May 23, 2022

RE: Address

Dear Client:

At your request a visual inspection of the above referenced property was conducted on May 23, 2022. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing localreal estate purchase agreements, the following items should be addressed:

GARAGE
- Garage
  - Safety Reverse Switch on the Automatic Opener:
    There is an electronic beam safety reverse system installed. It does not function as intended. Installing the electronic beams in the proper location is needed.
    Outside Entry Door:
    The outside entry door to the garage is satisfactory. The rear storm door is in need of repair or replacement.

Bedroom
- Bedroom:
  - Closet:
    Satisfactory - The closet is functional and of average size. Installing a light fixture is needed.
- Bedroom:
  - Closet:
    Satisfactory - The closet is functional and of average size. Installing a light fixture is needed.

ELECTRICAL SYSTEMS
- Main Power Panel and Circuitry
  - Comments:
    The GFI on the front exterior of the house is in need of replacing.

Bedroom
- Bedroom:

Closet:

Satisfactory - The closet is functional and of average size. **Attention Needed** - The closet pocket door needs some adjustment or repair.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning:

Condenser Cabinet Level:

Attention Needed - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient.

Bedroom

Bedroom:

Smoke Detector:

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Sincerely,

JLT Certified Home Inspection

Report Index

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

SITE ADDRESS:

Address

INSPECTION DATE: Date.

INSPECTION APPOINTMENT TIME: 10:00 AM.

CLIENT NAME: Client Name.

INSPECTION SITE CITY/STATE/ ZIP: City,State,Zip.

CLIMATIC CONDITIONS:

INSPECTION DAY WEATHER: Partly Cloudy.

TEMPERATURE AT TIME OF INSPECTION: 50's.

SOIL CONDITIONS: Damp.

UTILITY SERVICES:

WATER SOURCE: Public.

SEWAGE DISPOSAL: Public.

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City.

HOUSE OCCUPIED? Yes.

CLIENT PRESENT DURING INSPECTION: Yes.

PAYMENT INFORMATION:

TOTAL FEE: $400.00.

PAID: Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged, or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics; or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or nongovernmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property, and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and

no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.
Client is advised to read the entire body of the report and not to rely upon any verbal comments nor the Summary alone. Review the entire body of the report in detail and make decisions only upon trusted advice of Family Members, Your REALTOR and Outside Consultants, including Financial Advisors. It is in your best interest to follow up on any recommendations made by the Inspectors prior to making a final purchasing decision. Purchasing a home for your family is a major financial decision, and it is one not to be made hastily or under rushed circumstances.

SITE

Site:

Style of House: Two Story.

Estimated age of house: The house is 20 - 30 years old. 2000.

Bushes and Shrubs Condition: Satisfactory - The shrubs and/or bushes have a good appearance.

Trees Condition: Satisfactory - The trees on the site all appear to be alive and in acceptable condition.

Paving Condition:

Driveway Paving Material: Concrete.

Driveway Condition: Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

Walkways: Concrete.

Walkway Condition: Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

Entryway Stairs/ Deck: Satisfactory - The entryway stoop is in functional condition.

Fences and Gates:

Fencing Materials: Chain link materials are used for fencing.

Fence Materials Condition: Satisfactory - The fencing materials appear to be in satisfactory condition.

Utility Services:

Water Source: City.

Electric Service: Underground.

Electric Service Condition: Satisfactory - The underground service appears adequate.

Fuel Source: Natural gas is provided by a regulated service company or utility.

Sewage Disposal System: Sewers.

Gas Services:

Gas-fired Equipment Installed: Furnaces. Water heater.

Location of Meter: Rear side of the house.

Type of Gas Supply: Natural Gas.

FOUNDATION EXTERIOR

Foundation

Type of Foundation:

Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.

Foundation Materials:

Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.

Visible Portions of Exterior Foundation Walls:

Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.

Perimeter Foundation Drainage Surface:

The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation.

STRUCTURAL

Structural:

Type of Construction: Frame.

Exterior Siding Materials: Vinyl Siding.

Siding Condition: Satisfactory - The siding is in serviceable condition.

Trim: Satisfactory - The trim is in satisfactory condition.

Soffit/Eaves: Satisfactory - The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards: Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces: Satisfactory - The finish or exposed painted surfaces are satisfactory.

Deck, Porch or Balcony:

There is a Wood Framed: Screen Porch.

Framing of Deck/ Porch: Satisfactory - The framing of the deck or porch was done in an acceptable manner.

Comments:

One cracked window and some prior moisture was noted on the screen house.

ROOF

ROOFING

Type Roof:

Hip.

Roof Covering Materials:

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Condition of Roof Covering Material:

Satisfactory - The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed.

Means of Roof Inspection:

Binoculars were used to view the roof covering. The inspection was completed from the ground level.

Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

GARAGE

Garage

Garage Type

The garage is attached.

Size of Garage:

Three car plus garage.

Number of Overhead Doors

There are two overhead doors.

Overhead Door and Hardware Condition:

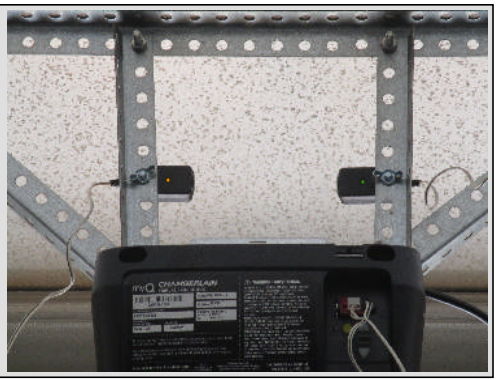
Satisfactory - The overhead door is in satisfactory condition, and it is functional.

Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.

Safety Reverse Switch on the Automatic Opener:

There is an electronic beam safety reverse system installed. It does not function as intended. Installing the electronic beams in the proper location is needed.



Outside Entry Door:

The outside entry door to the garage is satisfactory. The rear storm door is in need of repair or replacement.

Floor Condition:	Satisfactory - The garage floor is in satisfactory condition.
Floor Drain:	Yes - There is a floor drain installed. This is a handy feature for easier cleanup from rain and snow dripping off the cars. The floor drain was not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the garage.
Garage Structure:	Satisfactory - The wall covering and framing appears to be in satisfactory condition.
Fire Rated Ceiling:	Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.
Fire Rated Entry Door to Structure:	Yes - There is a fire rated door separating the garage from the living areas of the house.
Garage Foundation:	Satisfactory - The visible portions of the foundation under the garage appear to be functional.
Garage Roof Condition:	Satisfactory - The detached garage roof covering is in functional condition. The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.
Electric Service to Garage:	Satisfactory - The electrical outlets in the garage tested as correctly wired.
Heating Unit in Garage	The inspector was not able to determine if the heating unit is functional. Further investigation is needed.

Garage

Garage Type	The garage is detached and free standing.
Size of Garage:	Two car garage.
Number of Overhead Doors	There is a single overhead door.
Overhead Door and Hardware Condition:	Satisfactory - The overhead door is in satisfactory condition, and it is functional.
Automatic Overhead Door Opener:	The overhead door opener appears to function appropriately.

Safety Reverse Switch on the Automatic Opener:	There is an electronic beam safety reverse system installed. It does not function as intended. Installing the electronic beams in the proper location is needed.
Floor Condition:	Satisfactory - The garage floor is in satisfactory condition.
Foundation:	Satisfactory - The visible portions of the foundation under the garage appear to be functional.
Heating:	Satisfactory - There is a post supporting an overhead beam in the garage. It appears to be adequately installed.
Garage Roof Condition:	Satisfactory - The detached garage roof covering is in functional condition.
Electric Service to Garage:	Satisfactory - The electrical outlets in the garage tested as correctly wired.

OTHER ROOMS AND FIREPLACE

Entries and Main Hallway:

Entry Doors:	Satisfactory - The main entry doors to the structure is in functional condition.
Entry Floor:	Satisfactory - The entry floor material is in satisfactory condition.
Smoke Detector:	There is a smoke detector installed on the main level of the house.
Guest Closet:	Satisfactory - The guest closet is functional and of average size.
Main Staircase:	Satisfactory - The main staircase is appropriately installed.
Upper Level Hallway:	Satisfactory - The upper level hallway walls and floor are in satisfactory condition.
Upper Level Smoke Detector:	There is a functional smoke detector installed in the second level hallway.

Living Room:

Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is satisfactory.
Ceiling Fan:	Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired.
Heat Source Noted:	There is a heat source in this room.
Fireplace/Stove:	The inspector was not able to determine if the gas fireplace is functional. Further investigation is needed.

Dining Room:

Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is satisfactory.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.

Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired.
Heat Source Noted:	There is a heat source in this room.

Family Room:

Location:	Basement and Main Level Front Right.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is satisfactory.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired.
Heat Source Noted:	There is a heat source in this room.

Study/Den:

Location:	Main Level Rear Right.
Walls:	Satisfactory - The walls in this room appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is satisfactory.
Floor:	Satisfactory - The floor in this room is in satisfactory condition.
Windows:	Satisfactory - The windows and associated hardware in this room are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this room are correctly wired.
Heat Source Noted:	There is a heat source in this room.
Comments:	The sink has not been plumbed in.

KITCHEN

Kitchen

Outside Entry Door:	The outside entry door to the kitchen is satisfactory.
Windows/ Skylight:	Satisfactory - The windows and associated hardware in the kitchen are satisfactory.
Walls:	Satisfactory - The walls in the kitchen appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is satisfactory.
Floor:	Satisfactory - The flooring in the kitchen is satisfactory.
Lighting:	Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlets tested in the kitchen are correctly wired. Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within reach of the sink.
Countertops:	Satisfactory - The countertops in the kitchen are satisfactory.
Cabinets, Drawers, and Doors:	Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory with no leaks noted.
Sink and Drain Lines:	Satisfactory - The sink and drainage lines appear to be satisfactory.
Food Waste Disposal:	Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.
Dishwasher:	The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.
Range/Oven Fuel Source:	Electric - There is a 220-volt hookup for an electric range/oven.

Range/Oven:	All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested.
Microwave Oven:	Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.
Refrigerator:	Satisfactory - There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.
Water For Refrigerator:	There is a water line for the refrigerator.
Heat Source:	Satisfactory - There is a heat source in this room.

BATHROOM

Bathroom:

Location:	Upper Level Hall.
Entry Door:	Satisfactory - The entry door to the bathroom is functional.
Walls:	Satisfactory - The walls in this bathroom are satisfactory.
Window:	None - There is no window in this bathroom.
Ceiling:	Satisfactory - The ceiling in this bathroom is satisfactory.
Floor:	Satisfactory - The flooring in this bathroom is satisfactory.
Lighting:	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
Ventilation Fans:	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
Ground Fault Interrupt Outlets:	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
Light Switch:	Satisfactory - The light switch is satisfactory.
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition	Satisfactory - The toilet in this bathroom appears to be functional.
Tub:	Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. Surface of tub can be easily damaged.
Shower/Shower Head and Mixing Valves:	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
Tub/Shower Walls:	Satisfactory - The walls appear to be in satisfactory condition.
Tub/Shower Drain:	Satisfactory - The tub/shower appears to drain at an acceptable rate.

Shower Door:	No, There is a shower curtain installed.
Heat Source:	Satisfactory - There is a heat source in this room.

Bathroom:

Location:	Master.
Entry Door:	Satisfactory - The entry door to the bathroom is functional.
Walls:	Satisfactory - The walls in this bathroom are satisfactory.
Window:	Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.
Ceiling:	Satisfactory - The ceiling in this bathroom is satisfactory.
Floor:	Satisfactory - The flooring in this bathroom is satisfactory.
Lighting:	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
Ventilation Fans:	Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.
Ground Fault Interrupt Outlets:	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
Light Switch:	Satisfactory - The light switch is satisfactory.
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition	Satisfactory - The toilet in this bathroom appears to be functional.
Tub:	There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.
Shower/Shower Head and Mixing Valves:	Satisfactory - The shower, shower head, and mixing valves are all performing as required.
Shower Pan:	Disclaim - This is a visual inspection of the readily accessible portions of the shower stall, and it was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

Tub & Shower Walls:	Satisfactory - The walls appear to be in satisfactory condition.
Tub/Shower Drain:	Satisfactory - The tub/shower appears to drain at an acceptable rate.
Glass Tub/ Shower Door:	Yes.
Heat Source:	Satisfactory - There is a heat source in this room.

Bathroom:

Location:	Garage and Basement. 1/2 Bathrooms.
Entry Door:	Satisfactory - The entry door to this bedroom is functional.
Walls:	Satisfactory - The walls in this bathroom are satisfactory.
Windows:	Satisfactory - The windows and associated hardware in the basement bathroom are all satisfactory.
Ceiling:	Satisfactory - The ceiling in this bathroom is satisfactory.
Floor:	Satisfactory - The flooring in this bathroom is satisfactory.
Lighting:	Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.
Ventilation Fans:	Satisfactory - There is an exhaust fan installed in the basement bathroom, and it is performing satisfactorily.
Ground Fault Interrupt Outlets:	Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.
Light Switch:	Satisfactory - The light switch is satisfactory.
Vanity Cabinet:	Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.
Basin and Drain Fixture:	Satisfactory - The basin and drainage fixture appears to be satisfactory.
Faucet and Supply Lines:	Satisfactory - Faucets and supply lines appear satisfactory.
Toilet Condition	Satisfactory - The toilet in this bathroom appears to be functional.
Heat Source:	None.

Bedroom

Bedroom:

Location:	Master.
Entry Door:	Satisfactory - The entry door to this bedroom is functional.
Closet:	Satisfactory - The closet is functional and of average size. **Attention Needed** - The closet pocket door needs some adjustment or repair.
Walls:	Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is satisfactory.
Light Switch.	Satisfactory - The light and light switch were functional at the time of the inspection.
Ceiling Fan:	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional. A slight wobble was noted on high speed.
Floor:	Satisfactory - The floors are in satisfactory condition.
Windows:	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this bedroom are correctly wired.
Heat Source Noted:	There is a heat source to this room.
Smoke Detector:	There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

Bedroom:

Location:	Upper Level Front Left.
Entry Door:	Satisfactory - The entry door to this bedroom is functional.
Closet:	Satisfactory - The closet is functional and of average size. Installing a light fixture is needed.
Walls:	Satisfactory - The walls in this bedroom appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is satisfactory.
Light Switch.	Satisfactory - The light and light switch were functional at the time of the inspection.

Ceiling Fan:	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.
Floor:	Satisfactory - The floors are in satisfactory condition.
Windows:	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this bedroom are correctly wired.
Heat Source Noted:	There is a heat source to this room.
Smoke Detector:	There is a smoke detector installed in this room.

Bedroom:

Location:	Upper Level Rear Left.
Entry Door:	Satisfactory - The entry door to this bedroom is functional.
Closet:	Satisfactory - The closet is functional and of average size. Installing a light fixture is needed.
Walls:	Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is satisfactory.
Light Switch.	Satisfactory - The light and light switch were functional at the time of the inspection.
Ceiling Fan:	Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional. A wobble was noted on high speed.
Floor:	Satisfactory - The floors are in satisfactory condition.
Window:	Satisfactory - The windows and associated hardware in this bedroom are all satisfactory.
Electrical Outlets:	Satisfactory - The outlets tested in this bedroom are correctly wired.
Heat Source Noted:	There is a heat source to this room.
Smoke Detector:	There is a smoke detector installed in this room.

FOUNDATION INTERIOR

INTERIOR VIEW of BASEMENT

Basement Ceiling Exposed:

Only a limited amount of ceiling is visible. Only about 5% to 25% of the basement ceiling/floor joists were visible.

Percent Interior Foundation Wall Exposed:

There is limited visibility of the interior portion of the exterior walls due to wall coverings. There may be undesirable conditions in the wall that are hidden from view. Only the readily visible portions of the foundation walls are included as a part of this inspection. It would be necessary to perform a destructive or invasive inspection to verify the condition of the hidden areas.

Conditions Noted in Exterior Walls,Interior View:

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Columns and Posts:

The inspector was unable to determine the type or condition of the supporting posts under the main beam as they are fully enclosed and concealed from view.

Main Beams:

The main beam is enclosed; therefore, it is impossible to determine its condition.

Basement Windows:

The windows as installed appear to be satisfactory.

Staircase Condition:

Satisfactory - The staircase to the basement level appears functional. One of the sides is open and a safety concern for smaller children.

PLUMBING SYSTEM

Plumbing:

Water Source:	City/Municipal.
Plumbing Service Piping Size to Structure:	3/4" water service line from the meter to the main cutoff.
Public Service Piping Material:	The main service line to the structure is copper.
Main Water Line Cutoff Location:	Through the slab floor.
Interior Supply Piping Size:	The interior water supply piping is 3/4" indiameter. It then reduces to 1/2" or 3/8" risers.
Interior Supply Piping Material:	The interior supply piping in the structure is predominantly copper.
Exterior Hose Bibs Functional:	Satisfactory - The exterior hose bib(s) appeared to function normally.
Functional Supply:	Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.
Sewage Disposal Type:	Public Sewer System.
Waste Line Materials	The predominant waste line material is plastic.
Waste Piping Condition:	Satisfactory - The visible plumbing waste piping appears functional.
Functional Drainage:	Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
Sump Pump:	Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system.
Water Softener:	Yes, there is a water softener installed in this structure. This is a nice feature and will add comfort for the occupants. Determine ownership of the equipment. The inspection merely states the presence of the unit. We are unable to determine ownership and if it is functioning correctly.

Water Heater

Tank Capacity:	A 40 gallon water heater is installed.
Fuel Source for Water Heater:	The water heater is gas-fired.
Exposed Water Heater Condition:	Good - Rust free and clean. Should provide years of service.
Drip Leg Installed for Natural Gas-Fired Unit:	Yes - There is a drip leg installed on the incoming gas line to the water heater.
Gas Valve:	Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.
Flue/Exhaust Pipe Condition:	Satisfactory - The exhaust flue appears to be correctly installed. The exhaust flue pipe is plastic. A high efficiency unit's gas temperature is low enough that plastic pipe can be used.
Water Piping Condition:	Satisfactory - The incoming and output piping is installed correctly.
Temperature & Pressure Relief Valve:	Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.
Safety Overflow Pipe:	Satisfactory - The overflow pipe is correctly installed.

ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage: The incoming electrical service to this structure is 120/240 volts.

Service/Entrance/ Meter: Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

Main Power Panel and Circuitry

Main Power Panel Size: 200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Service Cable to Panel Type: Copper.

Is Panel Accessible: Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition: Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Main Panel Type: Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Legend Available: Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed: Yes.

Condition of Wiring in Panel: Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices. One double wired breaker was noted.

Main Service Ground Verified: Yes - The main service ground wire was located by the inspector.

Exterior Lighting: Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

Comments: The GFI on the front exterior of the house is in need of replacing.

LAUNDRY

LAUNDRY

Walls:	Satisfactory - The walls in the laundry room appear to be satisfactory.
Ceilings:	Satisfactory - The ceiling is satisfactory.
Floor:	Satisfactory - The floor coverings are in satisfactory condition.
Electrical Outlets:	Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.
Lighting:	Satisfactory - Lighting in the laundry is adequate.
Washer and Dryer	A washer and dryer are installed. Both units were functional.
Dryer Hookup:	Yes - There is a 220-volt outlet provided for an electric dryer.
Dryer Ventilation:	Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.
Sink:	Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning:

Type:	Refrigerator/Split System. Electricity-powered.
Unit Tested:	Yes, The scope of this inspection does not include the effectiveness or adequacy of the system.
Insulation Wrap on the Suction Line:	Satisfactory.
Condenser Clear of Obstruction:	Satisfactory.
Condenser Cabinet Level:	**Attention Needed** - The condenser pad should be solid and within 5-10 degrees of level. If the tilt is over this figure, internal lubrication may be insufficient.
Service Disconnect:	Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Heating Unit:

Heating System Types:	A forced air furnace is installed as the primary source of heat. The furnace is a very high efficiency type furnace using a fan to push the burnt exhaust gases out of the plastic flue pipe.
Fuel Source:	The fuel source is natural gas.
Flue Type:	The flue pipe is plastic from the furnace to the exterior.
Flue Condition:	Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.
Units Tested:	Yes.
Blower Condition:	Satisfactory - The blower assembly appears to be performing as expected.
Filter/Type Size:	14X20X1.
Filter Condition:	Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..
Thermostats Condition:	Satisfactory - The thermostat worked properly when tested.

ATTIC

Attic & Ventilation:

Attic Access Location: No attic access was noted.

Home Maintenance Guide

Contents:

INTRODUCTION

In a home, very few things are maintenance free. While it is a bitter pill for most homeowners to swallow, the fact is that preventative maintenance, with all the time and money it consumes, is still far more cost effective than the crisis management approach of waiting until something breaks and then scrambling to have it repaired. Preventative maintenance can avoid repairs, extend the life expectancy of many components and in some cases, reduce energy consumption.

Advance Warning

A systematic maintenance approach also allows one to monitor certain conditions and components. Regular roof inspections, for example, will give one enough advance warning to allow for several roofing quotes in order to make an educated and cost effective purchase of a new roof covering. If on the other hand, no maintenance is done, and the roof suddenly leaks, there is very little time to do comparative shopping. Under these circumstances, one is forced to go with the roofer who can do the job the fastest - not necessarily with the roofing materials of your choice or at the best possible price.

In addition to monitoring systems which wear out, structural monitoring can also be performed. It is not uncommon for people who have been living in a house for some time to suddenly realize that a door frame is out of square and the door does not close properly. With regular maintenance, the cracks which occur in the wall surfaces adjacent to the door frame can be monitored. Knowing whether these cracks have appeared suddenly or have been increasing at a specific rate, is valuable information when diagnosing the problem and designing a repair.

Structure Monitoring

Regular maintenance is not everybody's cup of tea. Hiring a handyman to perform maintenance inspections and minor repairs is not unwise.

Ideally, preventative maintenance inspections should be performed semi-annually in the spring and fall. However, some components require more or less frequent inspections. Where appropriate, this is noted. Records of any work performed should be noted in the Filing System section.

One last thought. There probably is not a homeowner alive who performs maintenance inspections to the degree that we suggest. So take all of this with a grain of salt. Suffice it to say, the more you do, the better. Please refer to the chart at the front of this section to assist in creating your own schedule.

EXTERIOR

Chimneys: Chimneys should be inspected for loose or deteriorated bricks or mortar. If covered with stucco or parging, look for cracks or loose sections. Chimney caps should be inspected for loose or broken sections as should the protruding clay chimney liners. Chimney flashings should be inspected for leakage. Efflorescence (a white salt build-up on the chimney) indicates moisture within the chimney and further investigation is required.

Metal chimneys should be checked for rust, missing rain caps and loose braces.

Roofs

Shingle Roofs: Roofing should be inspected for damaged, loose or missing shingles. Special attention should be paid to high wear areas such as areas where there is significant foot traffic or areas where downspouts from upper roofs discharge onto lower roofs. Flashings at dormers, plumbing stacks, valleys, et cetera, should be carefully inspected. Supports for television antennas or satellite dishes should be checked. Electric cables (eave protection) should be well secured and properly powered. Tree branches should be kept cut back to avoid damaging the roof surface.

Flat Roofs: Flat roofs should be inspected for blisters, bubbles, and flashing details. Tar and gravel roofs should be inspected for areas of gravel erosion. Tree branches should not contact the roof surface.

Gutters and Downspouts: Gutters and downspouts should be checked for blockage, leakage (from rust holes or leaking joints) and areas requiring re-securing or re-sloping. Paint deterioration should also be noted. Downspout seams should be checked for splitting (the seam is usually against the wall). A split downspout is often plugged with debris. Water accumulates in the downspout, freezes and splits it open.

Eaves: Soffits and fascia should be inspected for loose and rotted areas as well as areas damaged by vermin. Paint condition should be noted.

Walls: Masonry walls should be checked for deteriorated brick and mortar. Stucco walls should be inspected for cracking and separating. Wood walls should be checked for rot, loose or damaged boards, caulking, and wood/ soil contact. If paint deterioration is the result of blistering or bubbling, the cause should be determined. It may be due to outward moisture migration from the interior of the house, indicating more serious problems.

Metal and vinyl sidings, insulbrick and shingle sidings should be inspected for mechanical damage and loose or missing components. All walls should be checked for indications of settling. Vines should be monitored to determine whether damage to the wall surface is occurring. Deciduous vines are best checked during winter months, when there are no leaves. Vines should be kept cut back from wood trim (windows, doors, eaves, etc) and from gutters.

Exposed Foundation Walls: Foundation walls should be inspected for deteriorated brick, block, mortar or parging. Cracking due to settlement should also be noted and monitored.

Grading: The grading immediately adjacent to the house should be checked to ensure a slope of one inch per foot for the first six feet away from the house (where practical). Catch basins should be cleaned and tested.

Doors and Windows: Caulking and weather-stripping should be checked. Broken or cracked panes of glass should be replaced. Storms should be installed in the fall and screens in the spring. The finishes should be checked for paint deterioration and rot (particularly sills). Window wells should be cleaned.

Porches and Decks: Wooden components should be checked for rot and insect infestation. Wood should be painted or stained as required. Steps and railings should be secure.

Garages: Garage roofs should be checked for wear. The structure should be inspected for evidence of movement. Wooden components should be investigated for evidence of rot or insect infestation. Wooden components should be painted or stained as required.

Automatic garage door openers should be tested monthly and adjusted to reverse in the event of an emergency. Floor drains should be cleared and tested.

Driveways and Sidewalks: Driveways and sidewalks should be checked for cracks and deterioration. Settling which will result in surface water run off towards the house should be corrected as should uneven sections which pose a safety hazard to pedestrians.

Retaining Walls and Fences: Wooden retaining walls and fences should be checked for rot and insect infestation. Retaining walls should be checked for evidence of movement.

Trees, Shrubs and Vines: Limbs overhanging the house should be cut back. Dead limbs should be removed. Vines should be trimmed back from all wood surfaces.

STRUCTURE

Foundation Walls: Foundation walls should be checked for evidence of deterioration, dampness and movement. Limited dampness from slow moisture migration can be anticipated with most older foundation walls. This will often result in minor surface deterioration. Semi-annual inspections allow for monitoring of this situation. Cracks and voids should be filled. Filling cracks allows for easy monitoring of movement between inspections.

Access hatches should be provided to all crawl space areas.

Wood Framing: Exposed wooden structural components in the base-ment should be checked for evidence of rot and insect infestation. Deterioration usually results in sagging structural components.

Wall and Ceiling Surface Cracks: Wall and ceiling surface cracks should be monitored for evidence of significant movement. Minor movement due to normal settling and shrinkage should be anticipated.

Door Frames: Door frames should be checked to determine their square--ness. Door frames showing significant movement over a six month period are normally indications of more serious problems.

ELECTRICAL

Main Panel: The main electrical panel should be checked annually for rust or water marks indicating moisture penetration. All breakers should be turned off and on to ensure none have seized. All fuses should be tight-ened. A panel which is warm to the touch or smells of burned insulation should be brought to the attention of an electrician. Burned wires indicating loose or poor connections should be repaired by qualified personnel. All circuits should be labeled. Ground fault circuit interrupters should be tested monthly. Aluminum wire connections inside the distribution panel should be tightened annually. This should be done by a qualified electrician. The area around the panel for roughly three feet in all directions should be kept clear of storage.

Indoor Wiring: Poor or loose connections noted when viewing the exposed wiring in the basement should be corrected by a qualified electrician. Frayed or damaged wire, including extension cords, appliance cords and plugs, should be replaced. Loose outlets and switches should be tightened. Ground fault circuit interrupter electrical outlets should be tested monthly. Aluminum wire connections throughout the house should be tightened annually by a quali-fied electrician.

Outdoor Wire: The mast head and the wires leading to the street (if overhead) should be inspected to make sure that they are not loose or frayed. Overhead wiring leading to out buildings such as garages should also be inspected. Exterior outlets should have proper covers. Ideally, ordinary exterior outlets should be replaced with ground fault circuit interrupter type outlets.

HEATING

All Forced Air Systems: Conventional filters on forced-air systems should be checked monthly and cleaned or replaced as needed. Electronic filters should be checked monthly and cleaned as needed. The manufacturers instructions should be followed carefully. Care should be taken to ensure the interior components are installed in the correct orientation after cleaning.

Noisy blower sections should be brought to the attention of a technician.

Water levels in humidifiers should be checked and adjusted monthly. Interior components should be replaced on an as needed basis. The pad on drum type humidifiers should be replaced annually. The water supply to humidi-fiers should be shut off for the summer months and activated for the heating months. On systems with air conditioning or a heat pump, the damper in the humidifier ductwork should be closed during the cooling season.

All Hot Water Systems: Radiators and convectors should be inspected annually for leakage (particularly at the valves). Radiators should be bled of air annually, and as necessary during the heating season.

Circulating pumps should be lubricated twice during the heating season. Expansion tanks should be drained annually.

Electric Heat: Electric furnaces and boilers should be inspected by a qualified technician every year to ensure that all the components are operating properly and no connections are loose or burned. The fuses or circuit breakers in some electric systems can be checked by the homeowner.

Electric baseboard heaters should be inspected to ensure an adequate clearance from combustibles. Baseboard heaters which have been mechanically dam-aged should be repaired or replaced.

Oil Furnaces and Boilers: Oil systems should be checked by a qualified technician on an annual basis. Oily soot deposits at registers of forced-air systems may indicate a cracked heat exchanger. A technician should be contacted.

The exhaust pipe from the furnace or boiler should be checked for loose connections or corroded sections. The barometric damper on the exhaust pipe should rotate freely. The chimney clean out should be cleared of any debris. The oil tank should be inspected for leaks. Soot on the front of the furnace or boiler may indicate a draft or combustion problem. A technician should be contacted.

Gas Furnaces and Boilers: If gas odors can be detected, call the gas company immediately. Do not turn on any electrical equipment or use anything with an open flame.

Gas furnaces and boilers should be cleaned and serviced annually. The exhaust pipe should be checked for loose or corroded sections. The chimney clean out should be cleared of any debris. The heat shield (located where the burner enters the heat exchanger) should be checked to ensure that it is not loose or corroded. Burn marks around the heat shield may indicate a draft or combustion problem. A technician should be contacted.

Wood Stoves: Wood stove chimneys and flues should be checked for creosote build-up and cleaned at least annually (more frequently depending upon use). Clearance to combustibles around wood stoves should be maintained at all times. If there is any doubt about the safety of a wood stove, contact the city building inspector immediately.

COOLING/HEAT PUMPS

A qualified technician should be engaged to inspect the system and recharge it if necessary annually. Most systems require the power to be on for up to twenty four hours before using the system. A condensate drain line emerging from the ductwork above the furnace should be visually checked for leakage during the cooling season.

The outdoor section should be level. If the outdoor component settles or heaves, adjustments should be made by a specialist. The refrigerant lines should be checked for damaged, missing or loose insulation. Debris and vegetation should be kept away from the outdoor component of the system. Most manufacturers prefer to have the outdoor component left uncovered during the winter to prevent rust. The outdoor coil should be kept clean. A noisy fan may mean a bearing problem or misalignment. Window air conditioners should be removed for the winter.

ATTICS

Attics should be inspected annually for water stains on the underside of the roof sheathing. One should also look for rot, mildew, and fungus indicating high humidity levels in the attic. Check to make sure the insulation is not wet. Some types of loose insulation are prone to being blown around during periods of high wind. Check for bare spots and ensure that insulation is not covering pot lights. Attic vents should be checked to ensure that they are not obstructed. Often, birds build nests in these vents. Vents at the eaves are often plugged with insulation. Watch for evidence of pests (squirrels, raccoons, etc.).

Rafters (supporting the roof) and collar ties (horizontal members running across the attic between opposing rafters) should be inspected for rot and movement.

NOTE: Be careful walking around. Don't fall through or step on wires. Compressed insulation loses much of its insulating value.

PLUMBING

Supply Plumbing: Supply plumbing should be checked annually for leaks. Precautions should be taken to ensure that plumbing in areas such as crawl spaces will not freeze during winter months. Outdoor faucets should be shut off from the interior and drained for the winter. Operate the main shut-off valve and critical isolating valves to ensure proper operation in the event of an emergency. Leaking or dripping faucets should be repaired.

Well equipment should be inspected semi-annually. A water quality test should be performed periodically on the advice of local authorities.

Waste Plumbing: Visible waste plumbing should be checked for leaks. Basement floor drains and exterior drains should be checked and cleaned as necessary. Slow drains within the house should be cleared. Basement floor drain traps should be filled with water to ensure that they are not broken. If cracked, or if the water has evaporated, sewer odors will enter the house.

Septic tanks should be checked and cleaned if necessary every year.

Fixtures: Toilets should be checked to ensure that they are properly secured to the floor. Listen for toilets which run continuously. Grouting and caulking at all bathroom fixtures should be checked and renewed as necessary. Sump pumps should be tested.

Water Heaters: Modern water heaters have a test lever on the pressure relief valve. This lever should be tested every three months or so to ensure that the pressure relief valve is not seized. If the relief valve does not discharge near a drain, a bucket will be required.

In some areas, sludge may accumulate in the bottom of the tank. Draining some water from the bottom of the tank will indicate the presence of sludge and the necessity for regular draining. Be sure to shut off the power or fuel supply prior to draining any water from the tank.

INTERIOR:

Walls and ceilings should be inspected for cracks in interior finishes. The amount of movement should be noted so that it can be monitored in the future. Bulges in wall and ceiling surfaces should be carefully monitored. Separated plaster, particularly on ceilings, can fall and cause injury.

Walls, particularly in corners and areas of dead air (behind drapes for example), should be checked for evidence of condensation and mildew indicating high humidity levels within the house. Water stains on interior finishes should be noted. If the source cannot be detected, they should be monitored.

Door frames should be inspected. Door frames which become out of square during a relatively short period (six months) may indicate structural problems.

Condensation on windows indicates high humidity levels during winter months. This can sometimes lead to rot.

Fireplaces and chimneys should be cleaned and inspected at least annually, depending upon usage.

HOUSEHOLD PESTS

Carpenter Ants: Carpenter ants are the largest variety of common ants found in North America. Carpenter ants do not eat wood; however, they do nest in it. They earned their name by building galleries in wood and by carefully finishing the surfaces of these galleries. When chewing their way through wood they leave small particles resembling saw dust which they push out of the colony. It is the presence of this saw dust which indicates a colony. Carpenter ants tend to be most active in the spring and early summer. They are usually dormant during a portion of the winter. Outdoors, they feed on other insects and plant material while indoors they feed on household food.

To prevent a carpenter ant infestation, decayed wood should be removed from around the building. Firewood should not be stored indoors for long periods of time. Wood used where dampness may occur should be treated with a preserva-tive. Food stuffs, such as sugar, should be stored in closed containers and, should a spill occur, it should be cleaned up quickly.

Chemical control of carpenter ants should be undertaken by a qualified pest control company. Carpenter ants often nest inside walls, ceilings, outdoor siding, eaves, floors, window casings, etc. They prefer wet wood, and can often be found in rotting wood.

Earwigs: Earwigs are one of the most common pests in homes and gardens. They eat both plant and animal food. They often damage flowers, fruit and vegetables.

Chemical treatment for the control of earwigs should be applied in June or early July. The treatment should be applied along building foundations, under porches and around fences, wood piles, garages and tree trunks. Chemical treatment is effective in the short term, however, it is not uncommon for a garden to be re-infested in as little as two weeks after treatment. Earwigs are nocturnal, searching for food at night and hiding during the day.

Silverfish: Silverfish are nocturnal and prefer damp dark areas of the house. They appreciate warm temperatures and can often be found in furnace rooms. They feed on starchy materials such as wallpaper paste or sizing and glue. They will also eat bread crumbs and other human food. Sometimes, they feed on paper or other wood by-products.

While chemical treatment can be effective, non-chemical treatment also works. Proper vacuuming in areas where they are likely to hide is essential. Old books, papers, et cetera, should not be left in unventilated areas for long periods of time.

Small jars, partially filled with water can be used to trap silverfish. Once inside the jar they cannot crawl up the sides. The outside of the jar should be covered with masking tape to allow them to climb up easily.

Cockroaches: There are many species of cockroaches found in North America. Cockroaches eat many different things, including food, paper, plants, glue, etc. They prefer a damp dark environment. Roaches can be a health hazard as they have been known to carry salmonella bacteria. Getting rid of cockroaches is very difficult. Good housekeeping is a must. Spills should be cleaned up promptly and food should be kept in insect proof containers. If possible, repair any damp areas in the home.

Chemical treatment is best performed by a professional.

Sowbugs: Sowbugs are actually not insects. They are crustaceans (the same family as shrimp, lobsters, et cetera). Sowbugs seldom do serious damage to houses; however, they do feed on decaying organic matter and chronically wet, rotted wood is sometimes their food. They are usually found in dark, damp environments such as the corners of basements.

The dryer and better ventilated the basement is, the less the likelihood of sowbugs.

Termites: Subterranean termites usually do not live in houses but rather in the soil below. Termites live on wood. While they prefer damp or decaying wood, they will also eat sound dry lumber. The damage to the wood is seldom noticeable as they eat through the interior. If there is no direct wood/soil contact, termites must build shelter tubes or tunnels to get from the soil to the wood. It is the presence of these tubes which indicate an infestation. The tubes are typically 1/4 to 1/2 inch in width and are made of soil glued together by the termites.

The amount of damage which can be caused by termites can be extensive. If shelter tubes are noticed, a pest control company should be contacted immediately. In some areas, government assistance is available for treatment. In addition to chemical treatment, it is also necessary to break all wood/soil contact.

Please refer to Section 9.0 in Structure for more information.

Fleas: Fleas are typically brought into the house by animals. They live on the blood of their hosts. There are many types of fleas; cat fleas, dog fleas, squirrel fleas, etc. Cat fleas give people the most problems. Fleas nest on the animal; however, they leave the animal from time to time and jump onto other species. They never stay, however. They always return to the host animal. If the host animal leaves the premises permanently, the fleas which are left behind will jump onto people, looking for food.

Adult fleas are relatively easy to kill; however, the larva live in strong protective cocoons. Both the eggs and the cocoons are very resistant to flea control attempts. While there are products on the market for the homeowner, best results are obtained by hiring an expert.

Mice: The typical life expectancy of a house mouse is approximately one year. During that time, a female mouse can bear up to eight litters of four or five mice. While mice will eat virtually any type of food, they prefer grain and seed. They require very little water. Mice travel in a very limited territory, usually not much more than thirty feet from their nest. Mice must gnaw on things to keep their teeth worn down. They are able to chew through wood, asphalt, soft mortar and even aluminum. Mice can get through holes as small as one-half inch in diameter. They are nocturnal creatures.

The best control for mice is proper sanitation. This includes the storage of food materials in mouse-proof containers and proper cleaning of spills. Mice can easily be caught in spring traps using bait such as peanut butter, cheese, bacon, or bread. Dead mice should be removed promptly.

Poisons can also be used; however, they must be handled very carefully. Usually the poison has to be consumed over a period of several days to become effective. If poisons are to be used, they should be placed in areas where they won't be found by children or pets. When stored, they should be marked as poison.

Raccoons: Raccoons are highly intelligent animals. They will feed on fruits, nuts, grain, , fish, meat, etc. They are nocturnal animals and are often found in urban settings.

The best control of raccoons is to preclude their entry. Chimney flues should be covered with substantial screens. Garage doors should be kept shut. Garbage should be kept in closed containers and shields can be provided on T.V. towers and trees to prevent access to the roofs of buildings. Tree limbs should be cut back.

Box traps or wire cage traps can be used to trap the animals so that they can be removed to a remote area. The trap should be set to catch the raccoon as it approaches its feeding place. It should be secured to prevent it from being tipped over and the bait taken. Bait such as corn, melon, prunes and peanut butter are effective. This is best done by a professional. It is not wise to corner a raccoon.

PRIORITY MAINTENANCE FOR HOMEOWNERS

There are so many home maintenance and repair items that are important, it can be confusing trying to establish which are the most critical. To simplify things, we have compiled a short list of our favorites. These are by no means all-inclusive, nor do they replace any of the information in a home inspection report. They should, however,

help you get started on the right foot. Remember, any items marked as priority or safety issues on your home inspection report need immediate attention.

ONE TIME TASKS

1. Install smoke detectors as necessary (usually one on each level of the home, near any sleeping areas).
2. Make any electrical improvements recommended in the home inspection report.
3. Remove any wood/soil contact to prevent rot and insect damage.
4. Change the locks on all doors.
5. Remove or correct trip hazards such as broken or uneven walks, patios and driveways. Loose or torn carpet or flooring should also be repaired promptly.
6. Correct unsafe stairways and landings. (Treads uneven, too narrow, sloped, loose; risers irregular or too high; landings missing, poorly lit or too small; railings missing, loose, too low, et cetera).
7. Have all chimneys inspected and serviced before operating any of these appliances.
8. Locate and mark the shut-offs for the heating, electrical and plumbing systems.
9. If there is a septic system, have the tank inspected, and pumped if necessary. If the house is on a private water supply (well), set up a regular testing procedure for check-ing water quality.
10. If the house has a basement or crawl space, read Section 10.0, Basement Leakage in the Interior Section of the Home Reference Book.

REGULAR MAINTENANCE ITEMS

1. Clean the gutters in the spring and fall.
2. Check for damaged roofing and flashing materials twice a year.
3. Cut back trees and shrubs from the house walls, roof and air conditioning system as needed.
4. Clean the tracks on horizontal sliding windows annually, and ensure the drain holes are clear.
5. Test ground fault circuit interrupters using the test button, monthly.
6. Service furnace or boiler yearly.
7. Check furnace filters, humidifiers and electronic air cleaners monthly.
8. Check the bathtub and shower caulking monthly and improve promptly as needed.
9. If you are in a climate where freezing occurs, shut off outdoor water faucets in the fall.
10. Install and re-secure door stops as needed.

11. Check attics for evidence of leaks and condensation and make sure vents are not obstructed, at least twice a year. (Provide access into all attics and crawl spaces.)

Disclaimer: JLT Certified Home Inspection provides the information above to attempt to inform new home buyers about general home maintenance. The maintenance suggestions listed above are by no means a complete list of items that need maintenance in a home. These statements above are only a compilation of maintenance suggestions based on our experience in the business of Real Estate property management, ownership and renovation.