

SECTION VI:
HOME INSPECTION

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For Your Protection: Get a Home Inspection

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home to:

- ✓ Evaluate the physical condition: structure, construction, and mechanical systems;
- ✓ Identify items that need to be repaired or replaced; and
- ✓ Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

Appraisals are Different from Home Inspections

An appraisal is different from a home inspection. Appraisals are for lenders; home inspections are for buyers. An appraisal is required to:

- ✓ Estimate the market value of a house;
- ✓ Make sure that the house meets FHA minimum property standards/requirements; and
- ✓ Make sure that the property is marketable.

FHA Does Not Guarantee the Value or Condition of your Potential New Home

If you find problems with your new home after closing, FHA can not give or lend you money for repairs, and FHA can not buy the home back from you. That is why it is so important for you, the buyer, to get an independent home inspection. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Radon Gas Testing

The United States Environmental Protection Agency and the Surgeon General of the United States have recommended that all houses should be tested for radon. For more information on radon testing, call the toll-free National Radon Information Line at 1-800-SOS-Radon or 1-800-767-7236. As with a home inspection, if you decide to test for radon, you may do so before signing your contract, or you may do so after signing the contract as long as your contract states the sale of the home depends on your satisfaction with the results of the radon test.

Be an Informed Buyer

It is your responsibility to be an informed buyer. Be sure that what you buy is satisfactory in every respect. You have the right to carefully examine your potential new home with a qualified home inspector. You may arrange to do so before signing your contract, or may do so after signing the contract as long as your contract states that the sale of the home depends on the inspection.



Home Inspection

A professional home inspection is extremely important, particularly since a home is often the largest investment people make. To protect your investment, professional consultants provide a **general evaluation** of the home—a visual inspection from roof to foundation. Consultants objectively **identify material defects** in the systems, structures and components of the home, in adherence to or exceeding national, state, and industry regulations and standards.

First Year Anniversary Inspection

Newly constructed homes typically carry only a one-year builder's warranty. Once that first year expires, who knows what kind of expensive, "surprise" repairs and expenses you might encounter. Our **First Year Anniversary Inspection**, a detailed, visual evaluation of your home, can help you find out how your home has aged during its first year. Moreover, our experienced, professional local consultants provide information on the proper care and operation of your home's major systems. Think of it as an owner's manual for the most important investment you will likely ever make. Protect your new home and your investment by having a First Year Anniversary Inspection performed before your builder's warranty expires.

Home Maintenance Consultation

The **Home Maintenance Consultation** is an opportunity to have your property reviewed by a home expert, in order to help protect what is probably the largest investment you have ever made. The consultation is designed to help you spend your time wisely and to help you prevent costly repairs that could have been avoided.

Radon Testing

Radon, the second leading cause of lung cancer, is a radioactive gas emitted from the ground that may seep into the home. U.S. Inspect's Continuous Monitor Radon Testing program boasts unrivaled **accuracy** and uses the **most advanced** electronic radon measurement instruments in the industry. Compared to other radon measurement devices that collect only one radon sample per hour, our tamper-resistant machines collect samples every 15 minutes. U.S. Inspect's continuous radon monitor has consistently tested within 3-4% of the Environmental Protection Agency's generous accuracy requirement of 25%.

SeptiCheck

The **most comprehensive review of a septic system**, waste management specialists evaluate the inner mechanics of the septic system—the tank's interior structure, drainage lines, tank and absorption areas—to protect you against repair or replacement costs that are often in excess of \$20,000. SeptiCheck reveals small or developing septic system defects—and that means you can head them off before they become significant and expensive.

Termite (and other wood-destroying insects and organisms) Inspection

Termite inspections, a component of U.S. Inspect's larger Wood Destroying Insect and Wood Destroying Organism (WDI/WDO) inspection program, evaluate the presence of WDI/WDO in a home. State-certified consultants provide homebuyers with **accurate and detailed** WDI/WDO inspection reports that use simple, consistent terms and are **easy to understand**.

Replacement Reserve Studies

Replacement reserve specialists help determine the amount of funds a homeowner's association (HOA) or planned unit development (PUD) should set aside to properly fund the replacement of common items. Special assessments have often been assigned to homeowners as a result of insufficient replacement funds for items such as parking lots, curbs and gutters, roofs, lighting and signage, occasionally resulting in litigation against those affiliated with HOAs and PUDs.

SPECIALTY INSPECTIONS

In addition to our standard inspection types, U.S. Inspect performs a variety of specialty inspections that are sure to address every home inspection need. We've listed some of our most common specialty inspections below.

Asbestos

Asbestos specialists determine the presence of asbestos in the home by sending sample materials to the lab for further inspection, when necessary. Our qualified asbestos consultants also render an opinion as to the appropriate course of action and provide cost estimates for remediation, if warranted.

Chimney

Chimney specialists evaluate the overall condition of a chimney, render an opinion as to the appropriate course of action and provide cost estimates for remediation, if warranted.

Electrical

Electrical specialists evaluate the overall condition of a home's electrical system, render an opinion as to the appropriate course of action and provide cost estimates for remediation, if warranted.

Geotechnical (Soil)

Our geotechnical engineers analyze soil to determine its stability, render an opinion as to the appropriate course of action and provide cost estimates for remediation, if warranted.

Heating, Ventilation and Air Conditioning (HVAC)

HVAC specialists evaluate the overall condition of a home's heating, ventilation and air conditioning system, render an opinion as to the appropriate course of action and provide cost estimates for remediation, if warranted.

Lead Paint

Lead paint specialists perform a noninvasive inspection to determine the presence of lead in paint and provide remediation recommendations, if warranted.

Plumbing

Plumbing specialists evaluate the overall condition of a home's plumbing system, render an opinion as to the appropriate course of action and provide cost estimates for remediation, if warranted.

Pool/Hot Tub

Pool and hot tub specialists evaluate the overall condition and operability of the system and/or components of a swimming pool, hot tub, spa or jacuzzi. Remediation recommendations and cost estimates are also provided, if warranted.

Seawall

Dock and seawall specialists evaluate the condition of a home's dock and seawall, render an opinion as to the appropriate course of action and provide cost estimates for remediation, if warranted.

Septic Dye

Septic system specialists use a tracer dye to determine current surface breakout in a system, a

cursory check of a septic system's operability. Remediation recommendations and cost estimates are also provided, if warranted. For a more comprehensive septic inspection, we recommend SeptiCheck.

Underground Storage Tank

Underground storage tank (UST) specialists perform soil or tightness tests to determine the integrity of a UST and its fuel and vent lines. Remediation recommendations and cost estimates are also provided, if warranted.

Well

Our well specialists visually evaluate the overall condition and operability of the well system and/or individual components. Remediation recommendations and cost estimates are also provided, if warranted.



Facts for Consumers

Commonwealth of Massachusetts – Office of Consumer Affairs – Division of Professional Licensure

Board of Registration of Home Inspectors

www.mass.gov/dpl/boards/hi

The Board of Registration of Home Inspectors is charged with evaluating the qualifications of applicants and granting licensure to those who qualify. It establishes rules and regulations to ensure the integrity and competence of licensees. The Board protects the public health and welfare through regulation of the profession in accordance with the state statutes and board regulations.

The Board is responsible for insuring that licensed home inspectors have proper training and experience through an education program and meet minimum inspection requirements in each inspection performed. Applicants are required to pass a board approved examination prior to licensure and fulfill continuing education requirements for license renewal.

The Board publishes a Standards of Practice and Code of Ethics for home inspectors.

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About Home Inspections

A standard home inspection is a visual examination of the physical structure and major interior systems of a residential building consisting of one to four dwelling units. An inspection can be likened to a physical exam by a physician; however, it should be clearly understood that a home inspection is not to be confused with an appraisal, a building code inspection, a guarantee of any kind, and/or an insurance policy on the condition of the property.

During an inspection, the inspector will review the readily accessible exposed portions of the structure of the home, including the roof, the attic, walls, ceilings, floors, windows, doors, basement, and foundation as well as the heating/air conditioning systems, interior plumbing and electrical systems for potential problems.

Home inspections are not intended to point out every small problem or any invisible or latent defect in a home. Most minor or cosmetic flaws, for example, should be apparent to the buyer without the aid of a professional.

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Timing of the Home Inspection

A home inspector is typically hired by a potential homebuyer right after the offer to purchase contract is signed, prior to executing the final purchase and sales agreement. However, before the potential buyer signs the offer to purchase contract, he/she should be sure that there is an inspection clause in the contract making the purchase obligation contingent upon the findings of a professional home inspection. This clause should specify the terms to which both the buyer and seller are obligated.

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Selecting a Home Inspector

Good referral sources for home inspection services are friends, neighbors, or business acquaintances who have been satisfied with a home inspector. In addition, lawyers and mortgage brokers may also recommend a home inspector. The names of local inspectors can be found by searching the Division of Professional Licensure website at www.mass.gov/dpl/boards/hi, or in the Yellow Pages where many advertise under "Building Inspection Service" or "Home Inspection Service."

Real estate brokers and salesmen may not directly recommend a specific home inspection company or home inspector unless representing the buyer as a buyer's broker. Brokers, however, may provide assistance to buyers in accessing information on licensed home inspectors.

A current home owner may also want to get a home inspection to identify any problems, especially if the owner plans to sell the home in the near future.

Following are additional tips when searching for a home inspector:

- As of May 2001, home inspectors are required to be licensed in the Commonwealth of Massachusetts. A home inspector's license should be verified prior to hiring. Consumers should not be confused by home inspector "certifications" offered by, or sold by home inspection trade societies or companies, obtained via home study courses, or provided by home inspection companies that certify their own home inspectors. Since the home inspection business is unregulated in most states, certifications are available to anyone. A home inspector's license can be verified with the Board of Registration of Home Inspectors at its [website](#) or by calling the Board at (617) 727- 4459.
 - The home inspection company that is retained should welcome the potential buyer's presence at the home inspection. The home inspector should be willing to address all of the buyer's questions and provide a full verbal and written report.
 - Those hiring an inspector should expect an open door policy from the home inspection company to be able to ask questions about the content of the home inspection report in the future.
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During the Home Inspection

While not necessary, it is recommended that the buyer be present for the inspection. This allows the buyer to observe the inspector, ask questions directly, and obtain a better understanding of the condition of the home, how its systems work, and how to maintain it. The written report may be easier to understand if the buyer was present during the inspection.

It is important that safe access and sufficient lighting is provided so that the inspector can inspect the property.

Inspectors must provide a written evaluation report based on the standards of compliance in accordance with Massachusetts General Laws Chapter 146.

At the conclusion of the home inspection, the buyer should be well informed of the condition of the home. It should be known if there are visible, apparent problems, if repairs need to be made, or whether or not there are any risks of concealed damage, and whether further investigation is recommended and/or required.

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Other Inspections and Tests to Consider

It is strongly recommended that potential buyers consider having the following inspections and/or tests performed prior to signing the final purchase agreement:

- Lead paint, the **seller**, under 105 CMR 460.750(A) shall disclose if the property has been inspected for lead paint and provide copies of any lead paint reports concerning the residential premises or any dwelling unit therein.
- Water quality (is it drinkable)
- Wood destroying insects, including termites
- Air quality, including radon gases
- Fungi, mold and allergens
- **Seller** required, by Department of Public Health, under 105 CMR 651.010, to provide the potential buyer with an affidavit disclosing the presence of Urea Formaldehyde Insulation if it exists.

While some home inspectors are qualified to offer these services, these inspections and tests are not part of the basic home inspection and should be contracted through qualified licensed professionals in those fields.

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Filing a Complaint

While most licensees conduct themselves as true professionals, the Division of Professional Licensure will take action against those licensees who fail to maintain acceptable standards of competence and integrity. In some cases, complaints are made by dissatisfied consumers, however, dissatisfaction alone is not proof of incompetence or sufficient grounds for disciplinary action.

If you have a serious complaint about a home inspector, call or write the Division's Office of Investigations and ask for a complaint form. The Division's Office of Investigations is located at 239 Causeway Street, Boston, MA 02114. The phone number is 617-727-7406. A copy of the [complaint form](#) can also be downloaded from the Division's website (www.mass.gov/dpl/).



Molds in the Environment

What are molds?

Molds are fungi that can be found both indoors and outdoors. No one knows how many species of fungi exist but estimates range from tens of thousands to perhaps three hundred thousand or more. Molds grow best in warm, damp, and humid conditions, and spread and reproduce by making spores. Mold spores can survive harsh environmental conditions, such as dry conditions, that do not support normal mold growth.

What are some of the common indoor molds?

- *Cladosporium*
- *Penicillium*
- *Alternaria*
- *Aspergillus*

How do molds affect people?

Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Some people, such as those with serious allergies to molds, may have more severe reactions. Severe reactions may occur among workers exposed to large amounts of molds in occupational settings, such as farmers working around moldy hay. Severe reactions may include fever and shortness of breath. Some people with chronic lung illnesses, such as obstructive lung disease, may develop mold infections in their lungs.

Where are molds found?

Molds are found in virtually every environment and can be detected, both indoors and outdoors, year round. Mold growth is encouraged by warm and humid conditions. Outdoors they can be found in shady, damp areas or places where leaves or other vegetation is decomposing. Indoors they can be found where humidity levels are high, such as basements or showers.

How can people decrease mold exposure?

Sensitive individuals should avoid areas that are likely to have mold, such as compost piles, cut grass, and wooded areas. Inside homes, mold growth can be slowed by keeping humidity levels between 40% and 60%, and ventilating showers and cooking areas. If there is mold growth in your home, you should clean up the mold and fix the water problem. Mold growth can be removed from hard surfaces with commercial products, soap and water, or a bleach solution¹ of no more than 1 cup of bleach in 1 gallon of water.

Specific Recommendations:

- Keep the humidity level in the house between 40% and 60%.
- Use an air conditioner or a dehumidifier during humid months.
- Be sure the home has adequate ventilation, including exhaust fans in kitchen and bathrooms.
- Add mold inhibitors to paints before application.
- Clean bathrooms with mold killing products.
- Do not carpet bathrooms and basements.
- Remove or replace previously soaked carpets and upholstery.

Molds in the Environment

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What areas have high mold exposures?

- Antique shops
- Greenhouses
- Saunas
- Farms
- Mills
- Construction areas
- Flower shops
- Summer cottages

I found mold growing in my home; how do I test the mold?

Generally, it is not necessary to identify the species of mold growing in a residence, and CDC does not recommend routine sampling for molds. Current evidence indicates that allergies are the type of diseases most often associated with molds. Since the susceptibility of individuals can vary greatly either because of the amount or type of mold, sampling and culturing are not reliable in determining your health risk. If you are susceptible to mold and mold is seen or smelled, there is a potential health risk; therefore, no matter what type of mold is present, you should arrange for its removal. Furthermore, reliable sampling for mold can be expensive, and standards for judging what is and what is not an acceptable or tolerable quantity of mold have not been established.

A qualified environmental lab took samples of the mold in my home and gave me the results. Can CDC interpret these results?

Standards for judging what is an acceptable, tolerable, or normal quantity of mold have not been established. If you do decide to pay for environmental sampling for molds, before the work starts, you should ask the consultants who will do the work to establish criteria for interpreting the test results. They should tell you in advance what they will do or what recommendations they will make based on the sampling results. The results of samples taken in your unique situation cannot be interpreted without physical inspection of the contaminated area or without considering the building's characteristics and the factors that led to the present condition.

What type of doctor should I see concerning mold exposure?

You should first consult a family or general health care provider who will decide whether you need referral to a specialist. Such specialists might include an allergist who treats patients with mold allergies or an infectious disease physician who treats mold infections. If an infection is in the lungs, a pulmonary physician might be recommended. Patients who have been exposed to molds in their workplace may be referred to an occupational physician. CDC is not a clinical facility. CDC does not see patients, diagnose illness, provide treatment, prescribe medication, or provide referrals to health care providers.

My landlord or builder will not take any responsibility for cleaning up the mold in my home. Where can I go for help?

If you feel your property owner, landlord, or builder has not been responsive to concerns you've expressed regarding mold exposure, you can contact your local board of health or housing authority. Applicable codes, insurance, inspection, legal, and similar issues about mold generally fall under state and local (not federal) jurisdiction. You could also review your lease or building contract and contact local or state government authorities, your insurance company, or an attorney to learn more about local codes and regulations and your legal rights. CDC does not have enforcement power in such matters, nor can we provide you with advice. You can contact your county or state health department about mold issues in your area to learn about what mold assessment and remediation services they may offer. You can find information on your state's Indoor Air Quality program at http://www.cdc.gov/nceh/airpollution/indoor_air.htm.

Molds in the Environment

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I'm sure that mold in my workplace is making me sick.

If you believe you are ill because of exposure to mold in the building where you work, you should first consult your health care provider to determine the appropriate action to take to protect your health. Notify your employer and, if applicable, your union representative about your concern so that your employer can take action to clean up and prevent mold growth. To find out more about mold, remediation of mold, or workplace safety and health guidelines and regulations, you may also want to contact your local (city, county, or state) health department.

You should also read the U.S. Environmental Protection Agency (EPA) Guidelines, *Mold Remediation in Schools and Commercial Buildings*, at http://www.epa.gov/iaq/molds/mold_remediation.html.

I am very concerned about mold in my children's school and how it affects their health.

If you believe your children are ill because of exposure to mold in their school, first consult their health care provider to determine the appropriate medical action to take. Contact the school's administration to express your concern and to ask that they remove the mold and prevent future mold growth. If needed, you could also contact the local school board.

CDC is not a regulatory agency and does not have enforcement authority in local matters. Your local health department may also have information on mold, and you may want to get in touch with your state Indoor Air Quality office. Information on this office is available at http://www.cdc.gov/nceh/airpollution/indoor_air.htm.

You can also read the U.S. Environmental Protection Agency (EPA) guidelines, *Mold Remediation in Schools and Commercial Buildings*, at http://www.epa.gov/iaq/molds/mold_remediation.html. Also, see these Web sites for more indoor air quality tools for schools:

- <http://www.epa.gov/iaq/schools/tfs/guidtoc.html>
- <http://www.epa.gov/iaq/schools/tfs/guideh.html>
- http://www.healthyschools.org/guides_materials.html

¹ If you choose to use bleach to clean up mold:

- Never mix bleach with ammonia or other household cleaners. Mixing bleach with ammonia or other cleaning products will produce dangerous, toxic fumes.
- Open windows and doors to provide fresh air.
- Wear non-porous gloves and protective eye wear.
- If the area to be cleaned is more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide titled *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial buildings, this document also applies to other building types. You can get it free by calling the EPA Indoor Air Quality Information Clearinghouse at (800) 438-4318, or by going to the EPA web site at http://www.epa.gov/mold/mold_remediation.html.
- Always follow the manufacturer's instructions when using bleach or any other cleaning product.



Los mohos en el medio ambiente

¿Qué es el moho?

El moho es un hongo que se encuentra tanto al aire libre como en interiores. Nadie sabe cuántas especies de hongos existen, pero se calcula que puede haber desde decenas de miles hasta quizá trescientas mil o más. El moho crece mejor en condiciones cálidas, mojadas y húmedas, y se propaga y reproduce mediante esporas. Las esporas del moho pueden sobrevivir en condiciones ambientales, como la sequedad, que no favorecen el crecimiento normal del moho.

¿Cuáles son los tipos más comunes de mohos de interiores?

- Cladosporium
- Penicillium
- Alternaria
- Aspergillus
- Mucor

¿Cómo afectan los mohos a las personas?

Algunas personas son sensibles a los mohos. La exposición a los mohos en estas personas puede causarles síntomas como congestión nasal, irritación de los ojos o resuello. Otras personas que tienen graves alergias a los mohos pueden experimentar reacciones más severas. Las reacciones severas pueden ocurrir entre trabajadores expuestos a grandes cantidades de mohos en los lugares de trabajo, como en el caso de los granjeros que trabajan todo el día alrededor del heno mohoso. Algunas reacciones severas pueden incluir fiebre y dificultad para respirar. Las personas con enfermedades crónicas, como enfermedad obstructiva de los pulmones, pueden presentar infecciones de moho en los pulmones.

¿Dónde se encuentran los mohos?

Los mohos se encuentran virtualmente en cada ambiente y pueden ser detectados, tanto en interiores como al aire libre, durante todo el año. Las condiciones húmedas y cálidas favorecen el crecimiento del moho. Al aire libre pueden encontrarse en áreas o lugares húmedos sombreados donde hay descomposición de hojas o de otro tipo de vegetación. En los interiores pueden encontrarse en lugares donde los niveles de humedad son altos como los sótanos o las duchas.

¿Cómo pueden las personas disminuir la exposición al moho?

Las personas sensibles deben evitar áreas que tienen más probabilidad de tener moho como los lugares donde se apila el abono, el prado cortado y las zonas boscosas. Al interior de las casas, el crecimiento del moho puede disminuirse manteniendo los niveles de humedad por debajo del 50% y ventilando las duchas y los lugares donde se cocina. Los crecimientos de moho pueden eliminarse de las superficies duras con productos comerciales, agua y jabón, o con una solución de blanqueador¹ preparada con una mezcla de no más de 1 taza de cloro y 1 galón de agua. Las personas sensibles deben ponerse una máscara ajustada en la cara en los casos en que no pueda evitarse la exposición al moho.

Los mohos en el medio ambiente (continuación de la página anterior)

Recomendaciones específicas:

- Mantenga los niveles de humedad en la casa por debajo del 50%.
- Utilice el aire acondicionado o un deshumificador durante los meses húmedos.
- Asegúrese que la casa tiene una ventilación adecuada, que incluya los ventiladores de escape de la cocina y de los baños.
- Añada inhibidores de moho a la pintura antes de su aplicación.
- Lave los baños con productos que maten el moho.
- No alfombre los baños y sótanos.
- Retire o reemplace las alfombras y tapicerías mojadas.

¿Qué lugares tienen alta exposición al moho?

- Tiendas de antigüedades
- Invernaderos
- Saunas
- Granjas
- Molinos
- Áreas de construcción
- Floristerías
- Casas de verano

Encontré moho creciendo en mi casa, ¿cómo hago la prueba para saber qué tipo de moho es?

Por lo general, no es necesario identificar las especies de moho que crecen en una residencia y los CDC no recomiendan la toma periódica de muestras de moho. La evidencia actual indica que las alergias son el tipo de enfermedades más comúnmente asociadas con los mohos. Debido a que la susceptibilidad de las personas puede variar ampliamente de acuerdo con la cantidad o el tipo de moho, tomar muestras y realizar cultivos no son formas confiables para determinar los riesgos para la salud. Si usted es susceptible al moho y el moho se puede ver u oler, existe un riesgo potencial para la salud; por esta razón, usted debe hacer que el moho sea eliminado sin importar cuál sea el tipo de moho que se encuentre presente. Además, un análisis confiable de las muestras de moho puede ser costoso y no hay normas establecidas para determinar cuál es una cantidad aceptable o tolerable de moho.

Un laboratorio calificado de análisis ambiental tomó muestras de moho en mi casa y me dio los resultados. ¿Pueden los CDC interpretar esos resultados?

No se han establecido normas para determinar cuál es una cantidad aceptable, tolerable o normal de moho. Si usted decide pagar por el análisis ambiental de una muestra de moho, antes de que lo haga, pídale a los consultores encargados del análisis que establezcan los criterios para la interpretación de los resultados de las pruebas. Ellos deben decirle con anticipación lo que van a hacer o el tipo de recomendaciones que harán con base en esos resultados. Los resultados del análisis para su caso específico no pueden interpretarse sin hacer una inspección física al área contaminada o sin tener en consideración las características de la edificación y los factores que causaron la condición actual.

Los mohos en el medio ambiente
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Puede encontrar información adicional sobre hongos y enfermedades fungales en las siguientes páginas de los CDC (algunos documentos sólo están disponibles en inglés):

CDC/NCID Division of Bacterial and Mycotic Diseases: [Fungal Diseases](http://www.cdc.gov/ncidod/dbmd/)
[<http://www.cdc.gov/ncidod/dbmd/>]

Publicación de NIOSH: [HISTOPLASMOSIS: Protección para los trabajadores](http://www.cdc.gov/spanish/niosh/docs/97-146sp.html)
[<http://www.cdc.gov/spanish/niosh/docs/97-146sp.html>]

Emerging Infectious Diseases article: "[Emerging Disease Issues and Fungal Pathogens Associated with HIV Infection](http://www.cdc.gov/ncidod/EID/vol2no2/ampel.htm)" [<http://www.cdc.gov/ncidod/EID/vol2no2/ampel.htm>] by Neil M. Ampel, M.D. University of Arizona College of Medicine, Tucson Veterans Affairs Medical Center, Tucson, Arizona, USA

Emerging Infectious Diseases article: "[Coccidioidomycosis: A Reemerging Infectious Disease](http://www.cdc.gov/ncidod/EID/vol2no3/kirkland.htm)" [<http://www.cdc.gov/ncidod/EID/vol2no3/kirkland.htm>] by Theo N. Kirkland, M.D., and Joshua Fierer, M.D., Departments of Pathology and Medicine, University of California, San Diego School of Medicine and Department of Veterans Affairs Medical Center, San Diego, California, USA

¹ Si desea usar cloro (blanqueador) para limpiar el moho:

- Nunca mezcle cloro con amoníaco u otros productos de limpieza. La mezcla de cloro con amoníaco u otros limpiadores puede generar gases peligrosos y tóxicos.
- Abra las puertas y ventanas para permitir la entrada de aire fresco.
- Use guantes no porosos y lentes para protegerse los ojos.
- Si el área que va a limpiar es mayor de 1 metro cuadrado (10 pies cuadrados), consulte la guía de la Agencia de Protección Ambiental de los Estados Unidos (EPA, por sus siglas en Inglés) "*Mold Remediation in Schools and Commercial Buildings*" (en inglés). A pesar de que este documento se enfoca en escuelas y edificios comerciales, también sirve para otros tipos de construcciones. Puede obtener esta guía en forma gratuita si llama a la *EPA Indoor Air Quality Information Clearinghouse* al (800) 438-4318, o por Internet en el sitio de la EPA en: http://www.epa.gov/mold/mold_remediation.html.
- Siempre siga las instrucciones del fabricante al usar cloro (blanqueador) o cualquier otro tipo de producto de limpieza.

SECTION VI:

HOME INSPECTION

Supplemental Information

Name: _____

 Address: _____

 City: _____

 State, Zip: _____

Property Location

This is our report of a visual inspection of the readily accessible areas of this building, in accordance with the terms and conditions contained in the PRE-INSPECTION AGREEMENT, which is part of this report and incorporated herein. Please read the REMARKS printed on each page and call us for an explanation of any aspect of this report, written or printed, which you do not fully understand.

Date of inspection: 8/7/06 Time: 2:00 p.m. Weather Conditions: Sunny Outside Temperature: 80

PRE-INSPECTION AGREEMENT
 (PLEASE READ CAREFULLY)

COMPANY agrees to conduct an inspection of the purpose of informing the CUSTOMER of major deficiencies in the conditions of the property. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. The written report will include the following only:

- structural condition and basement
- electrical, plumbing, hot water heater, heating and air conditioning
- quality, condition and life expectancy of major systems
- general interior, including ceilings, walls, floors, windows, insulation and ventilation
- kitchen and appliances
- general exterior, including roof, gutter, chimney, drainage, grading

It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled.

Maintenance and other items may be discussed, but they are not part of our inspection. The report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind.

The inspection and report do not address and are not intended to address the possible presence of or danger from any potentially harmful substances and environmental hazards including but not limited to radon gas, lead paint, asbestos, urea formaldehyde, toxic or flammable chemicals, and water and airborne hazards. Also excluded are inspections or reports on swimming pools, wells, septic systems, security systems, central vacuum systems, water softeners, sprinkler systems, fire and safety equipment and the presence or absence of rodents, termites and other insects.

The parties agree that the COMPANY, and/or its agents and employees, assume no liability or responsibility for the cost of repairing or replacing any unreported defect or deficiency, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. THE INSPECTION AND REPORT ARE NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE, OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. COMPANY IS NOT AN INSURER OF ANY INSPECTED CONDITIONS.

Acceptance and understanding of this agreement is hereby acknowledged:

_____ = _____
 Company Representative Date Customer Date

PAYMENT RECORD

Total Fee \$ _____ Paid By Check Cash Visa Master Card Amer. Express

Account No. _____ Name on Card: _____ Exp. Date: _____

Company Representative: _____ Date: _____

SUMMARY

List of electrical, mechanical and plumbing items not operating, roof leaks and major deficiencies:

- 5-2) *The copper oil supply line is partially buried in the concret. It appears that some of the copper is in contact with the concrete. Copper deteriorates when in contact with concrete. Budget to move the supply line out of the concrete.*
- 6-1) *Galvanic action noted at joining of interior pipes and service pipes. Galvanized pipes rust from the inside out. A test of the water for iron content should be made.*
- 8-1) *There are several outlets on the first and second floors that are the ungrounded type. There are no "ARC" fault outlets or breakers for the bedrooms. All outlets shold be brought up to today's standards.*

List of some important items not at present defective or in need of repair or replacement, but maybe within the next 3 years

This report was prepared by and is the sole opinion of

Miscellaneous minor repairs and expenses during the first year of occupancy are estimated to be:

- 3-1) *There is a verticle crack on the right rear of the building under the basement window. It does go through the block and should be watched for expansion.*
- 3-2) *There are at least two joists the front wall of the basement and the rear wall there is some indication of possible wood boring insect damage. Suggest having a certified wood boring insect inspection.*
- 4-2) *There is a sump pump in the front left of the basement. The pit needs to be closed in and properly capped/sealed to prevent accidents.*

This report consists of 22 pages.

STRUCTURAL

TYPE OF BUILDING	<input checked="" type="checkbox"/> Single <input type="checkbox"/> Duplex <input type="checkbox"/> Rowhouse / Townhouse <input type="checkbox"/> Multi-Unit <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Masonry <input checked="" type="checkbox"/> Gable Roof <input type="checkbox"/> Shed <input type="checkbox"/> Hip <input type="checkbox"/> Gambrel <input type="checkbox"/> Mansard <input type="checkbox"/> Flat <input checked="" type="checkbox"/> <i>with dormer(s)</i>
STRUCTURE	<p>Foundation Wall: <input type="checkbox"/> Poured Concrete <input checked="" type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Brick and Block <input type="checkbox"/> Stone</p> <p><i>3-1) There is a verticle crack on the right rear of the building under the basement window. It does go through the block and should be watched for expansion.</i></p> <hr/> <p>Posts/Columns: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Concrete <input type="checkbox"/> Not visible Beams: <input type="checkbox"/> Steel <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Laminated wood <input type="checkbox"/> Not visible</p> <hr/> <p>Floor Structure: <input checked="" type="checkbox"/> Wood joists <input type="checkbox"/> Truss joists <input type="checkbox"/> Concrete <input type="checkbox"/> Wood I-joists <input type="checkbox"/> Not visible</p> <p>Subfloor: <input type="checkbox"/> Plywood <input checked="" type="checkbox"/> Plank <input type="checkbox"/> OSB</p> <hr/> <p>Wall Structure: <input checked="" type="checkbox"/> Wood studs <input type="checkbox"/> Metal studs <input type="checkbox"/> Block <input type="checkbox"/> Brick <input type="checkbox"/> Brick and block <input type="checkbox"/> Not visible</p> <hr/> <p>Roof Structure: <input checked="" type="checkbox"/> Wood rafters <input type="checkbox"/> Wood trusses <input type="checkbox"/> Plywood sheathing <input checked="" type="checkbox"/> Plank sheathing</p> <p><i>The rafters and roof sheathing is not visible because the attic level is finished into two adjoining rooms.</i></p> <hr/> <p><input checked="" type="checkbox"/> Water damage <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed <input checked="" type="checkbox"/> Insect damage <input checked="" type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> Signs of abnormal condensation <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed <input checked="" type="checkbox"/> No major structural defects noted -- in normal condition for its age</p> <p><i>3-2) There are at least two joists the front wall of the basement and the rear wall there is some indication of possible wood boring insect damage. Suggest having a certified wood boring insect</i></p>

BASEMENT (OR LOWER LEVEL)

BASEMENT	<input checked="" type="checkbox"/> Full <input type="checkbox"/> Partial <input type="checkbox"/> None <input type="checkbox"/> Slab on grade Walls: <input checked="" type="checkbox"/> Open <input type="checkbox"/> Closed Ceiling: <input checked="" type="checkbox"/> Open <input type="checkbox"/> Closed <input type="checkbox"/> Limited visibility due to extensive basement storage	
FLOOR	<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input checked="" type="checkbox"/> gravel <input type="checkbox"/> Vinyl tile <input type="checkbox"/> Carpeting <input type="checkbox"/> Sheet goods 4-1) <i>The floor under the rear addition is gravel and appears to hold water from the rear of the building.</i>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FLOOR DRAIN	<input type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> Water observed in trap	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
SUMP PUMP	<input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> Water observed in pit Pipes: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input checked="" type="checkbox"/> Plastic 4-2) <i>There is a sump pump in the front left of the basement. The pit needs to be closed in and properly capped/sealed to prevent accidents.</i>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
BASEMENT DAMPNESS	<input checked="" type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> Past <input checked="" type="checkbox"/> Present <input type="checkbox"/> Not known <input type="checkbox"/> None observed 4-3) <i>There is a dehumidifier in the basement. This is an indication that there is significant moisture in the basement. The floor under the rear addition is gravel and appears to hold water from the rear of the building.</i>	
CRAWL SPACE	<input type="checkbox"/> Readily accessible <input type="checkbox"/> Not readily accessible <input type="checkbox"/> Not inspected <input type="checkbox"/> Conditions inspected <input type="checkbox"/> Method: Floor: <input type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> Wood to soil contact Dampness: <input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input type="checkbox"/> None observed <input type="checkbox"/> Vapor barrier <input type="checkbox"/> Insulation <input type="checkbox"/> Ventilation	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A

HEATING AND COOLING

HEATING SYSTEM	Fuel: <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Forced Air Furnace (see page 17) <input type="checkbox"/> Gravity Air Furnace <input type="checkbox"/> Gravity Hot Water Boiler <input checked="" type="checkbox"/> Forced Hot Water Boiler <input type="checkbox"/> Steam Boiler <input type="checkbox"/> Radiant Heat <input type="checkbox"/> Electric Baseboard <input type="checkbox"/> Heat Pump (see page 17) No. 1 Capacity: 100,000 BTU Age: Yrs. No. 2 Capacity: Age: Yrs. No. 3 Capacity: Age: Yrs. When turned on by thermostat: <input checked="" type="checkbox"/> Fire <input type="checkbox"/> Did not fire <i>5-1) The boiler has rust and scorch marks on the surface in the front and on the side where the hot water coils are installed. The system should be</i>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A		
FUEL SUPPLY	<input checked="" type="checkbox"/> Oil tank Location: <input checked="" type="checkbox"/> In basement <input type="checkbox"/> Buried <input type="checkbox"/> Public gas supply <input type="checkbox"/> Electricity Fuel supply shutoff location: <i>5-2) The copper oil supply line is partially buried in the concret. It appears that some of the copper is in</i>			
HEAT EXCHANGER	<input type="checkbox"/> Partially observed <input checked="" type="checkbox"/> Not visible; enclosed combustion <input type="checkbox"/> Have condition checked before settlement (see page 17)	<input type="checkbox"/> N/A		
DISTRIBUTION	<input type="checkbox"/> Radiators <input type="checkbox"/> Convectors <input checked="" type="checkbox"/> Baseboard Convector <input type="checkbox"/> Radiant <input type="checkbox"/> Galvanized pipe <input checked="" type="checkbox"/> Copper pipes <input type="checkbox"/> Pipes not visible <input type="checkbox"/> Ductwork Heat source in each room: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A		
HUMIDIFIER	<input type="checkbox"/> Atomizer <input type="checkbox"/> Evaporator <input type="checkbox"/> Steam <input type="checkbox"/> Not Functioning <input type="checkbox"/> Not Tested	<input checked="" type="checkbox"/> N/A		
FILTER	<input type="checkbox"/> Washable <input type="checkbox"/> Disposable <input type="checkbox"/> Electronic	<input checked="" type="checkbox"/> N/A		
SUPPLEMENTARY HEAT	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;">Location</td> <td style="width: 50%; border: none;">Type</td> </tr> </table>	Location	Type	<input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
Location	Type			
COOLING	<input type="checkbox"/> Central Air <input type="checkbox"/> Room Units <input type="checkbox"/> Heat Pump <input type="checkbox"/> Through Wall <input type="checkbox"/> Electric Compressor <input type="checkbox"/> Gas Chiller No. 1 Condensing Unit Capacity: Age: Yrs. No. 2 Condensing Unit Capacity: Age: Yrs. <input type="checkbox"/> Tested <input type="checkbox"/> Not Tested (see page 17) <input type="checkbox"/> Ductwork <input type="checkbox"/> Roof mounted water conditioner	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A		

PLUMBING

WATER SERVICE ENTRANCE PIPE	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Satisfactory Interior Shutoff Location: <input type="checkbox"/> N/A Pipe: <input type="checkbox"/> Copper <input checked="" type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> Lead <input type="checkbox"/> Unknown <i>6-1) Galvanic action noted at joining of interior pipes and service pipes. Galvanized pipes rust from the inside out. A test of the water for iron content should be made.</i> <i>Testing water waiting for results</i>
PIPES	<input checked="" type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input type="checkbox"/> Plastic <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> Satisfactory Water Flow: <input checked="" type="checkbox"/> Tested <input type="checkbox"/> Not tested <input type="checkbox"/> N/A Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed <input type="checkbox"/> Cross Connections: Hose bibbs: <input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Frost free <input type="checkbox"/> Not tested
DRAIN/WASTE/VENT	Drain/Waste/Vent Pipes: <input type="checkbox"/> Copper <input type="checkbox"/> Galvanized <input type="checkbox"/> Brass <input checked="" type="checkbox"/> Plastic <input type="checkbox"/> Lead <input checked="" type="checkbox"/> Cast Iron <input type="checkbox"/> Unknown <input type="checkbox"/> Slow drain <input type="checkbox"/> Leaks Waste disposal: <input type="checkbox"/> Public <input checked="" type="checkbox"/> Septic System <input type="checkbox"/> Not known <i>6-2) Get a copy of the Title 5 inspector from the owner.</i>
WATER HEATER	<input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Integral with heating system <input checked="" type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> In line system: Fuel cutoff location: <input type="checkbox"/> N/A Capacity: Gal. Ample for: people Age: Yrs. <input checked="" type="checkbox"/> Pressure relief valve <input checked="" type="checkbox"/> Extension <i>5-1) The boiler has rust and scorch marks on the surface in the front and on the side where the hot water coils are installed.</i>

BATHROOM

<p>BATHROOM NO. 1 Location: <i>1st floor hall</i></p> <p> <input checked="" type="checkbox"/> Bath tub <input type="checkbox"/> Whirlpool <input type="checkbox"/> Stall shower <input checked="" type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input checked="" type="checkbox"/> Vanity <input checked="" type="checkbox"/> Window <input type="checkbox"/> Fan Shower wall covering: <input checked="" type="checkbox"/> Ceramic tile <input type="checkbox"/> Marble tile <input type="checkbox"/> Solid surface <input type="checkbox"/> Fiberglass Bathroom floor covering: <input checked="" type="checkbox"/> Ceramic tile <input type="checkbox"/> Marble <input type="checkbox"/> Vinyl tile <input type="checkbox"/> Sheet Goods Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div> <p><i>7-1) There is no exhaust fan in the bathroom.</i></p> </p>	<p>BATHROOM NO. 2 Location:</p> <p> <input type="checkbox"/> Bath tub <input type="checkbox"/> Whirlpool <input type="checkbox"/> Stall shower <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Window <input type="checkbox"/> Fan Shower wall covering: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Marble tile <input type="checkbox"/> Solid surface <input type="checkbox"/> Fiberglass Bathroom floor covering: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Marble <input type="checkbox"/> Vinyl tile <input type="checkbox"/> Sheet Goods Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div> </p>
<p>BATHROOM NO. 3 Location:</p> <p> <input type="checkbox"/> Bath tub <input type="checkbox"/> Whirlpool <input type="checkbox"/> Stall shower <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Window <input type="checkbox"/> Fan Shower wall covering: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Marble tile <input type="checkbox"/> Solid surface <input type="checkbox"/> Fiberglass Bathroom floor covering: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Marble <input type="checkbox"/> Vinyl tile <input type="checkbox"/> Sheet Goods Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div> </p>	<p>BATHROOM NO. 4 Location:</p> <p> <input type="checkbox"/> Bath tub <input type="checkbox"/> Whirlpool <input type="checkbox"/> Stall shower <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Window <input type="checkbox"/> Fan Shower wall covering: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Marble tile <input type="checkbox"/> Solid surface <input type="checkbox"/> Fiberglass Bathroom floor covering: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Marble <input type="checkbox"/> Vinyl tile <input type="checkbox"/> Sheet Goods Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div> </p>
<p>BATHROOM NO. 5 Location:</p> <p> <input type="checkbox"/> Bath tub <input type="checkbox"/> Whirlpool <input type="checkbox"/> Stall shower <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Window <input type="checkbox"/> Fan Shower wall covering: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Marble tile <input type="checkbox"/> Solid surface <input type="checkbox"/> Fiberglass Bathroom floor covering: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Marble <input type="checkbox"/> Vinyl tile <input type="checkbox"/> Sheet Goods Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div> </p>	<p>BATHROOM NO. 6 Location:</p> <p> <input type="checkbox"/> Bath tub <input type="checkbox"/> Whirlpool <input type="checkbox"/> Stall shower <input type="checkbox"/> Toilet <input type="checkbox"/> Bidet <input type="checkbox"/> Lavatory <input type="checkbox"/> Vanity <input type="checkbox"/> Window <input type="checkbox"/> Fan Shower wall covering: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Marble tile <input type="checkbox"/> Solid surface <input type="checkbox"/> Fiberglass Bathroom floor covering: <input type="checkbox"/> Ceramic tile <input type="checkbox"/> Marble <input type="checkbox"/> Vinyl tile <input type="checkbox"/> Sheet Goods Leaks: <input type="checkbox"/> Some signs <input type="checkbox"/> None observed <div style="text-align: right;"><input type="checkbox"/> Satisfactory</div> </p>

ELECTRICAL

SERVICE ENTRANCE CABLE	Capacity: 100 Amps, 120/240 Volts Service line entrance: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground Conductor material: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum <input type="checkbox"/> Raceway	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
MAIN PANEL BOX	Location: <i>Basement</i> <input checked="" type="checkbox"/> Grounded <input type="checkbox"/> Bonded 100 Amps <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Circuit Breaker <input type="checkbox"/> Subpanel Location: Capacity of Main Current Disconnect: 100 Amps	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
CIRCUITS AND CONDUCTORS	Quantity: <input checked="" type="checkbox"/> Ample Branch Wiring: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Aluminum Wiring method: <input checked="" type="checkbox"/> Romex <input checked="" type="checkbox"/> BX <input type="checkbox"/> Knob and Tube <input type="checkbox"/> Conduit <input type="checkbox"/> Surface metal raceway <input checked="" type="checkbox"/> <i>cloth covered.</i> GFCI: <input type="checkbox"/> Exterior <input type="checkbox"/> Garage <input checked="" type="checkbox"/> Kitchen <input checked="" type="checkbox"/> Bathroom <input type="checkbox"/> Crawl space <input type="checkbox"/> Attic <input type="checkbox"/>	<input checked="" type="checkbox"/> Satisfactory
OUTLETS, FIXTURES AND SWITCHES	<input checked="" type="checkbox"/> Random testing <input type="checkbox"/> Reversed polarity <input checked="" type="checkbox"/> Open ground <input checked="" type="checkbox"/> Smoke Detectors <i>Smoke & Carbon Monoxide Detectors can only be checked by the local Fire Dept. (owner)</i> <i>8-1) There are several outlets on the first and second floors that are the ungrounded type. There are no "ARC" fault outlets or breakers for the bedrooms. All outlets should be brought up to today's standards.</i> <i>8-2) The front door bell does not work.</i>	<input type="checkbox"/> Satisfactory

Wire hanging outside of wall in living room
Needs to be capped and put back in the wall.

KITCHEN AND APPLIANCES

CABINETS AND COUNTER TOP	<input checked="" type="checkbox"/> Satisfactory
SINK	Plumbing Leaks: <input type="checkbox"/> Some signs <input checked="" type="checkbox"/> None observed <input checked="" type="checkbox"/> Satisfactory Disposal: <input type="checkbox"/> Operating <input type="checkbox"/> Not Operating Age: <i>NONE</i> Yrs.
DISH-WASHER	<input checked="" type="checkbox"/> Operating <input type="checkbox"/> Not Operating <input type="checkbox"/> Air gap Age: <i>0-1</i> Yrs <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
RANGE/OVEN	#1 <input type="checkbox"/> Operating <input checked="" type="checkbox"/> Not operating <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric Age: <i>0-1</i> Yrs. <input type="checkbox"/> Satisfactory #2 <input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric Age: Yrs. <input type="checkbox"/> Satisfactory <i>9-1) The gas stove would not light. The gas does not appear to be on.</i> <input type="checkbox"/> N/A
REFRIG-ERATOR	#1 <input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Frost free Age: Yrs <input type="checkbox"/> Satisfactory <input type="checkbox"/> Ice maker <input type="checkbox"/> Cold water dispenser #2 <input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Frost free Age: Yrs <input type="checkbox"/> Satisfactory <input type="checkbox"/> Ice maker <input type="checkbox"/> Cold water dispenser <input checked="" type="checkbox"/> N/A
OTHER APPLIANCES	<input type="checkbox"/> Operating <input type="checkbox"/> Not operating Age: Yrs. <input type="checkbox"/> Satisfactory <input type="checkbox"/> Operating <input type="checkbox"/> Not operating Age: Yrs. <input type="checkbox"/> Satisfactory <input type="checkbox"/> Operating <input type="checkbox"/> Not operating Age: Yrs. <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
FLOOR	<input type="checkbox"/> Vinyl tile <input type="checkbox"/> Sheet goods <input checked="" type="checkbox"/> Ceramic <input type="checkbox"/> Wood <input checked="" type="checkbox"/> Satisfactory
VENTILATION	<input type="checkbox"/> Exhaust fan <input checked="" type="checkbox"/> Ductless <input type="checkbox"/> Vented to outside <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Filter <input checked="" type="checkbox"/> Light <input type="checkbox"/> N/A <i>9-2) The light on the range hood did not come on.</i>
CLOTHES WASHER	<input type="checkbox"/> Operating <input type="checkbox"/> Not operating Age: Yrs. <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
CLOTHES DRYER	<input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Satisfactory <input type="checkbox"/> Vented To Age: Yrs. <input checked="" type="checkbox"/> N/A

INTERIOR

FLOOR	<input checked="" type="checkbox"/> Hardwood <input type="checkbox"/> Softwood <input type="checkbox"/> Plywood <input checked="" type="checkbox"/> Wall-to-Wall Carpet <div style="text-align: right;"><input type="checkbox"/> Not visible</div>	<input checked="" type="checkbox"/> Satisfactory
WALLS	<input type="checkbox"/> Plaster <input type="checkbox"/> On Gypsum lath <input type="checkbox"/> On Wood lath <input type="checkbox"/> On Masonry <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood <p style="margin-left: 40px;"><i>10-1) There is a hole in the wall of the upstairs closet. It appears to be from the electrician. The hole should be closed.</i></p>	<input type="checkbox"/> Satisfactory
CEILING	<input type="checkbox"/> Plaster <input type="checkbox"/> On Gypsum lath <input type="checkbox"/> On Wood lath <input checked="" type="checkbox"/> Drywall <input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Satisfactory
STAIRS / RAILINGS		<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FIREPLACE	<input type="checkbox"/> Flue liner <input type="checkbox"/> Damper <input type="checkbox"/> Operating <input type="checkbox"/> Not operating <input type="checkbox"/> Metal pre-fab <input type="checkbox"/> Free-standing <input type="checkbox"/> Wood stove <input type="checkbox"/> Pellet stove <input type="checkbox"/> Clean before use <input type="checkbox"/> Gas inserts	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
DOORS (INSIDE)		<input checked="" type="checkbox"/> Satisfactory
WINDOWS	<input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl or aluminum clad wood <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Aluminum <input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A

ATTIC

ACCESS	<p>How Inspected: <i>walked through</i> <input type="checkbox"/> Not inspected</p> <p><input checked="" type="checkbox"/> Stairs <input type="checkbox"/> Pulldown <input type="checkbox"/> Scuttlehole <input type="checkbox"/> No access <input type="checkbox"/> Satisfactory</p> <p style="text-align: right;"><input type="checkbox"/> N/A</p> <p style="text-align: center;"><i>The attic is finished into rooms. There is no access to the knee wall area.</i></p>
MOISTURE STAINS	<p><input type="checkbox"/> Some signs <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed</p> <p><input type="checkbox"/> Mold and mildew <input type="checkbox"/> Condensation</p>
STORAGE	<p><input type="checkbox"/> Heavy <input type="checkbox"/> Light <input type="checkbox"/> Floored <input type="checkbox"/> Not floored <input checked="" type="checkbox"/> No storage</p>
INSULATION	<p>Type: <i>Not visible</i> Avg. Inches:</p> <p>Installed in: <input type="checkbox"/> Rafter <input type="checkbox"/> Floor Approx. R Rating</p> <p><input type="checkbox"/> Vapor retarders <input type="checkbox"/> Satisfactory</p> <p style="text-align: right;"><input type="checkbox"/> N/A</p>
VENTILATION	<p><input type="checkbox"/> Window(s) <input type="checkbox"/> Attic Fan <input type="checkbox"/> Whole House Fan <input type="checkbox"/> Satisfactory</p> <p><input type="checkbox"/> Ridge Vent <input type="checkbox"/> Soffit Vent <input type="checkbox"/> Turbine <input type="checkbox"/> Roof Vent(s) <input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Gable End Louvers</p> <p style="text-align: center;"><i>11-1) There is no ventilation visible for the roof or soffit area.</i></p>

ROOFING

ROOF COVERING	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Location</td> <td style="width: 30%;">Materials</td> <td style="width: 10%;">Age</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td><i>All roofs</i></td> <td><i>Asphalt Shingles</i></td> <td><i>10+</i></td> <td>Yrs</td> <td><input checked="" type="checkbox"/> Satisfactory</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Yrs</td> <td><input type="checkbox"/> Satisfactory</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Yrs</td> <td><input type="checkbox"/> Satisfactory</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Yrs</td> <td><input type="checkbox"/> Satisfactory</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Yrs</td> <td><input type="checkbox"/> Satisfactory</td> </tr> </table> <p>How inspected: <i>From ground</i></p> <p>Roof leaks: <input type="checkbox"/> Some sign <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed</p>	Location	Materials	Age			<i>All roofs</i>	<i>Asphalt Shingles</i>	<i>10+</i>	Yrs	<input checked="" type="checkbox"/> Satisfactory				Yrs	<input type="checkbox"/> Satisfactory				Yrs	<input type="checkbox"/> Satisfactory				Yrs	<input type="checkbox"/> Satisfactory				Yrs	<input type="checkbox"/> Satisfactory
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FLASHING	<table style="width: 100%; border: none;"> <tr> <td style="width: 80%;"> <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Rubberized membrane </td> <td style="width: 20%;"> <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A </td> </tr> </table> <p><i>12-2) The chimney's lead flashing has been tarred over. The tar is only a temporary seal. Replacement of the metal flashing is recommended.</i></p>	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Rubberized membrane	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A																												
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GUTTERS AND DOWNSPOUT	<table style="width: 100%; border: none;"> <tr> <td style="width: 80%;"> <input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood </td> <td style="width: 20%;"> <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A </td> </tr> </table> <p>Extensions: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><i>12-1) The aluminum gutters are damaged in a couple of areas. The water flow will be inconsistent if not replaced.</i></p>	<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A																												
<input checked="" type="checkbox"/> Aluminum <input type="checkbox"/> Galvanized <input type="checkbox"/> Copper <input type="checkbox"/> Vinyl <input type="checkbox"/> Wood	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A																														

EXTERIOR

EXTERIOR DOORS		<input checked="" type="checkbox"/> Satisfactory		
WINDOWS AND SKYLIGHTS	<input checked="" type="checkbox"/> Insulated glass <input type="checkbox"/> Single pane glass <input type="checkbox"/> Roof windows and skylights <input type="checkbox"/> Moisture stains <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> No moisture stains observed	<input checked="" type="checkbox"/> Satisfactory		
EXTERIOR WALL COVERING	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;">Location <i>All</i></td> <td style="width: 50%; vertical-align: top;">Materials <i>Wood shingles</i></td> </tr> </table>	Location <i>All</i>	Materials <i>Wood shingles</i>	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory <input type="checkbox"/> Satisfactory
Location <i>All</i>	Materials <i>Wood shingles</i>			
EXTERIOR TRIM	<input checked="" type="checkbox"/> Eaves <input checked="" type="checkbox"/> Fascia <input checked="" type="checkbox"/> Soffits <input checked="" type="checkbox"/> Rake <input type="checkbox"/> Signs of deterioration <input type="checkbox"/> Extensive <input type="checkbox"/> None observed	<input type="checkbox"/> Satisfactory		
CHIMNEY	<input checked="" type="checkbox"/> Brick <input type="checkbox"/> Metal <input type="checkbox"/> Block <input type="checkbox"/> Clean before use <i>13-1) The chimney has missing bricks and mortar. Repointing and brick replacement is recommended.</i>	<input type="checkbox"/> In chase <input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A		
GARAGE/ CARPORT	<input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Attached <input type="checkbox"/> Detached <input type="checkbox"/> Door Operator <input type="checkbox"/> Operating <input type="checkbox"/> Safety Reverse	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A		
PORCH	Floor: ² <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Railing / Guardrail <i>13-2) The front porch is closed in but there are a few damaged floor boards.</i>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A		

GROUNDS

GRADING	General grading, slope and drainage (see pages 16 and 22) <i>Behind the house</i> <i>Negative grade (grade flowing toward structure).</i>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
SIDEWALK AND WALKWAY	<input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
DRIVEWAY	<input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
WINDOW WELLS	<input type="checkbox"/> Metal <input type="checkbox"/> Brick <input type="checkbox"/> Concrete	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
RETAINING WALL	<input type="checkbox"/> Brick <input type="checkbox"/> Block <input type="checkbox"/> Stone <input type="checkbox"/> Timber <input type="checkbox"/> Masonry paver	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A
TREES AND SHRUBBERY		<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
FENCING	<input type="checkbox"/> Metal <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Plastic	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
DECK/ BALCONY	<input type="checkbox"/> Signs of deterioration <input type="checkbox"/> Extensive <input checked="" type="checkbox"/> None observed	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
PATIO, TERRACE	<input type="checkbox"/> Concrete <input type="checkbox"/> Brick <input type="checkbox"/> Flagstone <input checked="" type="checkbox"/> Stone	<input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
STEPS TO BUILDING	Landing: <input type="checkbox"/> Concrete/Masonry <input checked="" type="checkbox"/> Wood Steps: <input type="checkbox"/> Concrete/Masonry <input checked="" type="checkbox"/> Wood Handrails: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Metal <input type="checkbox"/> <i>14-1) The handrail up the front stairway does not have balusters. Children could fall off the side.</i>	<input type="checkbox"/> Satisfactory <input type="checkbox"/> N/A
OUTBUILDING	<input type="checkbox"/> Not inspected	<input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> N/A

REMARKS (continued)

SUMMARY: MINOR REPAIRS (cont'd)

- 5-1) The boiler has rust and scorch marks on the surface in the front and on the side where the hot water coils are installed. The system should be cleaned and checked yearly before the heating season. There is some evidence of minor oil spills where the system was serviced this year.
- 4-3) There is a dehumidifier in the basement. This is an indication that there is significant moisture in the basement.
- 7-1) There is no exhaust fan in the bathroom.
- 9-1) The gas stove would not light. The gas does not appear to be on.
- 9-2) The light on the range hood did not come on.
- 10-1) There is a hole in the wall of the upstairs closet. It appears to be from the electrician. The hole should be closed.
- 11-1) There is no ventilation visible for the roof or soffit area.
- 12-1) The aluminum gutters are damaged in a couple of areas. The water flow will be inconsistent if not replaced.
- 12-2) The chimney's lead flashing has been tarred over. The tar is only a temporary seal. Replacement of the metal flashing is recommended.
- 13-1) The chimney has missing bricks and mortar. Repointing and brick replacement is recommended.
- 13-2) The front porch is closed in but there are a few damaged floor boards.
- 8-2) The front door bell does not work.
- 14-1) The handrail up the front stairway does not have balusters. Children could fall off the side.

STRUCTURAL: STRUCTURAL REMARKS (cont'd)
inspection.

HEATING & COOLING: HEATING SYSTEM REMARKS (cont'd)

cleaned and checked yearly before the heating season. There is some evidence of minor oil spills where the system was serviced this year.

HEATING & COOLING: FUEL SUPPLY REMARKS (cont'd)

contact with the concrete. Copper deteriorates when in contact with concrete. Budget to move the supply line out of the concrete.