can allow water to penetrate behind the siding and cause buckling. These areas should be cleaned and sealed with a flexible all-weather caulking. The concrete block foundation walls are not visible on the exterior. The foundation will be inspected from the interior of the house.

There is a poured concrete slab porch entrance on the east side of the house. The concrete decking is in good condition, with no cracking or spalling noted. There are no tripping hazards noted. The area where the concrete abuts the house wall is sealed and in good condition.

There is a wolmanized wood deck at the west entrance to the house. The wood deck is even, with no tripping hazards noted. The deck is supported by 2x10 joists on 16" centers. The support posts are four each 6x6's. The depth into the ground of the support posts cannot be determined. There is a 2x10 header for the deck, nailed to the house and a 2x10 header for the deck nailed to the support posts. This is a structural deficiency. A professional contractor will need contacted to bolt the headers to the house and supports. There are wolmanized wood steps from the deck to the grade. The risers for the steps are even and firm. There is a wolmanized wood handrail firmly secured around the perimeter of the upper deck and on the steps. There is no handrail at the lower deck, with an over 14" drop to the grade in areas. This is a safety hazard and a handrail will need installed.

There is a poured concrete sidewalk on the east side of the house. The concrete is in good condition, with no cracking or spalling noted. There were no tripping hazards noted.

There is a wood tie retaining wall at the base of the driveway.. There is deterioration in the wood members of the retaining wall, with rotted wood in the wall. A professional contractor will need contacted to make the necessary repairs to the retaining wall.



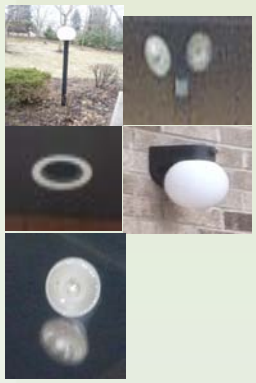






There are wood steps at the north side of the house from the driveway to the grade. The risers for the steps are even, There is no handrail installed at the steps. This is a safety hazard and a handrail will need to be installed.

There are hose bibs on the exterior east and west sides of the house. The hose bibs have valve stem operators. There is good water pressure from the hose bibs.



There is an asphalt driveway for the house. The asphalt is in fair condition, with some cracking and spalling. The driveway will need sealed with an asphalt sealant. Asphalt driveways should be sealed every two years to prevent deterioration. There were no tripping hazards at the time of the inspection.

The grading on the east side of the house is sloping toward the foundation wall of the house. There are areas of depression noted along the foundation. This will allow water runoff to pool along the foundation, in the depressions, and penetrate the below grade areas of the house. The area along the foundation wall will need regraded, with the soil being built-up approximately 5" and sloped away from the foundation at a rate of 1" per foot. This grading will need monitored. If problems persist, a professional water proofing landscape contractor will need contacted.

The grading on the north and south sides of the house is sloping along the foundation wall. There are areas of depression noted along the foundation walls. This will allow water runoff to pool along the foundation, in the depressions, and penetrate the below grade areas of the house. The areas along the foundation walls will need regraded, with the soil being built-up approximately 5" and sloped away from the foundation at a rate of 1" per foot.

The grading on the west side of the property is sloping away from the house foundation. There were no problems noted with the west grading. There were no areas of depression.

- Overall, professional contractor/s will need contacted to make the necessary repairs for the west wood deck, the deteriorated retaining wall, and for the wood siding on the house. A handrail will need installed at the north steps. There is regrading needed along the east side of the house. There may be other minor repair and/or maintenance items, as outlined above.

ROOF

The roof of the house is a multi-gabled roof, covered with asphalt composition shingles, approximately 20 years old. The granule coverage on the roof shingles is fair . There is cracking noted in the surface, with some areas of exposed roofing felts. There are some areas of missing and broken singles. There are repairs needed for the house roof. A professional roofing contractor will need contacted to make the necessary repairs. The roof will need monitored

There are aluminum gutters and downspouts for the house. The gutters are firmly secured to the house and have a proper pitch to the downspouts. The gutters are clean. The downspouts are firmly secured to the house and to the gutters. The downspouts drain into ground lines. The condition and termination point of the ground lines is unknown.

There is one 2” vent pipe and three 1-1/2” vent pipes through the roof of the house. The vent pipes have good height above the roof and are venting away from the house windows and doors. There are neoprene seals for the vent pipes, which are intact. The vent pipes are not painted. We recommend that exterior PVC, ABS and metal vent pipes be painted to prevent deterioration from the elements.

There is wood soffit and fascia on the house. The wood is firmly secured and in fair condition. There is some damage and weathering in the wood. Part of this damage also appears to have been caused by birds. A professional contractor will need contacted to make the necessary repairs and seal the wood.

There is a brick chimney on the south side of the house. The bricks are in fair condition, with heavy efflorescence on the mortar joints and the brick work. This is caused by the broken mortar cap. The concrete for the mortar cap is cracked and spalling, which is allowing water to rundown the interior of the chimney then seep out through the porous brick. This will eventually cause serious damage to the chimney. The condition of the interior of the chimney is unknown. A professional contractor will need contacted to make the necessary repairs for the chimney.

There is aluminum flashing, with mastic seals. The flashing is flush with the roof and the chimney. The mastic seals are intact.

There is one skylight through the west roof of the house and four skylights through the east roof of the house. The east skylight are well fit to the house roof. The seals at the roof line are intact. The seal for the west skylight has failed. A professional contractor will need contacted to make the necessary repairs..

- Overall, a professional roofing contractor will need contacted to make the necessary repairs for the house roof and the skylights. A professional chimney sweep will need contacted to make the necessary repairs for the chimney. The damaged trim and fascia will need properly repaired and sealed. There may be other minor repair and/or maintenance items, as outlined above.

There are roof vents, gable vents and a ridge vent for venting the attic areas. The vents are properly installed. The vents are clean and free of obstructions.

There is a 4" galvanized vent stack through the roof of the house. The stack is firmly secured. There is a rain collar on the stack, which is secure and intact. The seals are intact. The stack has a rain cap and spark arrestor, which are firmly secured.

- Overall, a professional roofing contractor will need contacted to repair the house roof. A professional mason will need contacted to make the necessary repairs for the chimney. A professional contractor will need contacted to make the necessary repairs for the skylight. A professional contractor will need to be contacted to repair and seal the wood soffit and fascia.

WINDOWS AND DOORS

The house has double pane, vinyl framed, casement windows. The frames are in good condition. The seals for the double pane windows are intact. The windows operated and latched properly.

There are metal doors at the east and west entrances for the house. The doors are in good condition. There is caulking and weather seal around the doors, which is intact. The doors have locks, dead-bolts, entry-sets, three internal hinges and glass insets. The doors operate and lock properly. The interior hinges are firmly secured and properly sized. The glass insets are intact. There is a doorbell at the east entrance, which is operational.

There are sliding glass doors at the west entrance to the house. The doors are double pane glass, which are intact. The seals are intact. The frames for the doors are vinyl clad, and are in good condition. The threshold for the doors is level. There is caulking and weather seal around the doors, which is intact. The doors operate and latch properly.

- Overall, the exterior doors and the windows are in good condition.

GARAGE

There is a double car, integral garage, with a automatically operated, overhead aluminum garage door. The walls of the garage are drywall. The drywall is dry, with no evidence of water penetration. The ceiling in the garage is drywall, in good condition. The floor is poured concrete, in good condition.

The garage door is automatically operated by a Allister garage door opener. The garage door opener is properly installed. All of the springs, rollers, tracks, hinges, mounts and locks are in place and operational. There are no safety cables installed through the springs of the garage door, and no safety cables are required for this style of door. The garage door opener was tested and found to be operational. The pressure reversing feature is operational. There is a wood lintel for the garage, which is well sealed. The garage door and frame are in good condition.

The safety features for the garage door should be routinely tested. The door should reverse immediately when contact is made with an object in its path. Federal recommended procedures to test the reversing feature is to place a 1" piece of wood beneath the door while it is closing. The door should reverse immediately upon contact with the wood. Some consumer advocacy groups recommend that a roll of paper towels be used instead of the wood. The towels should not compress and the door should reverse immediately upon contact. Federal standards mandate that door openers be properly operational to prevent serious injuries, most especially to children and pets.

There are incandescent lights in the garage. The lights are operated by a wall switch and are in operational condition. There are grounded electrical receptacles in the garage. The receptacles were tested and found to be properly wired.

There is a floor drain and a hose bib in the garage. The floor drain is properly covered and is free flowing. There was no visible blockage in the floor drain. The hose bib has a valve stem operator. The hose bib was not operated and was turned off at the time of the inspection.

There is a wood mandoor from the garage to the basement. The door is in good condition. The entry-set is operational. The hinges are secure and internal to the basement.

- Overall, the visible and accessible areas of the garage are in good condition.

LOWER LEVEL

The walls of the basement are drywall, with a drywall ceiling. There is evidence of water penetration along the southeast corner of the lower level. The foundation walls are not visible behind the drywall. The condition of the walls in this area is unknown. A professional water proofing contractor will need contacted to remediate the water penetration problems in the below grade areas of the house. The condition of the foundation walls and mortar joints cannot be determined. The floor is a poured concrete floor, covered with ceramic tile and carpet. Both the carpet and tile are firmly secured, and in good condition. There were no tripping hazards noted. The concrete floor is not visible for inspection. The ceiling is firmly secured and in good condition..

The block foundation walls and structural supports are visible in a very limited area in the utility room. The visible concrete block walls are intact. The visible mortar joints are sound to the probe. There is no cracking or bowing in the foundation walls. The floor is poured concrete, in good condition, with some minor surface cracking, typical for this type of poured concrete construction. The ceiling is an open joist ceiling.

The main visible support is a 5x8 steel "I" beam, supported by a the concrete block walls. The beam, support post and beam seats are all in good condition. The floor joists are 2x10 wood construction on 16" centers. The visible floor joists are in good condition. The band and sill plate for the house are 2x10 wood construction, in good condition, where visible. The subflooring is particle board. The visible subflooring is in good condition.

The lighting in the basement and game room areas is a combination of incandescent and recessed lighting, operated by wall switches. The lights were tested and found to be operational. The receptacles in the basement are grounded receptacles. The receptacles were tested and found to be properly wired. There are extension cords in the utility room that are used as permanent wiring. This is a safety hazard and an NEC code violation. A registered electrician will need contacted to properly wire the circuits.

There are double pane, vinyl framed, casement windows in the game room. The frames are in good condition. The seals for the double pane windows are intact. The windows operated and latched properly.

There is a built-in bar in the game room. The counter is Formica, in good condition. There is porcelain sink, with a two handled faucet. There is good water flow from the faucet and good drainage from the sink. The plumbing beneath the sink is PVC pipe, with a "P" trap. There is no evidence of water leaks from the drain lines. There is a shut-off valve for the cold water line, which is operational.

There are wood cabinets at the kitchenette/wet bar. The cabinets are firmly mounted to the walls and secured to the floor. The doors and drawers operate properly. The hardware was intact. The cabinets are in good condition, with exception. There is one loose cover for the drawer, which will need secured.

- Overall, a professional contractor will need contacted to remediate the water/moisture in the basement area. A registered electrician will need contacted to install permanent wiring in the laundry area. The one drawer front at the kitchenette/wet bar will need secured.

LAUNDRY ROOM

There is a single bowl wall mounted utility tub. The utility tub is secure. There is a two handled faucet for the tub, which is operational. There is no evidence of leaks at the faucet. There is good water flow from the faucet and good drainage from the tub. The plumbing beneath the tub is ABS pipe, with a "P" trap. There is no evidence of water leaks from the drain lines.

There are hose bibs for a washer connection. The bibs are operational. The washer drains into a stand-pipe. When the washer hose is inserted into the stand pipe, care should be taken that the hose is not crimped. There is a gas line for a gas dryer. The gas line was tested for leaks using the Tif 8800A meter and no gas leaks were detected. There is a 200V receptacle for an electric dryer. The receptacle is firmly secured and has power. There is an exterior vent for the dryer.

- Overall, the laundry area is in good condition.

INTERIOR DOORS & CLOSETS

The interior closet walls are drywall, with drywall ceilings. The walls and ceilings are in good condition. The floors are covered with wall-to-wall carpet, which is firmly secured and in good condition. The floors beneath the carpet are not visible for inspection.

The interior doors are wood hinged doors. The doors have entry sets, which are operational. The hinges are secure. The doors operate and latch properly and are in good condition. The closet doors are wood bi-fold doors. All of the rollers, and guides are installed. The sliding doors operate properly.

- Overall, the interior doors and closets are in good condition.

INTERIOR LIGHTING & ELECTRIC

The light fixtures for the house are combination of recessed,, florescent, and incandescent lights, with incandescent and florescent lighting in the kitchen and bathroom. The lights are operated from wall switches. All of the inside lights were tested and were operational. There is a light in the master bathroom shower area. The light is properly protected and operational.

The house receptacles are grounded receptacles. The receptacles were tested and found to be wired properly. There are GFCI protected receptacles in the kitchen and bathrooms. The GFCI receptacles were tested and found to be properly wired.

There are ceiling fans in the bedrooms and living room. The fans are multiple speed fans with reversing feature and light fixtures. The fans operate by pull cords and wall switches. The fans are operational. The lights are operational. There are extension cords for the fan/s used as permanent wiring. This is a fire and safety hazard and a registered electrician will need contacted to make the necessary repairs.

- Overall, the interior lighting and electric are operational, with exception. A registered electrician will need contacted to replace the extension cord/s with permanent wiring.

INTERIOR

The interior house walls are drywall, with drywall ceilings. The walls and ceilings are in good condition. The floors are covered with wall-to-wall carpet, which is firmly secured and in good condition. There is ceramic tile flooring in the entryway and hallway. The ceramic tiles are firmly secured and in good condition. The grout for the tile is intact. The condition of the floors beneath the carpet and tile is unknown. There are wood baseboards firmly secured throughout the house. The four panel skylights in the loft have failed seals and rippling in the seams. A professional roofing contractor will need contacted to make the necessary repairs.

There were smoke detectors in the house at the time of the inspection. The smoke detectors were tested and found to be operational. The smoke detectors should be tested monthly and the batteries changed twice a year. Experts recommend making a habit of changing the batteries in smoke detectors in the spring and fall when the clocks are reset.

There is a fireplace in the living room. The flue visually appears to be clean and clear. The fireplace was clean. The mortar joints for the firebrick are intact. The area where the fireplace abuts the house walls was sealed. The damper was operational. The fireplace was in good condition.

There is a stairway from the basement to the first floor. The stairway walls and ceiling are drywall, in good condition. The steps are wood construction. The risers for the steps are even and firm. The stringers are secure. There is a handrail firmly secured on the steps.

There is a stairway from the first to the second floor. The stairway walls and ceiling are drywall, in good condition. The steps are wood construction. The risers for the steps are even and firm. The stringers are secure. There is a handrail firmly secured on the steps. .

- Overall, the interior is in good condition.

KITCHEN

The walls of the kitchen are drywall, with a drywall ceiling. The walls and ceiling are in good condition. The floor is covered with ceramic tile flooring, which is firmly secured and intact. The grout for the tile is intact. The floor beneath the ceramic tile flooring is not visible for inspection.

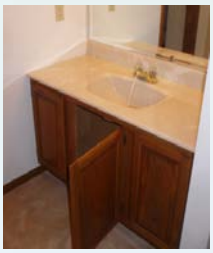
The kitchen cabinets are a wood veneer. The cabinets are firmly mounted to the walls and secured to the floor. The doors and drawers operate properly. The hardware was intact. The cabinets are in good condition.

There is a formed Formica counter, with a back splash. The counter was in good condition. The sink is a double bowl, stainless steel sink, with a two valve faucet and rinse hose. There was good water flow from the faucet and rinse hose. There was good drainage for the sink. The caulking around the sink was intact. The plumbing beneath the sink was ABS piping, with a "P" trap, in good condition, with no evidence of leakage. There are shut-off valves for the water to the faucet, which are operational.

- Overall, the kitchen is in good condition. As outlined under repair items, the dishwasher is not operational.

JACK AND JILL BATHROOM

The walls of the bathroom are drywall, with a drywall ceiling. The walls and ceiling are in good condition. The floor is covered with ceramic tile flooring, which is firmly secured and intact. The grout for the tile is intact. The floor beneath the ceramic tile flooring is not visible for inspection. The skylight in this bathroom has a failed seal, as outlined. A professional contractor will need contacted to make the necessary repairs.



There is a floor mounted porcelain commode, with a water closet. The commode is loose at the floor and may begin leaking around the wax ring at the floor. A professional plumber will need contacted to make the necessary repairs. There is a shut-off valve for the commode, which is operational.

There is a, molded composition sink with two knob faucet for the north side of the Jack and Jill bathroom. The sink is firmly secured to the vanitory and in good condition. The sink has a two handled faucet. There is good water flow from the faucet and good drainage from the sink. The plunger is not operational. The plumbing beneath the sink is ABS pipe, with a “P” trap. There is no evidence of leaks from the drain lines. There are shut-off valves for the water lines, which are operational.

The second sink at the south side of the bathroom is also a molded sink with a two handled faucet. The piping is also ABS with a "P" trap. The water to this sink has been turned off and the faucet is not operational. The cold water valve spins and appears to have been stripped. The faucet will need replaced or repaired. Additionally, the plunger is not operational and will need repaired.

There is a molded fiberglass tub with a molded fiberglass tub surround. The tub is in good condition. The surround is secure to the walls and in good condition. The caulking is intact. There is a single valve operator for the faucet, a diverter valve, shower head and plunger. There is good water flow from the faucet and shower head. The diverter valve is operational. The plunger is operational. There is good drainage from the tub. There is no access panel for the bathtub plumbing fixtures.

There is a fan in the bathroom for ventilation. The fan is operated by a wall switch and operated quietly and smoothly at the time of the inspection. The fan is venting into the ceiling area. This can cause a build-up of moisture in the attic/ceiling joists. It is recommended that the fan be vented to the exterior.

- ❖ Overall, a professional plumber will need contacted to make the necessary repairs for the commode and the plumbing at the sink. The plunger at the sink will need repaired. The exhaust fan will need vented to the exterior of the house.

MASTER BATHROOM

The bathroom walls are drywall, with a drywall ceiling. The walls and ceiling are in good condition. The floor is covered with ceramic tile flooring, which is firmly secured and intact. The grout for the tile is intact. The floor beneath the ceramic tile flooring is not visible for inspection.

There is a floor mounted porcelain commode, with a water closet. The commode is loose at the floor and may begin leaking around the wax ring at the floor. A professional plumber will need contacted to make the necessary repairs. There is a shut-off valve for the commode, which is operational.

There is a wood vanitory, with a single bowl, molded composition sink. The sink is firmly secured to the vanitory and in good condition. The sink has a two handled faucet. There is good water flow from the faucet and good drainage from the sink. The plunger is operational. The plumbing beneath the sink is ABS and chrome pipe, with a "P" trap. There is no evidence of leaks from the drain lines. There are shut-off valves for the water lines, which are operational. The doors and drawers are operational. The vanitory is in good condition.

There is a whirlpool bath in the master bathroom suite. The local switch at the whirlpool is not operational. The adjusting knob for the jets does not operate. A professional service person will need contacted to make the necessary repairs. There is no access panel for repair the whirlpool.

There is a molded fiberglass shower stall, with a valve operator and shower head. The fiberglass surround is firmly secured and in good condition. There is good water flow from the shower head and good drainage at the floor drain. The area around the floor drain should be inspected regularly to ensure the seal is intact. The drain can be caulked with silicone caulking beneath the cover, as needed.

There is a fan in the bathroom for ventilation. The fan is operated by a wall switch and operated quietly and smoothly at the time of the inspection. The fan is venting into the attic area. This can cause a build-up of moisture in the attic. It is recommended that the fan be vented to the exterior.

- Overall, a professional plumber and/or contractor will need contacted to make the necessary repairs for the commode and whirlpool tub. The fan should be vented to the exterior.

POWDER ROOM

The powder room walls and ceiling are drywall, in good condition. The floor is covered with ceramic tile flooring, which is firmly secured and intact. The grout for the tile is intact. The floor beneath the ceramic tile flooring is not visible for inspection.

There is a floor mounted porcelain commode, with a water closet. The commode was firmly mounted to the floor. The water closet was secured to the commode. The flush valve was operational. There was good water flow and good drainage for the commode. There was a shut-off valve for the commode, which is operational.

There is a single bowl, porcelain pedestal sink with a single knob faucet. The sink is firmly secured to the floor and in good condition. There is good water flow from the faucet, with no evidence of leakage. There is good drainage from the sink. The plumbing beneath the sink is PVC pipe, with a "P" trap. There is no evidence of leakage from the drain lines. There are shut-off valves for the sink, which are operational.

There is a fan in the powder room for ventilation. The fan is operated by a wall switch and operated quietly and smoothly at the time of the inspection.

- Overall, the powder room is in good condition.

BASEMENT BATHROOM

The walls of the BATHROOM are drywall, with a drywall ceiling. The walls and ceiling are in good condition. The floor is covered with ceramic tile flooring, which is firmly secured. There is one damaged tile in the powder room, which will need replaced. The grout for the tile is intact. The floor beneath the ceramic tile flooring is not visible for inspection.

There is a floor mounted porcelain commode, with a water closet. The commode was firmly mounted to the floor. The water closet was secured to the commode. The flush valve was operational. There was good water flow and good drainage for the commode. There was a shut-off valve for the commode, which is operational.

There is a wood vanitory, with a single bowl, molded composition sink. The sink is firmly secured to the vanitory and in good condition. The sink has a single knob faucet. There is good water flow from the faucet and good drainage from the sink. The plunger is operational. The plumbing beneath the sink is PVC pipe, with a “P" trap. There is no evidence of leaks from the drain lines. There are shut-off valves for the water lines, which are operational. The doors and drawers are operational. The vanitory is in good condition.

There is a molded fiberglass shower stall, with a valve operator and shower head. The fiberglass surround is firmly secured and in good condition. There is good water flow from the shower head and good drainage at the floor drain. The area around the floor drain should be inspected regularly to ensure the seal is intact. The drain can be caulked with silicone caulking beneath the cover, as needed.

There is a fan in the bathroom for ventilation. The fan is operated by a wall switch and operated quietly and smoothly at the time of the inspection.

- Overall, the bathroom is in good condition, with exception. The damaged floor tile will need replaced.

The inspection and report excludes and does not intend to cover any and all components, items and conditions which by the nature of their location are concealed or otherwise inaccessible.

This report does not cover recreational equipment or leisure appliances. Also excluded are all cosmetic conditions, such as wallpapering and painting.

The inspection and report are based on the inspectors best professional opinion. This company assumes no responsibility for the cost of repairing or replacing any reported or unreported defects or conditions.

The inspection and report is not intended to reflect the value of the premises, nor to make any representation as to the advisability or inadvisability of purchase.

The inspection and report are based upon observation of the conditions that existed at the time of the inspection only.

Alltech Engineering & Inspection Services, LLC, - Glossary Of Terms

AIR CHAMBER: Chamber or capped pipe filled with air to prevent water hammer.

AMPERE: The unit of electrical current by which the volume of electricity is measured.

ASBESTOS: A generic term given to a group of naturally occurring mineral fibers. Asbestos exists as part of the earth's crust. Many different mineral types of asbestos exist as part of the earth's crust and depend upon the rock types that form the asbestos. The most common types of asbestos are: Serpentines; chrysotile (white asbestos); and Amphiboles: amosite (brown asbestos), crocidolite (blue asbestos), antinolite, anthophylite and tremolite. Asbestos is extracted from open pit mines and was used extensively in residential buildings between 1900 and the mid 1980's.

ASPHALT: A residue from evaporated petroleum. It is insoluble in water but soluble in gasoline and melts when heated. Used widely in buildings for waterproofing roof coverings and as paving material.

BACKFILL: The earth replaced in the excavated areas around the foundation wall after the foundation is in place.

BITUMEN: A generic term used for either asphalt or coal tar pitch.

CIRCUIT: A branch of the main electrical system which brings electricity to appliances or to a room in the house via switches and outlets.

CIRCUIT BREAKER: A switch that senses current overload on a circuit and automatically shuts it off to prevent overheating or overcurrent.

CLASS A/CLASS C SHINGLE: A rating by the Underwriters Laboratories given to roofing material indicating its ability to withstand exposure to fire originating from outside the house or building.

CLEANOUT: A capped opening to drainlines and some traps to facilitate removal of a blockage with a plumber's snake or auger. A covered opening to clean out ash and creosote residue from chimneys and fireplaces.

CORNICE: The trim at the eave line, usually consisting of a fascia board, a soffit for a closed cornice, and appropriate moldings.

CRAWL SPACE: A shallow, unfinished space beneath the living space of a house used for visual inspection and access to pipes and ducts.

CRICKET/SADDLE: A small false roof that is constructed in order to throw off water from behind an obstacle, such as a chimney.

CROSS CONNECTION: Any situation which allows contact between potable water and sewage or water which is not safe to drink.

Alltech Engineering & Inspection Services, LLC, - Glossary Of Terms

DELAMINATION: The separation of the layers of plywood sheathing due to exposure to moisture.

DOWNSPOUT, OR LEADER/ELBOW: Piping which carries rain water from the roof or gutter. An extension on the end of a downspout used to direct water runoff away from the house foundation.

DRIP EDGE: A piece of metal placed over the roof sheathing at the perimeter to deflect water away from the sheathing and fascia board.

EAVE: The lower part of a roof where it meets or projects over a wall.

EFFLORESCENCE: Whitish, powdery salt stains that are left on masonry surfaces and plumbing pipes after moisture evaporates.

ELECTRICITY: The result of electrons flowing through a conductor.

FASCIA: A flat board, band or face located at the outer edge of the cornice, parallel to with the exterior house face, and secured to the house face.

FLASHING: Sheet metal or other material used in roof construction to prevent water seepage between joints, around plumbing vents, at the base of chimneys, at valleys or where stepped roofs abut the exterior house walls.

FOUNDATION: Lower supporting walls, columns or slabs on which the structure is built.

FOUNDATION VENT: An opening which permits the passage of air.

FUSE: A device located at the main service panel or subpanel, which protects each circuit from a current overload. Screw-in fuses are used in panel boxes and subpanels to protect 120 volt circuits up to 30 amps. Cartridge type fuses, held in clips, are used to protect 240 volt circuits drawing 20 or more amps.

GALVANIZED PIPE: Steel pipe covered with zinc to resist corrosion.

GRADE LINE: The height which the top of the soil reaches all along the perimeter of the house.

GROUND: A conductor that leads directly, or through other conductors, to the earth.

GROUND-FAULT CIRCUIT INTERRUPTER (GFCI): A device which automatically opens the circuit when it senses a current leak to ground. Designed to prevent personal injury when electrical equipment is operated, it is particularly helpful in a damp or wet environment.

GUTTER: A channel at the roof edge for collecting rain water. Gutters are sloped towards downspouts and secured to the house with gutter clips or screws.

HYDROSTATIC PRESSURE: The pressure exerted by an accumulation of water under a basement floor or at below grade foundation areas of the house from the exterior.

INSULATOR: Any material which inhibits the flow of electricity.

LEADER: See downspout.

LOUVER: An opening with a series of horizontal slats which permit ventilation but exclude rain and vision.

MAIN SERVICE PANEL: The location from which incoming power is divided and fed throughout the house along a series of branch circuits.

MASTIC: A material used as a roofing cement. An adhesive used like a glue or cement. Any one of various cements or mortars having a pasty texture

OVERLOAD: A condition caused when too much current flows through a conductor. Overloaded conductors overheat, and may cause fires.

PAPER: A Building material, usually asphalt impregnated cellulose or felt, used in roof construction to prevent the passage of air and water.

PARAPET: A low wall at the edge of a platform or flat roof that projects above the roof line. It is the top of the firewalls in multi-family buildings.

POINTING: Filling of masonry joints.

POLARITY: The correct flow of electricity that is achieved when the hot and neutral wires of the power supply circuits are connected to the corresponding hot and neutral wires of an appliance.

PSI: Pounds per square inch of pressure.

RAFTER: One of a series of structural members of a roof designed to support the roof surface and load.

REVERSED POLARITY: A potentially hazardous situation, in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing an appliance to be incorrectly connected.

RIDGE: The horizontal line at the junction of the top edges of two sloping roof surfaces.

SERVICE ENTRANCE: The cable that carries current from the utility company's service drop to the main disconnect.

SHEATHING: The boards or sheet material which are fastened to the roof rafters to cover the house.

SHINGLES: Roof covering of asphalt, asbestos, wood, tile, slate or other material cut to stock lengths, widths and thickness'.

SHORT CIRCUIT: The condition that exists when a live wire touches any grounded or neutral bare wire or metal (such as a switch plate cover) somewhere along the circuit.

SIPHONAGE: Vacuum action which can draw water out of traps if atmospheric pressure is not maintained.

SOFFIT: The underside of an overhanging cornice.

SOIL PIPE: Any pipe which handles discharge from the toilet.

SPLASH BLOCK: A concrete or fiberglass pan placed under a downspout to catch water, dissipate its force, and lead it away from the foundation wall.

STEP FLASHING: The interweaving of flashing with the roofing material and the materials of a vertical wall surface, required whenever a vertical wall meets the roofing surface (such as in the case of a dormer, skylight, garage or chimney).

SUMP: A pit in which water collects to be pumped out with a sump pump.

SWEATING: Condensation formed by moisture vapor in warm air coming in contact with a cold surface. Can also mean the joining of copper pipes with solder.

TRAP: A water filled "U" shaped pipe which prevents sewer gases from flowing into a building.

TRUSS: The engineered components which have supplemental rafters in many newer houses. They are designed for specific applications and cannot be cut or altered in any way.

VALLEY: The joint formed by the junction of two sloping sides of a roof.

VENT SYSTEM: Piping system which maintains atmospheric pressure to prevent siphonage of trap water seals, and allows discharge of sewer vapors to the outside.

VOLT: The unit of electrical force used to measure the "pressure" with which electricity is pushed through a conductor.

WASTE PIPE: A pipe which handles discharge from any fixture other than the toilet.

WATER HAMMER: Sound of water under pressure coming to an abrupt halt within a piping system.

WATER TABLE: The natural level of water in the earth. This changes from location to location and according to the seasons of the year and soil conditions.

WATT: The unit by which electrical power consumption is measured. It is calculated by multiplying the voltage in a circuit by the number of amps being used by the appliance or other load.

Alltech Engineering & Inspection Services, LLC – Maintenance Tips

EXTERIOR

01) Every spring check the outdoor condition of your home. You should look for damage to your siding or trim, paint that is peeling or flaking, especially on the wood surface, gutters that have disconnected from their downspout and downspouts disconnected from their ground line.

02) Check your masonry in the spring for loose bricks or decay. Check your foundation for stair-step cracks that might need to be cleaned and sealed.

03) Check driveway, patios, porches, and any other block, brick or masonry surface for cracking or heaving in the spring before and after the rainy season for comparison. Make sure that sealant is applied to your asphalt and concrete walkways, driveways and patios to prevent water penetration.

04) Drain your outside water lines each fall to prevent the water from freezing in them and cracking them during the winter months.

05) Waterproof your deck every two years.

GRADING

06) Check each spring to make sure that the grading in your yard slopes away from the home. Keep ivy and other vegetation from growing up the side of your home as this will undermine the integrity of your home's masonry and increase the risk of insect infestation.

07) Make sure that any tree stumps or wood debris is kept away from the home to help minimize the possibility of termites, carpenter ants or other insect pest infestation. Keep your firewood stacked away from your house walls.

08) When using mulch or wood chips in your garden, make sure it has been treated to help minimize the possibility of pest infestation.

09) Keep trees trimmed back away from the house roof, siding, windows, doors and walkways. Large trees can damage the house. Trees planted closer than 10’ to the house should be monitored. The root systems for trees planted in close proximity to the house can damage the foundation and/or cause water penetration in the below grade areas of the house.

10) Keep shrubs trimmed back from windows, doors and walkways. This will also aid in reducing the amount of insects around your home.

EXTERIOR OF WINDOWS AND DOORS

11) Check the caulking around the door and window frames each fall to help prevent the penetration of cold air. Cracks should be sealed with flexible, all-weather caulking.

12) Inspect windows in the spring for cracks that might have occurred during the winter months.

13) Be sure to check the weather stripping on the windows and doors each fall. Replacement is easy and inexpensive, but can save you substantially on your heating bill.

14) Check the glazing on the windows in the fall.

15) Check for moisture between double pane seals and have repaired as needed.

16) Check wood doors, wood framed windows and door frames for blistered, cracking or peeling paint. Repaint as needed. Exposed exterior wood surface are prone to decay and deterioration.

ROOF AND GUTTERS

17) Visually scan your roof with binoculars twice a year for missing or worn shingles. If necessary, use a ladder to gain a better look at questionable areas. Try to keep roof traffic to a minimum. Too much activity on a roof can decrease the life of your roof and cause leaks.

18) Each spring before the rains begin and in the fall before the snow, clean any leaves, branches or other debris from your gutters. This helps prevent the gutters from backing up and possibly allowing water infiltration under the roofing shingles along the edge of your roof. Make sure downspouts drain away from the foundation of your home. Consider heat tracing your gutters to prevent water dams during the cold months.

19) Check your attic vents each spring for bird nests, bats, squirrels or any other vermin that might seek to build a nest in your home. Remember that your attic vents should be screened.

20) Check your mastic seals for your vent pipes. If any cracking or peeling is occurring, clean the seals and skim coat with another layer of mastic.

21) Check your soffit and fascia twice a year for leaks, decay or chipped or peeling paint.

CHIMNEY

22) Check the flashing around your chimney and roof stacks for possible leaks in the spring and the fall. If any cracking occurs in the mastic seals, clean and skim coat the seals with another layer of mastic.

23) Have your chimney cleaned each fall before you use it. This will prolong the life of your chimney liner and brick and help prevent creosote build-up.

24) Check your flue and damper each fall before the chimney is used. Make sure your damper operates properly, with no sticking. Improperly seated dampers can be a major source of heat loss in your home.

25) Be sure to thoroughly clean your ash receptacle for the fireplace in the spring.

26) Make sure your rain caps and spark arrestors are firmly secured. It is recommended that all chimney flues have liners and rain caps.

GARAGE

27) Check weather stripping and insulation around the garage entrances and windows in the fall. Much of a home's heat can be lost in these areas.

28) Clean up any oil or gas spills as they happen to keep them from corroding your cement floor.

29) Check your garage floor for cracks twice a year. Make sure to clean and caulk any cracks you may find

BASEMENT

30) Check your basement floor for cracks twice a year. Clean and caulk any cracks you may find. Monitor sealed cracks. Any crack reopening and/or expanding to 1/2" or more should be evaluated by a professional.

31) Check the caulking around the windows and doors each fall. Clean and replace caulking if it appears to be brittle or cracking.

32) Inspect your basement windows each spring and fall for cracks. Oil the hinges for awning and hinged windows. Consider replacing older style basement windows with glass block windows. They are maintenance free, help prevent heat loss and add to a home's security. Glass block windows can be purchased and installed for about $75.00 each.

33) Monitor the base of your basement walls each spring after the winter thaw and rains have passed. If there are any signs of water penetration, check your outside grading. If the grading appears to be sloping properly, you may want to try a water-proofing paint or contact a water-proofing contractor or landscaper.

34) Keep floor drains clean and free of debris. Make sure the covers for the drains are in place.

35) Check the dryer and hot water heater vents periodically to ensure that the pipes are venting to the outside correctly. An easy way to tell is to take a small piece of tissue paper and hold it to the joint where the vent pipes connect. While the water heater is running, the tissue paper should appear to be drawn up toward the vent.

36) Periodically check your water lines for signs of leaks or weeping. Valves need to be turned (exercised) periodically to prevent them from "freezing".

ELECTRICAL SERVICE

37) Know where your electrical boxes are located and what type of electrical service your have. (See electrical service in your home inspection report).

38) Trip your circuit breakers every six months. Make sure your ground connection wire is properly attached to the ground pipe.

39) Check your GFCI receptacles and breakers monthly. The receptacle should trip and need reset. It is fairly common for this type of receptacle to fail and need replaced. When the receptacle does not trip properly, the safety feature of the Ground Fault Circuit Interrupter is rendered useless.

40) Label and mark your circuit box to indicate the rooms and outlets corresponding to each fuse or breaker.

41) Be sure to know the correct amperage of fuse to use. It is a fire hazard to use a fuse with a higher
amperage rating than what your circuit wiring is designed for.

42) Visually trace exposed wire twice a year, looking for signs of wear or fraying. Any damaged wire should be replaced or repaired immediately by a registered electrician.

43) If your breakers are tripping frequently, or you are blowing fuses, you should have the electrical service evaluated by a registered electrician to determine the cause.

WATER AND WASTE

44) Check your house traps and drain lines for water leaks semi-monthly.

45) Have your septic tank cleaned out every 2-3 years, or sooner if a flow problem is noticed.

46) Have a laboratory test the quality of your well or cistern water periodically. If there is any new construction going on in the area, have the water checked. There are many private and government agencies who do this type of testing.

47) If you water or waste lines are on an outside wall, in an unheated area, heat trace and insulate the pipes to prevent freezing. Be sure to plug in heat trace at the start of cold weather and unplug during the warmer months.

HVAC

48) Change or clean furnace filters, air cleaner filters, air conditioning filters and electronic filters as needed. Your filters should be cleaned or changed at least once a year.

49) Clean and check your humidifier 3 times a year. Do not allow water to stand in this unit. Standing water is a breeding ground for bacteria.

50) Clean and check your dehumidifier 3 times a year. Do not allow water to collect in this unit. Standing water is a breeding ground for bacteria.

51) Clean around your heating and cooling equipment, inside and outside of the home. Do not allow paper, boxes, shrubs, leaves, branches or anything else to come into contact with the units or obstruct their air flow.

INTERIOR

52) Check extension cords and electrical plugs three to four times per year for cracks or fraying.

53) Check commodes for movement at the floor. This "rocking" is the first sign of a leak or a leak to come. If need be, contact a qualified plumber to reseat the commode.

54) Check your faucets regularly for leaks. Keep a supply of plumbers tape and duct tape on hand for emergencies.

55) Make sure the water closet is firmly attached to the commode.

56) Inspect shut-off valves in your sinks and on your commode periodically for leaks. Turn them periodically to keep them from "freezing".

57) Check tiled areas of the home for missing grout. If need be regrout. Use a tile sealer annually.

58) Check for dings and mars in your plaster or drywall walls regularly. Repair with plaster patch or spackling compound.

59) Oil any squeaky or sticking cupboard and/or door hinges monthly.

60) Adjust striker plates to allow entry-sets to close properly, as needed.

ATTIC

61) Keep access doors to the attic closed and well insulated.

62) Keep boxes and debris away from attic vents. Keep vents and louvers open all year round. Vents should be covered with screening to deter birds and small animals from nesting in the attic. Check the screening on louvers yearly.

63) Check attic joists, rafters and sheathing for signs of leakage through the roof or vent pipes. If there is a problem contact a competent roofer as soon as possible to prevent further damage.

64) The recommended insulation value for attic areas in this climate zone is R-38. This is equal to 14" of fiberglass bat insulation or 10" to 12" of blown-in cellulose or rock wool insulation. Proper insulation of the attic will dramatically reduce heat loss. Insulation should be installed between the joist, NOT the rafters.

65) Consider having ridge vents installed for gable and multi-gable roofs. This will increase air flow through the attic and help prolong the life of your roof sheathing and roofing materials. If you have a hip style, shed or flat roof, consider installing power vents to help with air flow.