Visual Property Inspection

7 Glenview Pl.,
Huntington, New York 11743

Prepared for :

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Property and Exterior

Inspection Preamble

A visual home inspection was conducted to determine the overall condition of the home and identify areas that are outdated, in a state of disrepair or deteriorated and requiring updating, replacement, maintenance or repairs. The inspection is limited to a visual inspection that inherently has limitations with finished materials and stored items in a home.

Limitations

☑ Parging ☐ Debris ☐ Snow ☑ Vegetation

Conditions

☑ Clear ☐ Rain ☐ Frozen Ground

Approx. Temperature 103

Building

☐ Detached ☑ 2 Story ☐ Split Level

Estimated Age: 46 yrs House Faces: South

The inspected structure is a colonial style home built around 1957. House will need some updating. Overall House looked ok.

Foundation

Damaged: No

☑ Concrete ☐ Block ☐ Parging ☐ Cracks

Parging covers most of the foundation. Small areas I could see looked ok.
Regrading away from foundation is needed in some areas to help keep water away. Fill and seal foundation cracks to reduce potential water penetration and subsequent damages.

Wall Surface

Damaged: No

☐ Brick ☑ Vinyl ☐ Wood

Vinyl siding looked ok.

Siding looked ok.

Property and Exterior

Windows and Doors

☐ Updated ☑ Window Wells

Upgraded windows looked ok.

Landscaping

☐ Slopes to house ☑ Shrub ☑ Tree ☐ Earth to Wood contact

Trim and maintain vegetation away from structure to reduce moisture damages and premature wear of finishing materials.

Driveway

Damaged: No

☐ Slopes to House ☑ Asphalt ☐ Gravel

Lighting

Operational: Yes

☐ None ☐ Unsecured

Receptacles

Operational: Yes

☐ GFCI Protected ☐ Install GFCI ☐ No Ground ☐ Open Ground

Walkway/Path

No Visible Damage Noted

☐ Slopes to House ☑ Brick ☐ Patio Block ☐ Slate

Property and Exterior

Porch/Entry **No Visible Damage Noted**

☐ Unsecured ☐ Stone tile ☑ Wood ☐ Crack

Front deck looked ok. Front entrance door looked ok.

Old wood steps looked ok.

Deck looked ok.

View under the deck. Looked ok.

Property and Exterior

Deck/Patio — **No Visible Damage Noted**

☐ Slopes to House ☐ Improperly constructed ☐ Composite ☑ Concrete
☐ Deterioration ☐ Infestation

May need to add more support to the roof above to handle heavy snow loads.
Concrete patio looked ok.

Patio looked ok.

Railing — **Damaged:** **No**

☐ Unsecured ☐ Incomplete ☑ Wood

Roof Structure

Inspected By:

☐ Binocular ☐ Roof Edge ☑ Walk On ☐ No Access

Limitations

☐ Deck ☐ Gravel Cover ☐ Height ☐ Rain

Main Roof

☑ Flat ☑ Gable ☐ Valley ☐ Other

Buckling seen in the back lower roof. Could be caused by extreme heat and sheathing being installed to tightly. If bulge does not go down when roof cools, you will need to cut out bulge and patch roof. Have a roofer check further.
Add some roof vents to the lower roof.
Roof looked ok.
Anticipate regular maintenance to the roofing surface, gutters and related accessories to provide intended drainage function and reduce the potential for leaks to develop. Gutter clogs and loose or damaged components can lead to leaks that can cause major, sometimes costly damage to both structural and finish materials in the home.

Gutter/Downspout **Damaged: No**

☐ Unsecured ☑ Aluminum ☐ Galvanized ☐ Drains below ground
☑ Drains above ground ☑ Extend Leader ☐ Spill

Gutters looked ok. Extend all downspouts minimum 6' away from foundation to reduce wall deterioration, potential water entry and subsequent damages.

Extend leader.

Roof Structure

Fascia/Soffit

Damaged: No

☐ Not vented ☑ Vinyl ☐ Wood ☐ Mildew

Make sure wood soffits are vented under vinyl soffits.

Covering

Damaged: No

☐ Asphalt Shingle ☑ Fiberglass Shingle ☐ Concrete ☐ Tar ☐ Nail Pop
☐ Loose ☐ Stain ☐ Curl ☐ Fungus

# of Layers 1

Main roof looked ok. Roof is around 1-5 years old.
Flat dormer roof looked old and may need repair or replacement in the next 4-8 years.
Some soft spots on the dormer roof was found while walking on it. May need to replace some sheathing when the roof gets replaced.

Roof ok.

Roof over patio.

Roof Structure

Front roof.

Rolled roofing.

Life Expectancy

☐ Typical ☑ Middle ☐ End ☐ Exceeded

Roof Structure

Accessory **Visible Damage Noted**

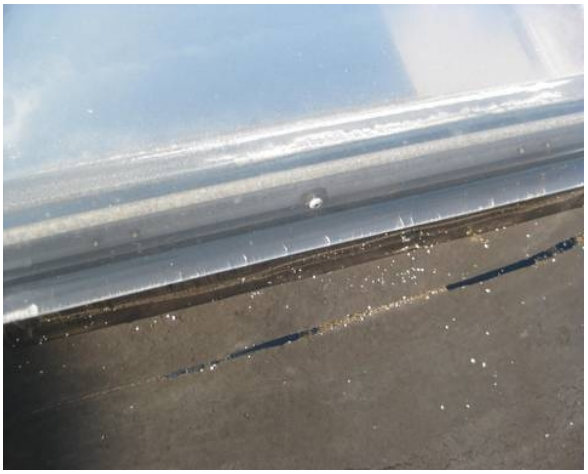
☐ Unsecured ☑ Air Vent ☑ Vent Stack ☑ Skylight

Both skylights are old. The home made old skylight has a lot of caulk on it and could be a problem in the future.
The skylight above the bathroom has a crack in it and is old.
Budget to replace both skylights.

Old skylight.

Home made skylight.

Old skylight.



Outer covering starting to crack.

Flashing **No Visible Damage Noted**

☐ Concealed	☑ Chimney	☐ Dormer	☐ Drip Edge	☐ Flat Roof	☑ Skylight
☑ Roof to Wall	☑ Stack	☐ Valley	☑ Aluminum	☐ Gap	☐ Deterioration
☐ Corrosion	☐ Reseal	☑ Replace When Re-roofing		☐ Copper	

Secure stack vent flashing better.

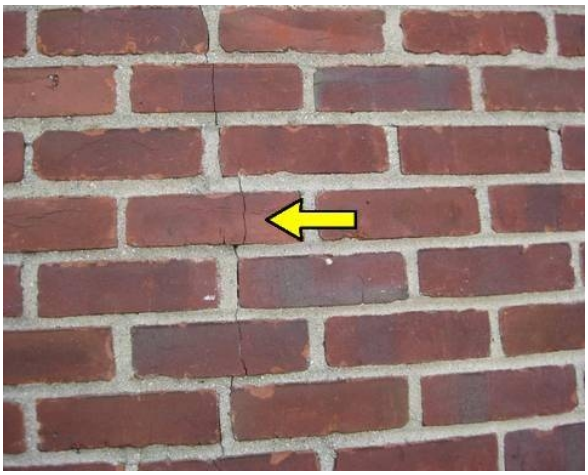
Roof Structure

Chimney/Vent

Significant Visible Damage Noted

☐ Structural concerns ☑ Fireplace ☑ Furnace ☑ Brick ☐ Metal
☐ Crack ☐ Loose

Old chimney looked ok.



Hairline crack in chimney bricks. Consult with a chimney expert.

Chimney Cap

Damaged: No

☐ None ☐ Concrete ☑ Masonry ☑ Cracks

Cap is wearing down and will need to be sealed or patched soon.

Seal cracks better.

Roof Structure

Visible Flue Liner **Damaged: No**

☐ None ☐ Metal Insert ☑ Clay ☑ Rain Cap ☐ Crack
☐ Improper installation ☑ Advise Cleaning and Sweeping

Contact a qualified technician to clean and maintain chimney flues to promote safe and efficient operation of heating appliances and fireplaces. This should be done annually or as prescribed by the chimney technician as obstructions can occur.

Top mounted damper for fireplace.

Attic

Limitations

☐ No Access ☑ Entered ☑ Hatch ☐ Insulated

Small attic space.

Structure

No Visible Damage Noted

☑ Rafter ☐ Open joints ☐ Infestation ☐ Sag

Attic looked ok.

Insulate heating pipe.

Old water stains.

Sheathing

No Visible Damage Noted

☐ Condensation ☑ Plywood ☐ Roofing Felt ☐ Mildew ☐ Sag ☐ Stain

Sheathing was concealed and condition could not be determined.

Attic

Insulation

No Visible Damage Noted

☐ Radiant Barrier ☐ Concealed ☑ Fiberglass ☑ Rigid Plastic ☑ Batt ☐ Blown

Estimated Depth 5 inches

I recommend adding more insulation to help lower heating cost. (6 - 10 ")

Ventilation

☐ None ☑ Soffit ☑ Gable End ☑ Ridge ☐ Mechanical ☐ Blocked

I recommend adding ridge vents to get better airflow in attic spaces.

Exhaust Duct

☑ Concealed ☐ Not Insulated ☐ Into Attic ☐ Plastic

Bath vents were concealed.

Basement/Structure

Limitations

☑ Finished ☑ Obstruction ☐ Furnished

Most of the basement was finished. I did have some small areas that I could see the foundation wall and some structure.

Floor — No Visible Damage Noted

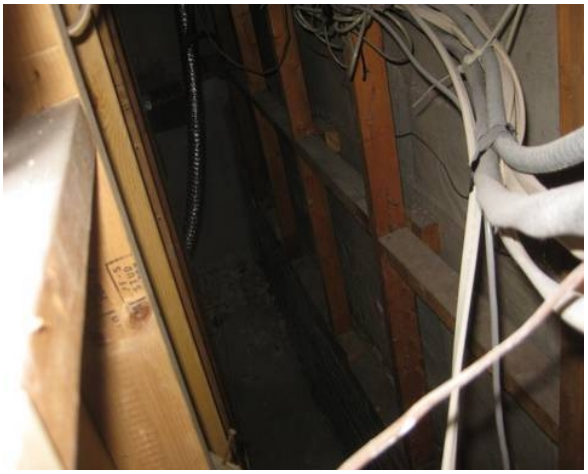
☐ Cracks ☐ Vinyl Tile ☑ Concrete

Basement looked ok. French drains system was seen around the perimeter of the basement.

Wall — No Visible Damage Noted

☐ Cracks ☐ Concealed ☐ Efflorescence ☑ Concrete ☐ Brick ☐ Drywall

Foundation was concealed by finished walls. Small areas I could see looked ok.



Chase behind laundry room wall.

wall behind washing machine wall.

Basement/Structure

Ceiling — No Visible Damage Noted

☐ Stain ☐ Unfinished ☑ Drywall ☑ Drop ceiling

Ceiling looked ok.

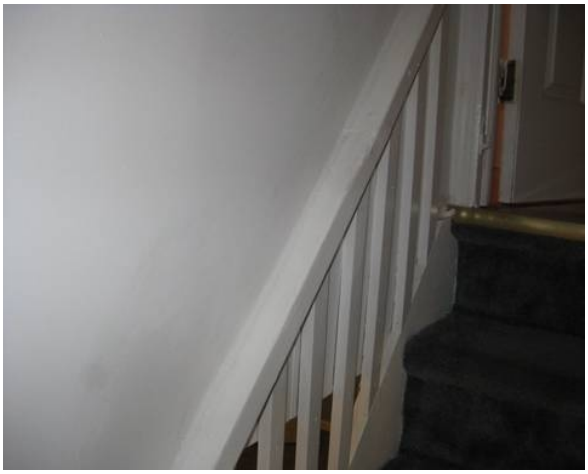
Circuit Wire

☑ Concealed ☐ Exposed Wiring ☐ Unsecured

Basement Stairway — No Visible Damage Noted

☐ Unsecured ☐ Worn ☐ Trip Hazard ☑ Wood ☑ Carpet

Narrow tread widths and high step heights can make these stairs a possible trip hazard.



Railing — Damaged: No

☐ Unsecured ☐ Incomplete ☑ Wood

Need to add a gripable handrail at the top of the stair case. Current handrail is unsafe.

Basement/Structure

Floor Joist — No Visible Damage Noted

☑ Concealed ☐ Unsecured ☐ Split ☐ Stain

Some minor water damage to subfloor seen under bathrooms.

Floor joists were concealed by finished ceilings. Small areas I could see looked OK.

Bridging

☑ Concealed ☐ X-Metal ☐ X-Wood ☐ Solid Wood

Sill Plate — No Visible Damage Noted

☑ Concealed ☐ Mildew ☐ Stain ☐ No Anchors

Small areas I could see looked ok.

Beam — No Visible Damage Noted

☐ Unsecured ☑ Concealed ☐ Laminate ☐ Metal ☑ Wood ☐ Sag

Wood beam.

Basement/Structure

Post — **No Visible Damage Noted**

☐ On Slab ☑ Concealed ☐ Adjustable ☐ Brick ☐ Metal ☐ Wood

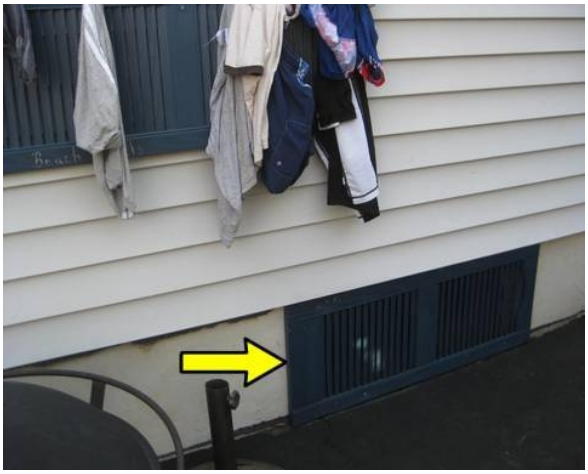
Bearing Wall — **No Visible Damage Noted**

☑ Concealed

Crawl Space

☑ No Access ☐ Vapor Barrier ☑ Insulated ☐ Entered ☐ Mildew ☐ Stain
☐ Damp ☐ Earth Floor ☑ Concrete Floor ☐ Moisture Barrier Required

Could not access crawlspace. Small spot I could see through the louvered cover looked ok.



Sealed access to crawlspace.

Electrical Service

Service Entrance and Cable

☑ Overhead ☐ No Conduit ☑ 120/240 Volt ☐ Unsecured ☐ Frayed ☑ Copper

For all electrical deficiencies noted below consult a qualified Licensed electrician to review and provide repairs, improvements and upgrades as needed. These recommendations can impact safety in the home and should be addressed.

Main Disconnect

☐ Switch/Cartridge Fuse ☑ Breaker ☐ Overfused

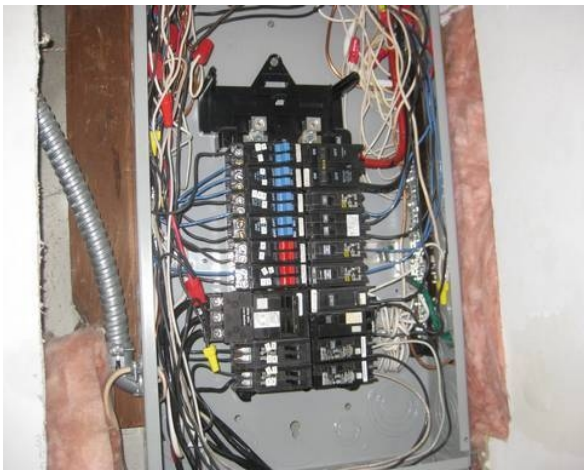
Ampere Rating 100

Distribution Panel

☐ Not Opened ☐ Obstructed ☐ Unsecured ☑ Overloaded ☑ Upgrade

Location Basement wall. Ampere Rating 100

Panel looked ok.



Too many breakers.

Electrical Service

Fuse

☑ Breaker ☐ Screw ☑ GFCI Breaker ☐ AFCI Breaker

To many breakers seen in the panel for 100 amp service. Have an electrician check further. Otherwise panel looked ok.

Circuit Wire

☑ Concealed ☐ Aluminum ☑ Copper ☑ Non-Metallic Sheathed
☐ Non-Metallic Sheathed ☐ Corrosion

Receptacles and Lighting

☐ Install GFCIs

Remove exhaust fans out of the tub area. Possible shock hazard.

Lighting and receptacles that were tested all worked ok.

Grounding

☐ Concealed ☐ Ground Rod ☑ Water Main ☐ Disconnected ☐ Meter By-Pass

The integrity of the electrical system ground cannot be verified by a visual inspection.

Bonding

☐ Concealed ☑ Water Pipe ☐ Gas Pipe ☐ Improper Connection ☐ Corrosion
☐ Unsecured

Provide bonding to gas lines to complete ground system.

Heating

Limitations

☑ Operating in Heating Mode ☐ System Shut Down ☐ Piping Concealed
☐ Weather

Smoke and CO Detectors

☐ Basement ☐ 1st Floor ☐ 2nd Floor ☐ 3rd Floor

Recommend installing new Carbon Monoxide and Smoke detectors in the home where recommended or required by manufacturer or local regulations. Provide regular testing and maintenance to ensure proper operation. It is common for manufacturers to recommend replacing CO detectors every 5-7 years and smoke alarms every 7-10 years and manufacturer recommendations should be used as a guide.

Heating System

Operational: Yes

☑ Hot Water System ☑ Standard Efficiency ☑ Advise Service and Repair Contract
☑ Gas Fired
Manufacturer Slant Finn

This was a good cast iron boiler and it was working good at time of inspection.

Heating

Thermostat/Humidistat

Operational: Yes

☐ Unsecured ☐ Programmable ☑ Standard ☑ Multi Zone System

2 Zone Heating.
2 Circulating pumps seen.

2 pumps

Air Requirement

☑ Internal ☐ External ☐ Inadequate

Venting

☐ Sidewall ☑ Metal ☐ Improper Rise ☐ Unsecured ☐ Corrosion ☐ Soot

Life Expectancy

☐ Typical ☑ Middle/End ☐ Exceeded

Unit was about 11 years old.

Heating

Gas Burner

Operational: Yes

☐ Not Checked ☑ Get service repair contract.

Burners were working ok at time of inspection.

Ignition

☑ Electronic ☐ Pilot & Thermocoupl

Heat Shield

☐ Missing ☐ Corrosion ☐ Soot

Ok.

AC/Heat Pump

Functional

☐ Not Checked ☑ Air to Ai ☑ Though Wall ☐ Damaged Fins ☐ Corrosion ☐ Dirty

Wall units worked ok.

Plumbing Components

Limitation

☑ Finished Basement ☐ House Winterized

Public Supply

☑ Metered ☐ Concealed ☑ Copper

Shut-Off Valve

☑ Not Tested ☐ Corrosion ☐ Leak

Main water shutoff.

Hose Bibb

Not Applicable

☑ Not Checked ☐ Frost Free ☐ Shut-Off Valve ☐ Recaulk ☐ Unsecured ☐ Corrosion

Plumbing Components

Gas Plumbing

☑ Meter Outside

Small areas I could see looked ok.

Distribution Piping

Damaged: **No**

☑ Concealed ☑ Copper ☐ Plastic ☐ Corrosion ☐ Dissimilar materials

Areas that I could see looked ok.

Plumbing Components

Waste Drainage — Damaged: No

☑ Concealed ☑ Galvanized ☑ Plastic ☐ Corrosion ☐ Advise Septic Tank Checked

Galvanized pipes could be a concern in future as pipes slowly corrode closed. I would budget for future replacement.

Galvanized waste pipe.

Vent Stack/Piping — Damaged: No

☑ Concealed ☐ Cast Iron ☑ Plastic ☐ Undersized ☐ Unsecured

Main Cleanout — Damaged: No

☐ Concealed ☐ Improper Plug

Location Basement floor.

Cleanout was behind the laundry room back wall. I recommend installing an access hatch to get to it. Because it is underground, I recommend having a Cesspool Company dig up cover of cesspool and determine its current location and condition.

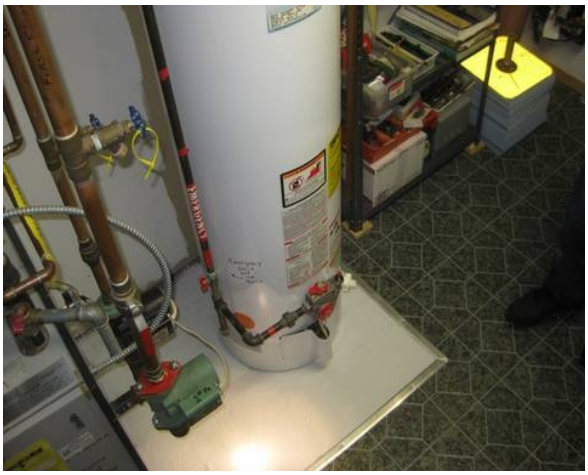
Behind laundry room wall.

Plumbing Components

Hot Water Tank
Operational: Yes

☐ Power Vented ☑ Gas ☐ Dirty ☐ Unsecured
Age 6 years
Estimated Capacity I.G. 40

Hot water tank looked OK.6 years old.



Life Expectancy
☐ Typical ☑ Middle ☐ Exceeded

Fuel Shut-Off
☐ Concealed
Location At Unit

Relief Valve
☐ No Test Lever ☐ Corrosion ☐ Other

Discharge Tube
☐ Undersized ☐ Discharge ☐ Install for Safety

Venting
Damaged: No

☑ Flue ☐ Sidewall ☐ Improper Rise ☐ Unsecured ☐ Corrosion ☐ Soot

Burn Chamber
☑ Not Checked ☐ Needs Adjustment

Plumbing Components

Sump Pump — Functional

☐ Not Checked ☑ Submersible ☐ Standpipe ☐ Float Checked ☐ No Cover
☐ Permanent Connection ☐ Corrosion ☑ To exterior grade
☐ Suspect Installation

Part of french drain system. Looked ok.

Pump for french drain system.

Plumbing Components

Laundry Area

☑ No Floor Drain Visible

Washing Machine GE Dryer GE

Clean exhaust vent periodically, depending on use, but at least every 2 years, or when installing your dryer in a new location.
Disconnect vent from the dryer and clean one section at a time until you reach the exhaust hood.
To clean out lint, use the hose attachment on your vacuum, or a pole or wire with a feather duster or rag attached.
Be sure the flapper on the outside end of vent moves freely.
When cleaning is complete, be sure to follow the Installation Instructions supplied with your dryer for final product check."

Problem with lights in laundry room. Have corrected.

Living room Fireplace Fireplace

Type

☑ Built-in ☐ Gas Insert ☑ Firebrick ☐ External Air

Fireplace Front

☐ Soot ☐ Brick ☐ Ceramic ☑ Marble ☐ Stone

Hearth

☐ Raised ☐ Cracked

Ok.

Door/Screen

☐ None ☑ Glass ☐ Metal ☐ Poor fit ☐ Unsecured

Door worked ok.

Living room Fireplace

Fireplace

Firebox

☐ Fan ☐ Not Checked

Looked ok. It is getting worn.

Damper **Operational:** **Yes**

☐ None ☐ Sticks ☐ Unsecured ☐ Corrosion ☐ Creosote

Top mounted damper. Worked ok.

Old damper removed.

Chimney Flue

☑ Not Checked ☐ Soot ☑ Advise Sweeping and Inspection

Contact a qualified chimney sweep to ensure the flue is cleaned properly with no blockages and to test and inspect the damper to ensure safe operation prior to use.

2 Bathrooms

Bathrooms

Location

☐ Basement ☑ 1st Floor ☑ 2nd Floor ☐ 3rd Floor

Water Flow

☑ Normal ☐ Suspect ☐ Low ☐ Water off

Floor **Damaged: No**

☐ Worn ☐ Crack ☑ Ceramic

Wall **Damaged: No**

☐ Patched ☐ Crack ☑ Drywall ☑ Ceramic

Ceiling **Damaged: No**

☐ Patched ☐ Crack ☑ Drywall ☐ Tile

Window **Operational: Yes**

☑ Vinyl ☑ Double Hung ☐ Casement ☑ Thermal ☐ Wood ☐ Damaged
☐ Mildew ☐ Stain

Old skylight in 2nd floor bath had a crack in it. Budget to replace.

Receptacle

☐ Install GFCI ☐ Open Ground

2nd floor GFCI was in the electric panel.

Door

☐ Binds ☐ Damaged ☑ Hinged ☑ Wood

Exhaust Fan **Operational**

☐ Recommend Installation

Have electrician remove exhaust fan unit from tub area. This is a possible shock or fire hazard. Water could splash up into unit.

Sink **Damaged: No**

☐ Worn ☐ Chip

Faucet **Operational: Yes**

☐ Leaks ☐ No Shut-off ☐ Sticks ☐ Unsecured

Trap/Drain **Damaged: No**

☐ Unsecured ☐ Improper Trap ☐ Slow Drain ☐ Corrosion ☐ Leak

Vanity **Damaged: No**

☐ Worn ☑ Laminate ☐ Wood ☐ Mildew ☐ Missing Hardware

2 Bathrooms

Bathrooms

Counter

☐ Unsecured ☑ Solid Surface ☐ Granite ☐ Regrout ☐ Mildew ☐ Scratch

Toilet **Operational: Yes**

☐ No Shut-Off ☐ Tank Loose ☐ Unsecured ☐ Crack ☐ Leak

Tub and Shower Enclosures **Damaged: No**

☐ Unsecured ☑ Ceramic ☐ Cultured Marble ☐ Regrout ☐ Mildew ☐ Crack

Seal tile with good tile sealer to help keep water out.

Jetted Tub **Operational: No**

☐ Not Tested ☐ GFCI Protected ☑ Motor Access ☐ Corrosion

Jetted tub did not work. Have checked.

Access to motor was in bedroom through the wall.

Access to whirlpool tub pump.

Faucet / Diverter /Shower Head **Operational: Yes**

☐ Not Tested ☐ Sticks ☐ Unsecured ☐ Corrosion ☐ Leak

Heat Source

☐ None ☐ Thermostat ☑ Convector

Replace missing end caps.

Kitchen

Floor

☐ Worn ☐ Crack ☐ Carpet ☑ Vinyl ☐ Wood ☐ Ceramic

Wall

☐ Patched ☐ Crack ☑ Drywall ☐ Brick ☐ Wallpaper ☐ Ceramic

Ceiling

☐ Patched ☐ Crack ☑ Drywall ☐ Stipple ☐ Wood ☐ Tile

Lighting

Operational: Yes

☐ None

Receptacles

☐ Install GFCI ☐ No Ground

Worked ok.GFCI was in the electric panel.

Window

Operational: Yes

☐ Binds ☐ Not Tested ☑ Double Hung ☐ Casement ☐ Bay ☑ Thermal
☐ Aluminum ☑ Vinyl ☐ Wood ☐ Damaged ☐ Mildew ☐ Stain

Old skylight. Budget to replace.

Sink

☐ Worn ☐ Chip ☑ Single ☐ Double ☑ Stainless ☐ Enamel

Faucet

Operational: Yes

☐ No Shut-Off Valve ☐ Sticks ☐ Unsecured ☐ Corrosion ☐ Leak

Kitchen

Trap/Drain **Damaged: No**

☐ Unsecured ☐ Improper Trap ☐ Slow Drain ☐ Corrosion ☐ Leak

Sink waste pipe was not vented correctly. Vent under sink could go bad and vent waste gases into room. Have a plumber check.

Counter **Damaged: No**

☐ Unsecured ☐ Laminate ☑ Granite ☐ Regrout ☐ Mildew ☐ Worn

Cabinet **Damaged: No**

☐ Worn ☑ Laminate ☐ Wood ☐ Mildew ☐ Missing Hardware

Cabinets looked ok.

Range Hood and Exhaust Vent **Operational: Yes**

☐ Cooktop Exhaust ☐ No Exhaust ☐ No Light ☐ Noisy
☑ Ductless Exhaust ☐ Filter Clogged

I recommend venting to the exterior.

Major Appliances (Built-in)

☑ Tested ON/OFF only. ☑ Did Not Test All Functions ☑ Refrigerator ☑ Stove
☑ Dishwasher ☑ Microwave ☐ Wall Oven ☐ Garbage Disposal

Heat Source

☐ None ☐ Thermostat ☑ Convector ☐ Air Register

Living Room, Dining Room, Hallway, Bedrooms — Interior Rooms

Interior General Comments

The interior consisting of the bedrooms, living and dining rooms, and other common spaces were similar in make up and materials and all comments will be listed in this section. Specific conditions and remarks will identify the individual room in question (ie; Bedroom, Living Room) and noted conditions should such exist at the time of the inspection.
The comments are intended to give an overview and highlight areas that may require maintenance, improvements, repairs or updating:

Floor

☐ Worn ☐ Crack ☑ Carpet ☐ Vinyl ☑ Wood ☐ Ceramic

Wood floor looked ok. Carpet on floor looked ok.

Hallway Stairs — Damaged: No

☑ Wood ☐ Carpet ☑ Wood Handrail

Wall

☐ Uneven ☐ Crack ☑ Drywall ☐ Wallpaper ☑ Wood ☐ Composite

Attic access was thru door in the 2nd floor hallway

Lighting — Operational: Yes

☐ None

Worked ok.

Receptacles — Damaged: No

☐ Open Ground ☐ No Ground ☐ Have Electrician Update

Ceiling

☐ Patched ☐ Crack ☑ Drywall ☐ Stipple ☐ Wood ☐ Tile

Window — Operational: Yes

☐ Binds ☐ Not Tested ☑ Double Hung ☑ Casement ☑ Bay ☑ Thermal
☐ Aluminum ☑ Vinyl ☐ Wood ☐ Damaged ☐ Mildew ☐ Stain

Tested windows opened ok.

Door — Operational: Yes

☐ Binds ☐ Damaged ☑ Hinged ☐ Wood

Doors looked ok.

Patio/Door — Operational: Yes

☐ Binds ☐ Damaged ☐ Sliding ☑ Hinged ☐ Wood ☑ Metal

Front Door looked ok.
Exterior doors are ok.

Living Room, Dining Room, Hallway, Bedrooms — Interior Rooms

Closet/Door — **Operational:** Yes

☐ Binds ☐ Damaged ☐ Light ☑ Hinged

Some doors need adjustment to operate better.
Attic access in 2nd floor bedroom closet..

Heat Source

☐ None ☐ Thermostat ☑ Convector

Additional Comments

General Comments

Main areas of concern were:
Fix bulge in roof if needed.
Budget to replace old skylights.
Extend leaders away from home.
Panel has too many breakers.
Whirlpool tub not working.
Vent kitchen sink better.
Old galvanized waste pipes could be a problem in the future.

SERVICE RECORDS AND DOCUMENTATION
It is recommended to obtain service, update and replacement records from the current owner prior to the close of escrow for any work performed in the home to help determine associated upkeep costs, age of related components and possible existence of warranty or guarantee from a manufacturer or service company.

REPAIRS AND RENOVATIONS
All updating, maintenance and repairs performed in the home whether recommended in the report or otherwise should be performed only by qualified and licensed individuals. This provides some assurances as to the quality of work and accountability for any work contracted. It is recommended to obtain multiple estimates and check references for all contractors hired to conduct work in a home.

CONSTRUCTION REGULATIONS / CODE COMPLIANCE
A standard home inspection does not include evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. Such inspections, if required, are normally performed by local officials or private code inspection agencies at the time of the original construction or renovations. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

LEAD BASED PAINT:
It has been determined that this home was built before 1978 and therefore stands a high risk of having lead based paint present. Not only is lead not good for your health, under the EPA ruling 40 CFR Part 745 effective April 22, 2010, any renovation, remodeling or painting not performed by yourself must be done by a certified contractor following lead-safe practices and this could lead to higher prices than similar contracts performed on homes that do not have lead based paint present. It is recommended that a preliminary screening for lead based paint be conducted to determine the likelihood of the presence of lead before closing if this is a concern for you.

FINAL WALK-THRU INSPECTION
A final walk-thru inspection of the property by the purchaser is customary in real estate transactions and is normally conducted a day before closing of the transaction. At this time, all personal property and furnishings should have been removed and an unobstructed examination of the interior is possible.
You are advised to walk through and carefully observe the condition of the property for any flaws or defects that may not have been visible during the home inspection or which may have occurred since then. You are especially urged to look for any signs of water leakage and physical damage.
Since the condition of mechanical equipment can change over any given time period, it is your responsibility to verify the functional condition of the various components and systems prior to settlement.

Additional Comments

You are advised to operate all appliances, plumbing fixtures and faucets, heating and cooling systems (weather permitting) and all other equipment included in the sale of the property.

Limitations

Chimney - The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimney sweeper or other qualified personnel to perform a complete inspection and tune up of your heating appliances and fireplace prior to use.

Occupied Home – The home is occupied by the current owner with their personal belongings and furniture which limits some areas of inspection.

Circuit Sizing - The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.

Skylight – Skylights are an excellent source of light to dwellings, but frequently have condensation problems and are always a risk for potential future water leaks because flashings require regular ongoing maintenance by an experienced roofer.

Finished Basements - The finishing of the basement prevents visual inspection of foundation walls, floors, mechanical and structural components. Normal/High moisture readings were found at time of inspection. Despite these tests results, a dry basement at this time or at any time in the future is not guaranteed.

Supplementary Comments

Recommend installing & testing regularly Carbon Monoxide Detectors (locate in bedroom area + rooms with fireplace) and new Smoke sensors (mandatory every floor). Propane & Natural Gas sensors are also available in stores. ($35-$60)
It is important that water from eve troughs drains well away from house - at least 6 feet away from wall. Also it is usually better to reposition downspouts to drain water above ground and away from house, then cap drains.
Some ceilings and walls may require nail holes, nail pops, dimples and/or cracks to be patched before painting.
Monitor the roof and attic on a seasonal basis for leaks and (wind) damage. Repair as soon as possible.
It is very important that water & runoff drain away from foundations to minimize chance of water leakage into the basement, as cracks in foundation walls are common. Make sure the ground, patios and walkways slope away from the house for the first six feet.
Not all windows or doors may have been checked due to obstructions (i.e. blinds, curtains and/or furniture). Not all receptacles/outlets tested due to limited accessibility (i.e. furniture, clutter and/or obstructions). Ceramic floor tiles, especially larger ones, can crack unexpectedly or become loose - repair as required. Have a cesspool company inspect cesspool. You may need to have the cover dug up to see the cesspool.
Skylights frequently have condensation problems and/or can leak - monitor regularly.
If thru wall a/c units are installed incorrectly, its possible for the condensation water to leak between the walls and rot out the structure. Damage will be hidden and beyond the scope of this inspection.

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 Property and Exterior

1.1 Landscaping

Trim and maintain vegetation away from structure to reduce moisture damages and premature wear of finishing materials.

1.2 Deck/Patio

May need to add more support to the roof above to handle heavy snow loads.

2.0 Garage

2.1 Type

Cluttered garage. Hard to see everything.

2.2 Access Door

Add self closing hinges for added fire safety. Add handrail to steps for added safety.

3.0 Roof Structure

3.1 Main Roof

Buckling seen in the back lower roof. Could be caused by extreme heat and sheathing being installed to tightly. If bulge does not go down when roof cools, you will need to cut out bulge and patch roof. Have a roofer check further.
Add some roof vents to the lower roof.

3.2 Accessory

Both skylights are old. The home made old skylight has a lot of caulk on it and could be a problem in the future.
The skylight above the bathroom has a crack in it and is old.
Budget to replace both skylights.

3.3 Flashing

Secure stack vent flashing better.

4.0 Attic

4.1 Ventilation

I recommend adding ridge vents to get better airflow in attic spaces.

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

5.0 Basement/Structure

5.1 Floor

Basement looked ok. French drains system was seen around the perimeter of the basement.

5.2 Railing

Need to add a gripable handrail at the top of the stair case. Current handrail is unsafe.

5.3 Floor Joist

Some minor water damage to subfloor seen under bathrooms.

6.0 Electrical Service

6.1 Distribution Panel

Panel looked ok.

6.2 Fuse

To many breakers seen in the panel for 100 amp service. Have an electrician check further. Otherwise panel looked ok.

6.3 Receptacles and Lighting

Remove exhaust fans out of the tub area. Possible shock hazard.

8.0 Plumbing Components

8.1 Hot Water Tank

Hot water tank looked OK.6 years old.

9.0 Bathrooms 2 Bathrooms

9.1 Window

Old skylight in 2nd floor bath had a crack in it. Budget to replace.

9.2 Exhaust Fan

Have electrician remove exhaust fan unit from tub area. This is a possible shock or fire hazard. Water could splash up into unit.

9.3 Jetted Tub

Jetted tub did not work. Have checked.

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

10.0 Kitchen

10.1 Receptacles

Worked ok.GFCI was in the electric panel.

10.2 Window

Old skylight. Budget to replace.

11.0 Interior Rooms — Living Room, Dining Room, Hallway, Bedrooms

11.1 Lighting

Worked ok.

11.2 Door

Doors looked ok.

12.0 Additional Comments

12.1 General Comments

Main areas of concern were:
Fix bulge in roof if needed.
Budget to replace old skylights.
Extend leaders away from home.
Panel has too many breakers.
Whirlpool tub not working.
Vent kitchen sink better.
Old galvanized waste pipes could be a problem in the future.

Galvanized Steel Water Pipes

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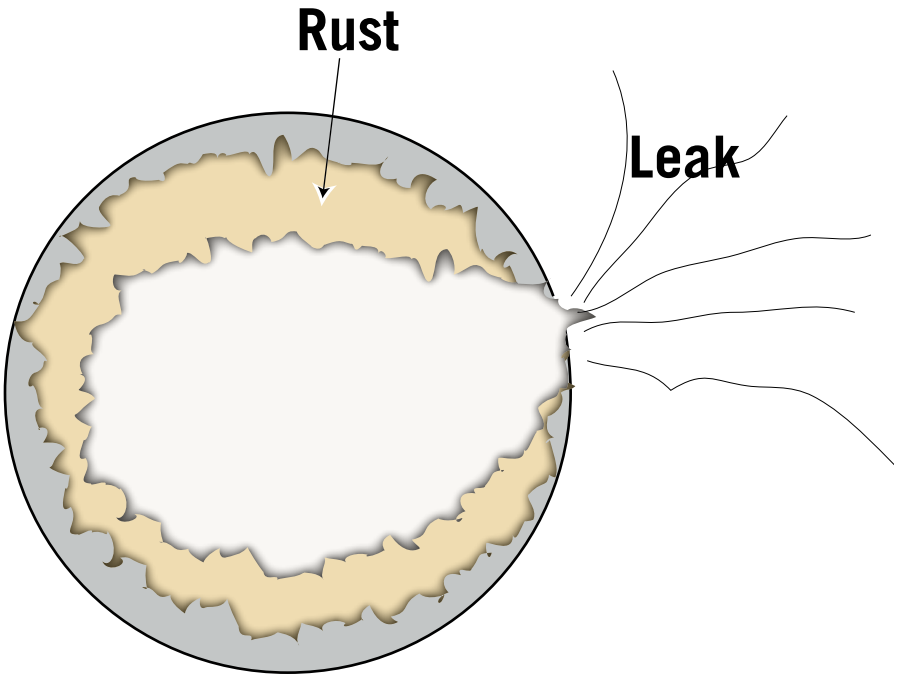
What is Galvanized Steel Pipe?
Galvanized refers to a zinc coating added to steel pipes to protect them from rust. Galvanized steel was used for residential supply plumbing until around 1950. Although it was considered an effective resistant to corrosion at the time, it proved to have a limited service life of approximately 50 years. Over time, water passing through the pipes literally consumes the zinc. Once the zinc is gone, the exposed steel will then start to rust.

The Problems
Galvanized steel pipe has not been used in residential homes since around 1950. Any galvanized steel found in homes today, therefore, will generally be well past its shelf date. If you have galvanized steel pipes, consider replacing them, especially since rust is not the only problem you will face. Other problems include:



- **Poor water flow** – galvanized steel pipe rusts from the inside out, diminishing the effective cross-sectional area. Any pipe found today will likely have an interior comprised mostly of rust.
- **Rust in the water** – you may see rust in the water when you first turn on the taps. It will, however, quickly clear as you run the water, but unsightly stains may develop on plumbing fixtures.
- **Leaks** – the pipe eventually rusts right through, usually at the threaded joints where the steel is the thinnest, causing leaks.
- **Home insurance** – many insurance companies will not insure homes with galvanized steel pipe because of the risk of major leaks.

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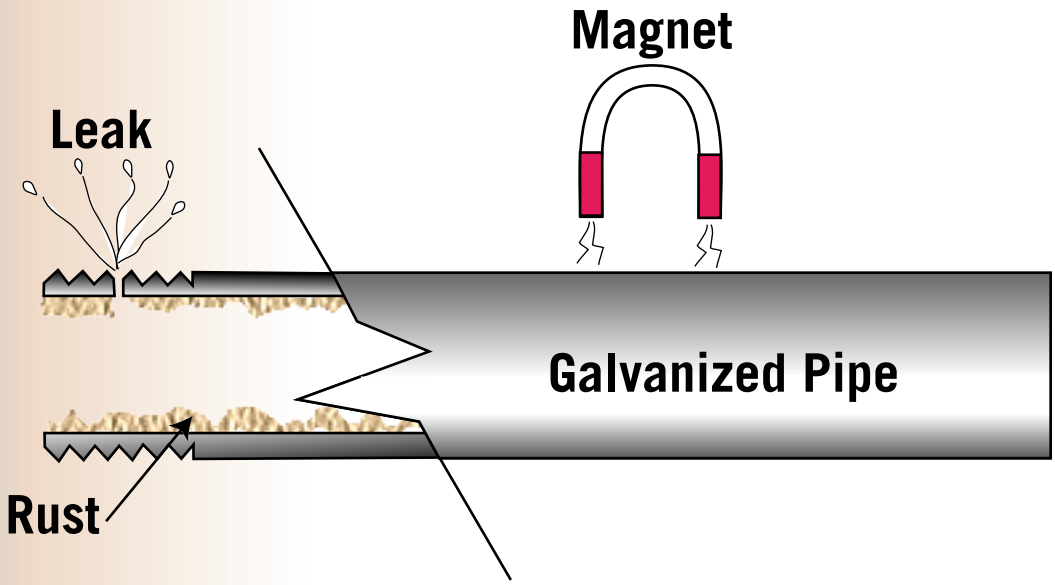
Recognizing Galvanized Steel Pipe

- A silvery grey color indicates weathered galvanized steel pipe
- The pipe connections are often threaded
- A magnet will stick to galvanized steel pipe but not to copper, lead, or plastic
- The flow from the hot tap is distinctly different than the flow from the cold
- Rust stains can be found near the drain in a sink

Recognizing galvanized steel is easy, but *finding* it can be a challenge. If the plumbing in your home has been upgraded at some point, galvanized steel pipe may be located in areas difficult and/or disruptive to access. For instance, a past upgrade might have involved replacing the horizontal runs of pipe, which tend to corrode faster than the vertical runs (risers), leaving the latter, therefore, in place. Risers inside walls are often difficult or impossible to see. Furthermore, hot water pipes often get replaced while cold are left behind since the hot corrode faster than the cold. Galvanized steel pipes, therefore, tend to go undetected until a leak appears, or until the walls are opened during a renovation.

Although galvanized steel does not present a health hazard, you should still consider replacing it since you run the risk of major leaks that may cause serious damage to your house, resulting in expensive repairs. Replacement will also clear up minor problems, such as poor water flow. If you find galvanized steel in your home, contact a plumber to have it replaced. Do not wait for a leak!



Lead Based Paint

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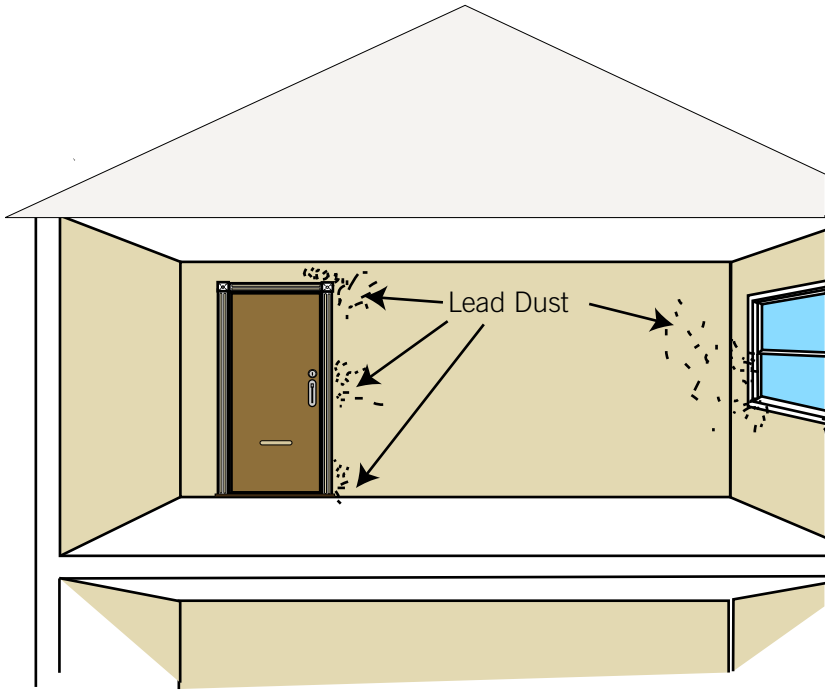
Older paint contains lead. Over the years, governments have regulated the phasing out of lead in paint entirely. If your house was built before 1960, the paint used during construction would have contained a great deal of lead. Reduction started soon after this and lead paint was completely eliminated by the 1980s. If your house was built before 1978, the paint still likely has some lead in it and the EPA has ruled that after April 2010 all these homes will require special procedures when renovations are performed.



Lead dust at wear surfaces.

So what's wrong with lead based paint? Lead is unhealthy if ingested and it is surprisingly easy to ingest. It has a way of finding its way into our diets, particularly into the diets of toddlers. For instance, painted door jambs and window sashes create paint dust during use. For toddlers who spend a great deal of time on their hands and knees, and who 'test' the world through their mouths, this dust presents a serious health hazard if it contains lead. The most troubling issue with lead however, is that it can also be absorbed through the skin upon contact.

Testing

Knowing if you have lead based paint is half the battle. The paint can be tested on site by a home inspector using EPA approved equipment that can give you instant results. The alternative is to send a sample to a lab for testing. Your home inspector can collect the samples and submit them to an approved laboratory for analysis.

Dealing with Lead Based Paint

Living with lead should not be an option, especially if there are children under the age of six in a home. Constant cleaning and encapsulation may be good temporary measures, but you will be better served to remove the offending coatings, surfaces or components. The only way to be certain about the presence or absence of lead, is by testing, whether by virtually instant onsite methods or samples submitted to an approved laboratory.

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Replace:

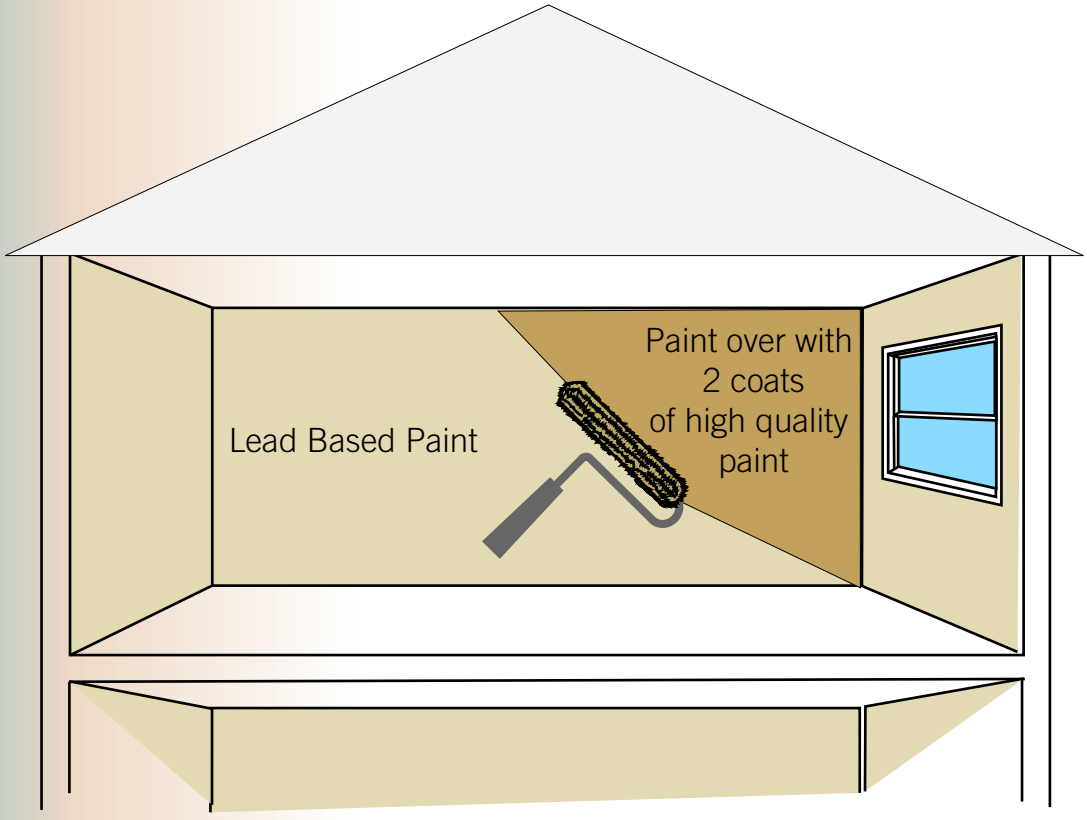
Wear surfaces can be replaced rather than encapsulated. For example, you can remove and replace door jambs with new wood.

Remove:

Where encapsulation or wood replacement is not practical, you can remove the paint using chemical strippers. This task is time consuming and expensive and should only be done by an expert lead abatement contractor since proper containment is essential.

A Few Tips

- Lead poisoning does not happen overnight so do not panic
- For peace of mind, you can test your children for lead poisoning with a simple blood test done by your family physician
- Have your home tested for the presence of lead paint by a qualified home inspector using EPA approved equipment
- Do not attempt to remove lead based paint yourself as you may create a much bigger problem by spreading lead dust around your house



Attic Thermal Insulation

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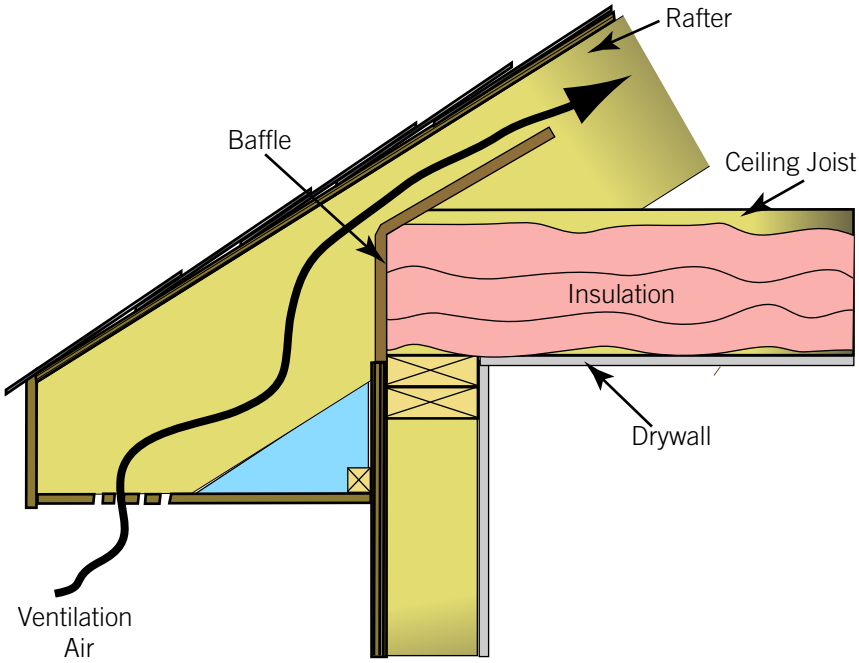
The attic accounts for a large percentage of a house's heat loss and heat gain. Attic insulation reduces heat loss in the cold months, and prevents heat build up in hotter months, making it a priority for insulation. In new construction, insulation levels for the attic are higher than all other areas. In an old home, the attic is the first place for insulation upgrades. The attic is comparatively easy to insulate since it usually presents no space constraint, making it easy to add a lot of insulation.



Ventilation

Critical to a healthy attic is good ventilation, with airflow circulating into and out of the attic. Circulation helps stabilize the attic temperature and remove moisture. Ideal ventilation has vent openings low on the roof and vents high on the roof to create draft. Air will flow naturally in the low openings and out the high openings. This is usually accomplished with soffit vents at the eaves and roof top vents (mushroom vents) on top of the roof. There are many other possibilities as well.

Many homes in which the insulation has been upgraded does not have appropriate ventilation either because the insulation contractor did not add vents when insulating or because insulation now covers the soffit vents, restricting the air flow. To solve this problem, baffles can be added to create an air channel past the insulation at the soffit. Air can then flow freely into the attic and then out the vents on the roof top. If additional roof top vents are needed, it is a very easy and inexpensive upgrade.

Air Leakage

The thought behind current building science recognizes that while attic ventilation is important, equally important is sealing air leaks from the rest of the house to the attic, especially in cold climates. In a typical home, recessed light fixtures, bathroom vents, plumbing stacks, chimneys and wall cavities present numerous potential air leakage paths to the attic. Air leakage from the house causes many problems including condensation,

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rot, mildew and in cold climates – ice dams.

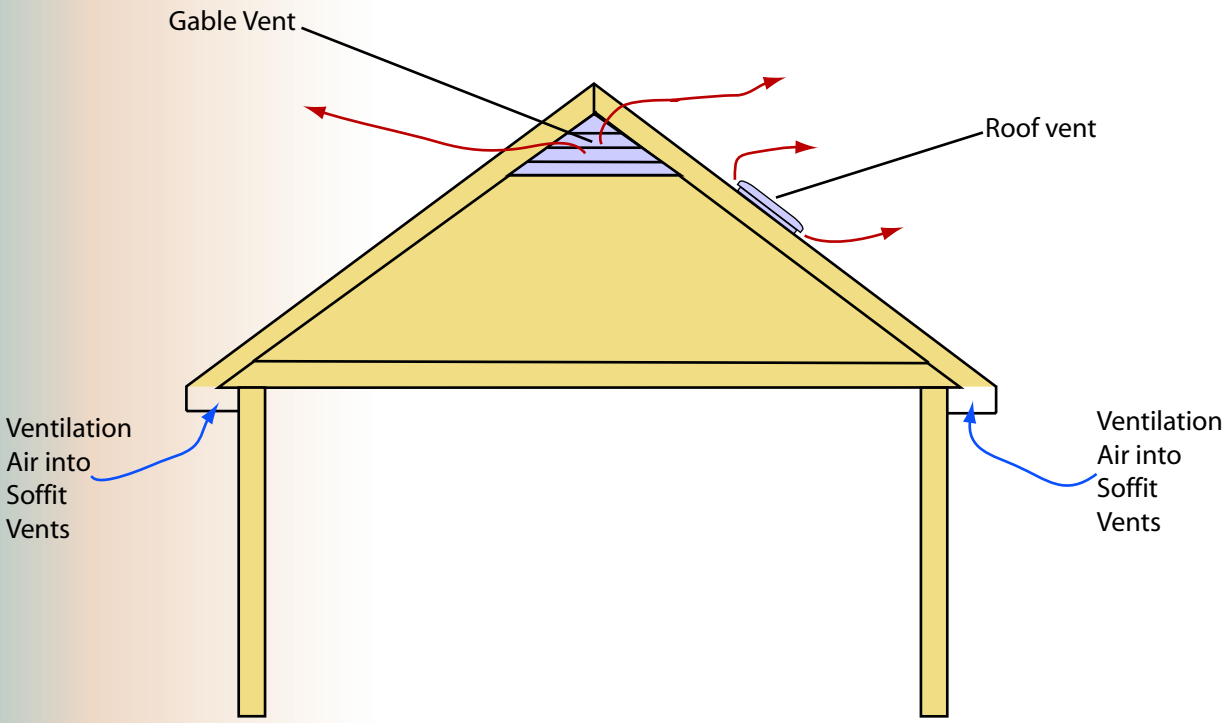
Ducting that runs through the attic should be well sealed and properly insulated. There is no point heating and cooling your attic.

Do Not Disturb the Insulation

It's best not to disturb the insulation in the attic. Some attics have vermiculite insulation. Most vermiculite insulation contains small amounts of asbestos. Disturbing the insulation can cause a cloud of asbestos, a substance it is best to avoid or to which exposure should be limited. In some cases, the vermiculite lies under a layer of a different type of insulation. Visually, it may look like you have ten inches of fiberglass when, in fact, you may actually have four inches of vermiculite and six inches of fiberglass. If you have to disturb the insulation, check what kind of insulation you have first and take appropriate precautions. A standard dust mask is not good enough for asbestos.

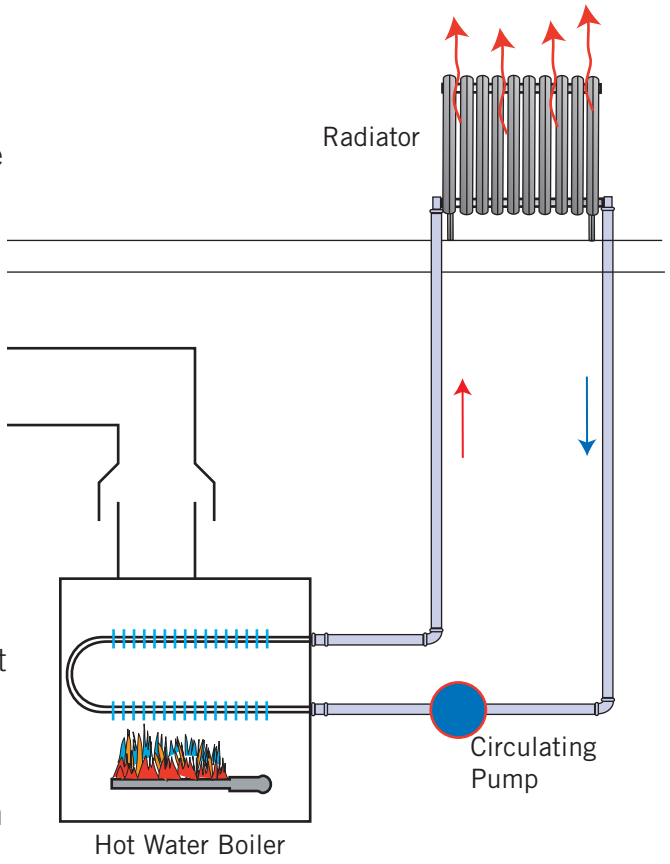
Upgrading Attic Insulation

If you are upgrading your attic insulation, make sure you hire a contractor who is knowledgeable about the techniques and codes for your area. Good contractors will asses the insulation type and condition, as well as air leakage from the house and ventilation.



Hot Water Heat

A heating system that heats the home by circulating hot water is called a hydronic heating system. The device that does the heating is called a boiler even though it does not actually boil the water. Water picks up heat as it flows through the boiler. Heat is released at the radiators in each room. Cool water flows back to the boiler. A circulating pump keeps things moving. The same water circulates through the system over and over again.



Radiators and Convectors

Usually a home will have either radiators or baseboard convectors, not both. The traditional radiator is made of cast iron and stands on the floor against a wall. If you have ever lived in an old home in a cold climate, the radiators are what you put your socks, hat and mitts on to dry them out and keep them warm and ready. Since radiators are massive, they heat up slowly and ooze heat into the room over a long period of time. This makes for very even heating, a benefit of hot water heat.

Hot water baseboard convectors look like electric baseboard heaters. They don't take up as much space as radiators. Modern radiators and convectors come in all shapes and sizes including decorative wall panels and even heated towel racks for the bathroom.

Radiant Heating

In-floor hot water radiant heat is an alternative to radiators and convectors. Pipes are embedded in the floor and heat energy is radiated into the room. This kind of heat is getting more popular in North America.

Benefits of Hot Water Heating

There are many benefits to hot water heating. Here are a few:

Silent: A properly installed hydronic heating system should be nearly silent throughout the home.

Even heat: Since the system heats up slowly and cools slowly, the heating is very even.

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Doesn't circulate dust: Hydronic heating systems do not stir up dust and blow it around the house. This is healthier and there's no filter to change.
Doesn't circulate odors: Hot water does not circulate odors like forced air heating does. Easy to create separate zones: Piping is easier to control than air ducting. It is easy to create separate heating zones in the house with separate thermostats.

What's the Downside?

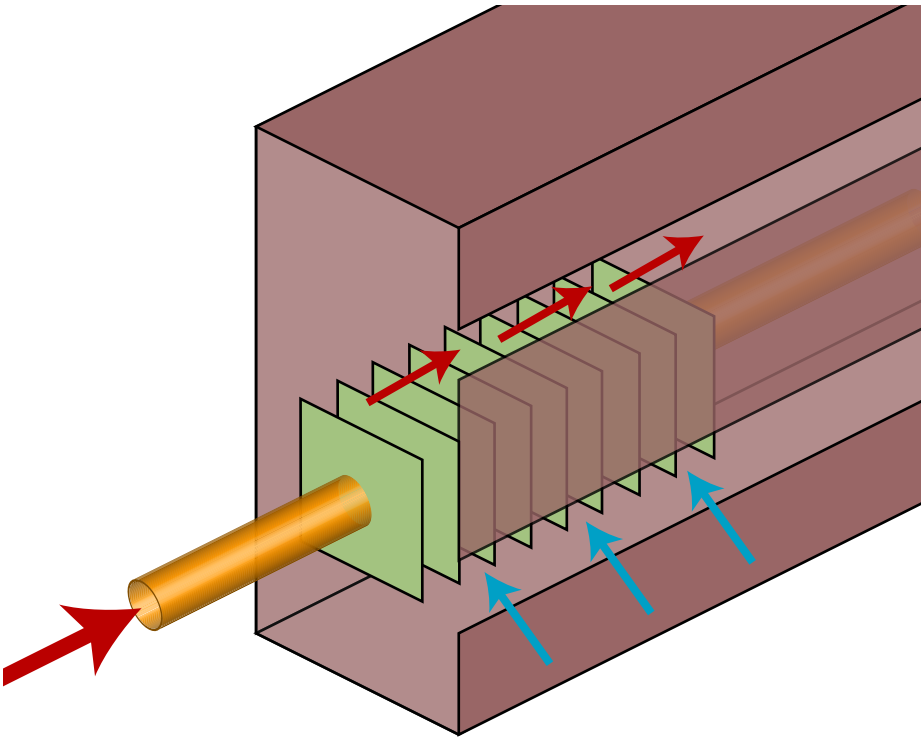
Cooling: One reason hot water heating is not more popular in North America is that air conditioning cannot piggyback on it. The air ducting and blower of a forced air heating system can be used for cooling by adding the cooling components into the forced air heating system. If you have hot water heating, you will have to add independent ducting throughout the home to provide cooling.

More expensive: There are fewer options when it comes to hot water heating. Boilers tend to be more expensive than forced air furnaces. Repairs, modifications and extensions to the system are more expensive too.

Maintenance Tips

- Leaks should be dealt with promptly.
- Look for two common leakage points:
  Radiator control valves on old cast iron radiators - look where the pipes go into the base of the radiator
  Pressure relief valve on the boiler – this could indicate a 'water-logged' expansion tank or simply a defective valve.
- Air gets trapped in the radiators, reducing the amount of heat given off. Most radiators have a bleed valve at the top. Open the valve and let the air hiss out. When you see some water come out, close the valve.
- Yearly service on any heating system is a good idea.

Hot water heating accounts for a small percentage of the residential heating systems in North America while the experience is exactly the opposite in Europe. With modern features and people seeking healthier alternatives, hot water heating is now becoming more popular in North America.



Hot Water Baseboard Convector

Fireplaces & Wood Stoves

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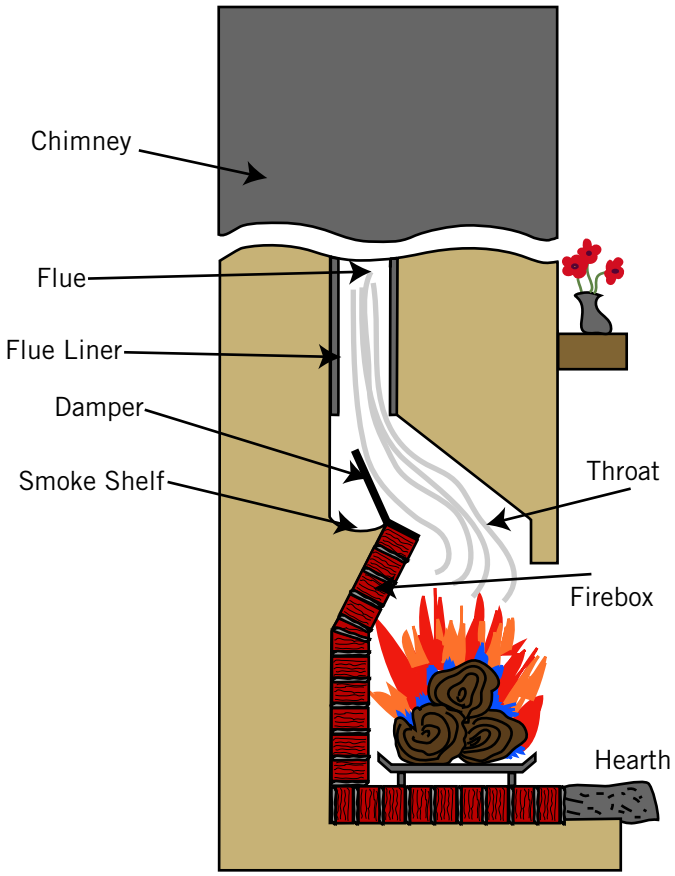
There is nothing like the ambiance of a wood burning fireplace. But like any heating system, wood burning fireplaces require maintenance to ensure safe and efficient operation. They should be inspected and cleaned every year. This process is not a do-it-yourself job.



Most chimney flues are not readily visible when you look up the chimney. Often, you cannot properly inspect the flue until it has been cleaned. It is important to get your chimney and flue cleaned and inspected every year for a number of reasons, but the two main reasons involve safety. Simply put, get the flue cleaned to avoid a chimney fire. A chimney fire occurs when the combustible deposits in the chimney (creosote) ignite. A chimney fire involves flames shooting out the chimney top, and air roaring up the chimney to feed the fire. It is as loud as it is dangerous! A chimney sweep can remove the creosote deposits that potentially cause fires. Second, have the flue inspected. A flue liner in good condition will help protect your home if you do have a chimney fire. An inspection of the chimney flue is not part of a home inspection. Call a trained technician to clean and inspect your chimney flue.

Old Unlined Chimneys

Fireplaces in old homes may not have clay flue liners. It is particularly important to seek the advice of an expert for these old chimneys. Unlined brick chimneys come in two varieties: single thickness (four inches of brick), and double thickness (eight inches of brick). There is little debate that a four inch thick, unlined chimney is not acceptable. This chimney should either have a liner added, or the fireplace decommissioned. For chimneys with eight inch brick, conflicting opinions abound. Some believe these are safe as long as the brick and mortar are in good condition, and the flue is cleaned regularly. Others believe

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that double brick flues should also have a liner added. Consider hiring an expert who does not offer a chimney lining service. This will give you an unbiased expert opinion on whether a liner is needed.

Glass Doors

Some fireplaces have glass doors across their opening. The glass doors reduce heat loss when the fireplace is not running. Most glass door systems added to an existing fireplace are not designed to be closed when the fire is lit. On the other hand, some high efficiency zero-clearance fireplaces are designed for operation with the doors closed. If you are not sure, ask the technician who cleans and inspects your fireplace and flue.

Wood Stove

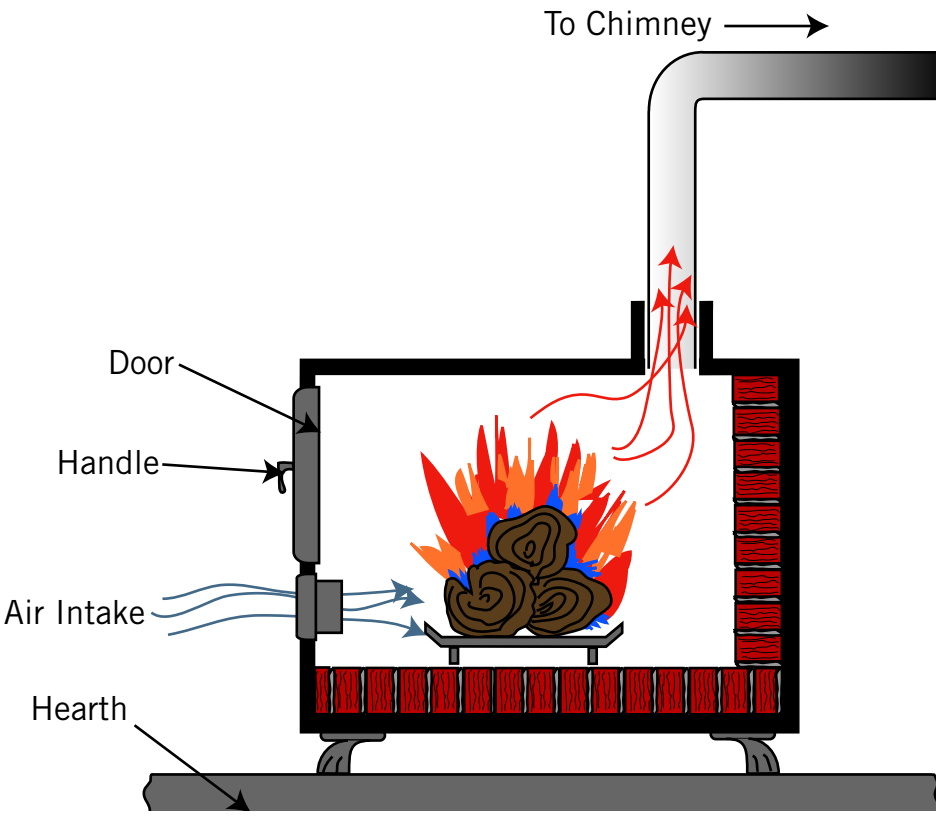
A wood stove is more efficient than a fireplace. Modern wood stoves burn wood cleanly and efficiently. Like fireplaces, the wood stove must be cleaned and inspected annually. An expert will check the flue, the hearth and the clearance to combustibles. The clearance to combustibles information is listed on the data tag on the wood stove.

Zero-Clearance

Today, a fireplace can be added to almost any home. A zero-clearance fireplace can be installed directly against an existing wall and supported by the existing floor (a foundation is not required). A good installer is a must for this job.

Tips for All Wood Burning Fireplaces

- Do not burn trash.
- Do not burn pressure-treated or painted wood.
- Burn seasoned hardwood. Softwood will cause creosote to build up more quickly.
- Load the logs near the back of the fireplace.
- Use the spark screen.
- Make sure smoke and CO detectors are functioning.
- Have the chimney and fireplace or wood stove inspected and cleaned annually.



Ice Damming

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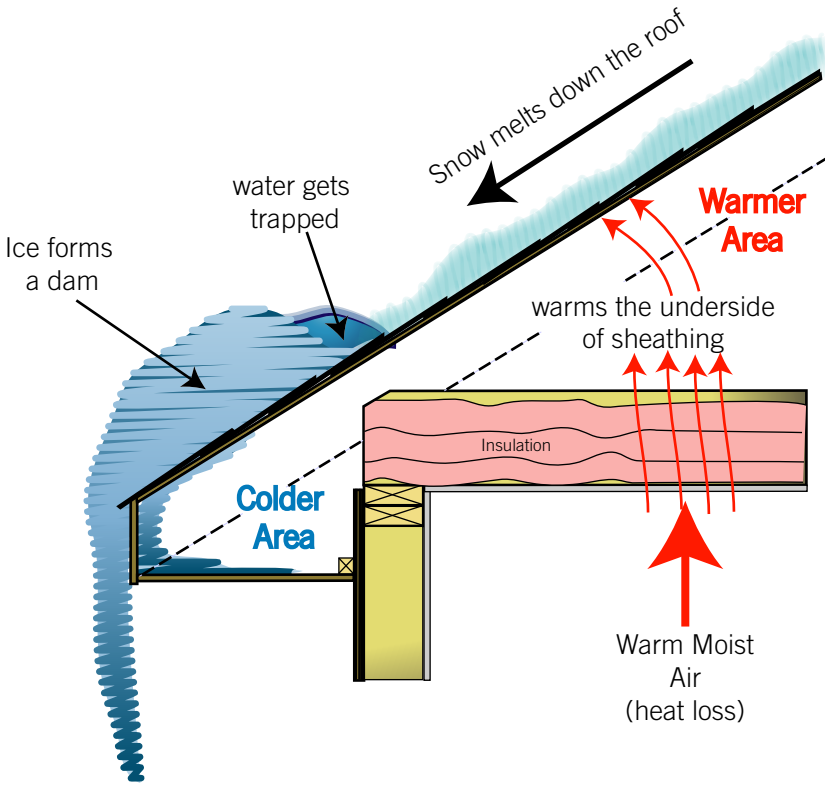
Ice dams are large build-ups of ice found at the bottom edge of the roof. A small amount of ice may not cause an immediate problem, but if the ice continues to build up, it will block the water flow down the roof, causing water to back up under the shingles and leak into the soffit area, or into your house.



Here's How it Happens

- Ice dams form when there is a blanket of snow on the roof.
- Heat from the attic melts snow above.
- Water then runs down the roof between the shingles and the blanket of snow.
- When the water reaches the roof overhang (bottom edge of the roof), it encounters an area of the roof that is not getting any heat from the attic so the water freezes.
- As this condition progresses, the ice at the bottom edge of the roof becomes thicker until it blocks water flow.
- Water backs up and starts to leak into the soffit area and eventually into the home.

The root cause of ice damming is heat from the attic. When you control the heat, you control the ice dam. Here are three ways you can control the heat in the attic:

- **Air seal the attic from the house:** recent research indicates that air sealing is paramount. Air leakage from the house heats up the attic. Not only will this attic heat contribute to ice damming but air leakage will cause condensation on roof decking and framing, leading to rot. Bathroom vents, recessed light fixtures and plumbing stacks are all potential air leakage spots.
- **Insulate the attic:** if the attic insulation is insufficient, upgrade it to reduce the conductive heat transfer into the attic.
- **Ventilate the attic:** proper ventilation and air flow through the attic will help control the attic temperature. Make sure insulation is not blocking vents. Also make sure vents are evenly distributed, with some high on the roof, such as roof-top vents and some lower,

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such as soffit vents. Do not try to improve attic ventilation by adding more roof top vents without adding corresponding lower vents such as soffit vents. Unbalanced venting can actually create negative pressure in the attic, drawing more air leakage from the house into the attic.

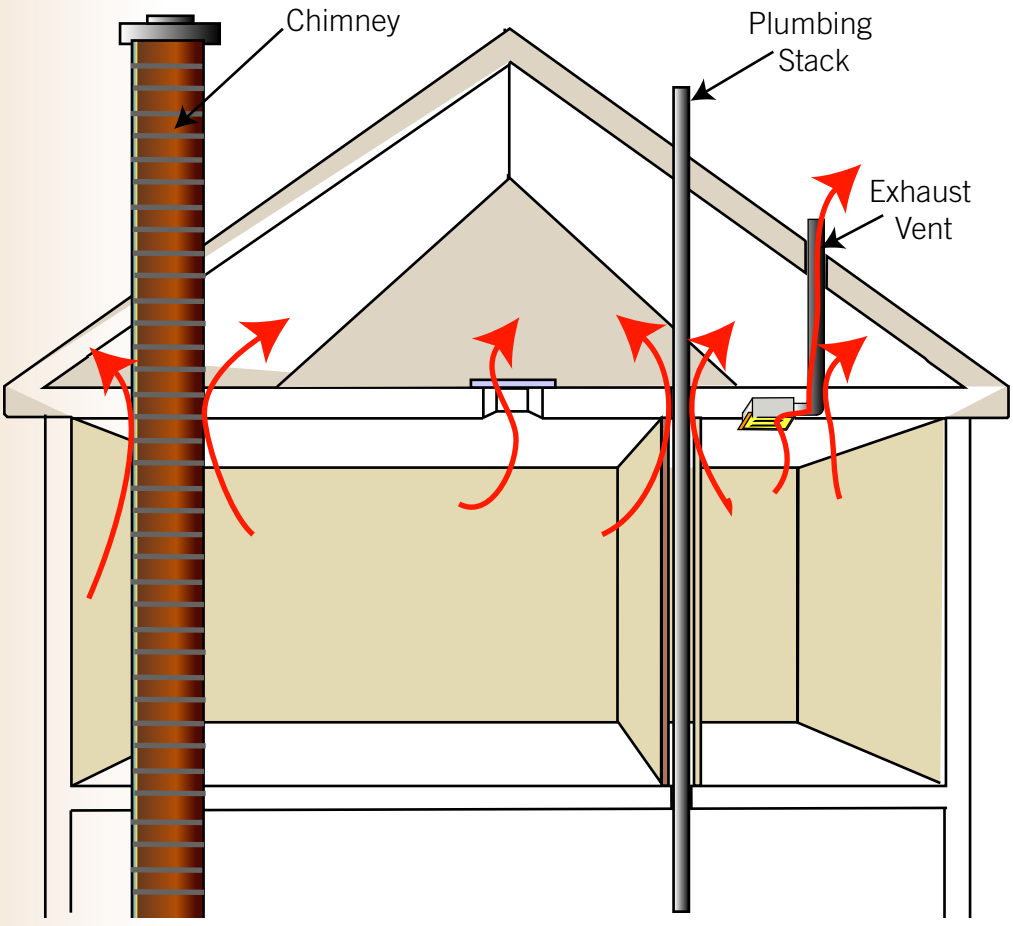
Un-Insulated Attics

You would think that un-insulated attics would generate the worst ice dams. In fact, un-insulated attics tend not to create an ice damming problem because so much heat is lost through the attic that the snow melts as it lands on the roof. A snow blanket has no opportunity to form. Any insulation upgrades to an un-insulated attic must be accompanied by air sealing and ventilating the attic.

Heating Cables

In some cases, the roof configuration may not be conducive to preventing ice dams, leaving only one option: heating cables, often called heat trace. The heating cables prevent ice from building up in the first place, or, at the very least, the cables will melt channels in the ice to allow water to flow off the edge of the roof. The heating cables use a significant amount of electricity and should be considered only if there is no other solution.

If your home has heating cables, you have to turn them on before you have a huge ice dam. Most heating cables do not have enough power to melt and ice dam once it is formed.



Smoke Alarms

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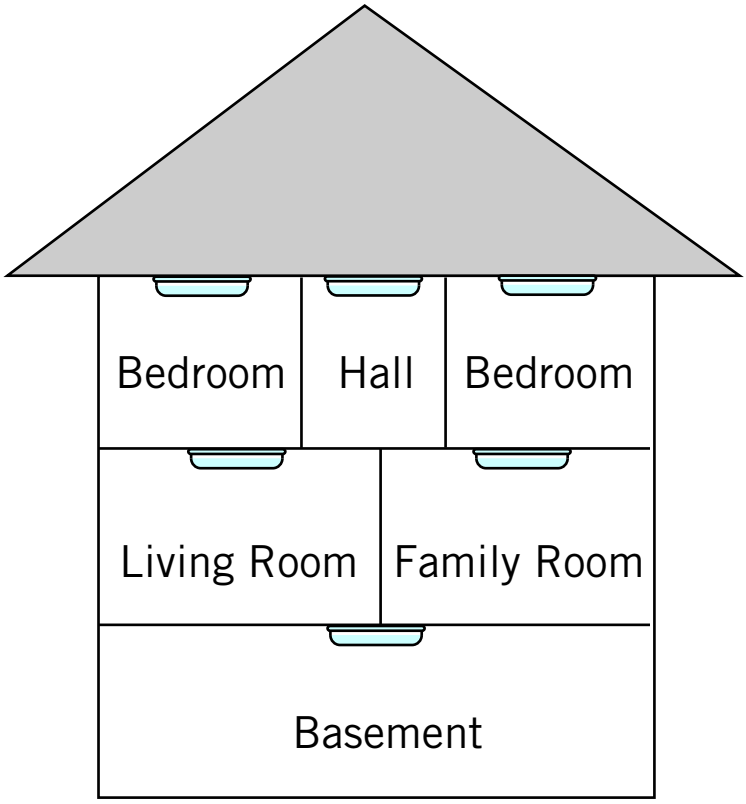
Smoke alarms are an incredible success story. Once the concept took hold in the 1970s, it wasn't long before the fire death rate was cut in half! Now, more than three decades later, most homes have at least one smoke alarm but we still have a problem – the smoke alarms aren't working! In one quarter of the homes with smoke alarms, the smoke alarms don't work. The cause is missing, dead or disconnected batteries (National Fire Protection Association). Pillar To Post® would like to encourage you to pay more attention to your smoke alarms.



The two key goals of smoke alarms are –

- To wake you up. You can't sense smoke and flame when you are asleep.
- Early warning. The sooner you know about a fire the better the possible outcome

Placement of Smoke Alarms

While you should consult the instructions provided with the smoke alarm, here are some general guidelines. We do not address local bylaws and codes here.

- There should be at least one smoke alarm per floor including the basement.
- Smoke alarms should be placed outside every separate sleeping area. Many authorities suggest an alarm inside each bedroom as well.
- The alarm can be placed on the ceiling or high up on the wall. If the alarm is on the ceiling, it should be at least four inches away from any walls. If the alarm is on the wall, it should be at least four inches but not more than twelve inches from the ceiling.
- Peaked ceilings have stagnant air at the top. The smoke alarm should be three feet from the highest point.
- Do not place the smoke alarm where it could be affected by drafts such as next to a window or air vent.

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Maintaining

Test the smoke alarm once per month by pressing the test button until the alarm sounds then release the button. If the smoke alarm is battery operated, replace the battery every year. If you hear a chirping sound from the smoke alarm, change the batteries. Dust or vacuum the surface periodically. Replace the entire unit if it is older than 10 years or if you are not sure how old it is. Print the installation date inside the cover.

False Alarms

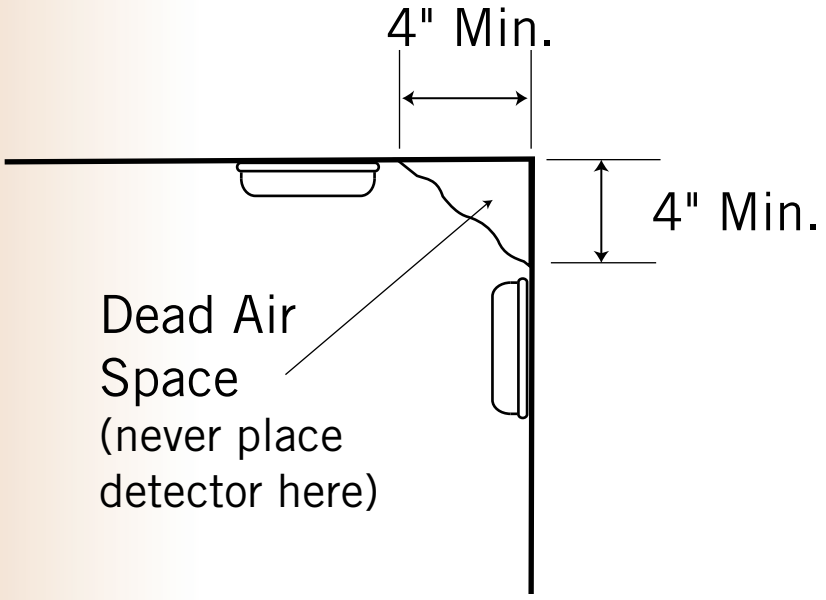
Nuisance tripping of your smoke alarm is bound to happen occasionally. Unfortunately, many people remove the battery to silence the alarm with the good intention of replacing it after the smoke clears. Here are some better ways to deal with nuisance tripping: Use an alarm with a 'hush button'. Move the smoke alarm a little further from the kitchen area. Try a different type of alarm. Some experts say that a photoelectric smoke alarm is a little less sensitive to common causes of false alarms.

Hard Wired Alarms

Many homes today have smoke alarms wired right into the household electrical system. In addition, some homes have interconnected smoke alarms. This means if one alarm in the home sounds then the others sound as well.

Escape Plan

Smoke and flame can spread quickly so you need to react quickly. It is vital that you and your family know what to do on hearing a smoke alarm. You should plan an escape route from every area of the home and identify a safe area to meet outside the home. You should rehearse the escape plan with your family. Walk through and identify obstacles that may slow you down such as windows that are jammed or exits that are crowded with storage etc.



Carbon Monoxide

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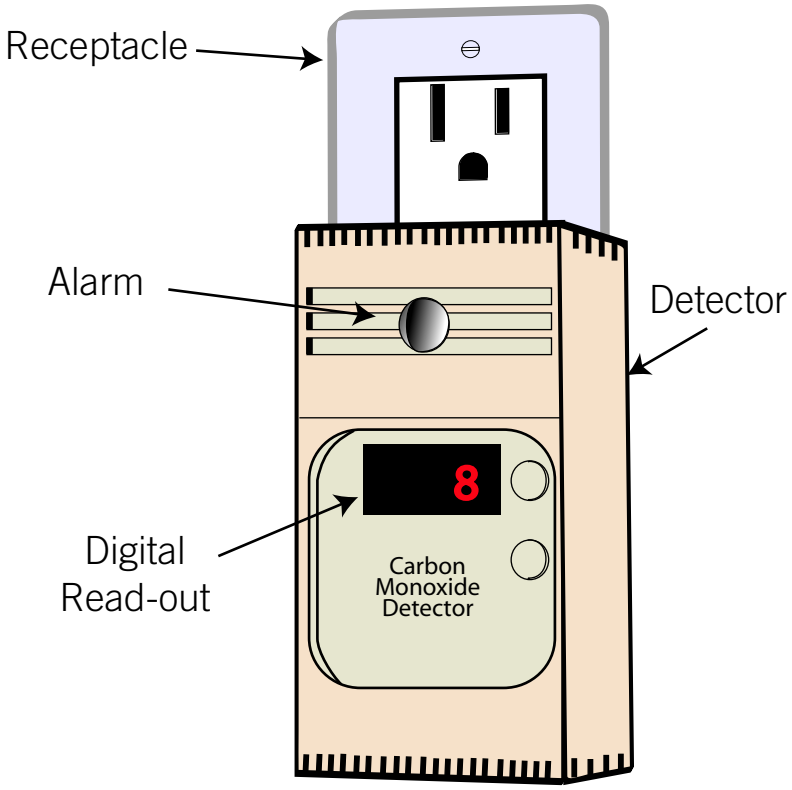
Carbon monoxide, or CO, a byproduct of incomplete combustion of fossil fuels, is a colorless, odorless gas. Breathing CO reduces the blood's ability to carry oxygen. In severe cases, CO can cause death.



Defective or malfunctioning fossil fuel appliances, or inappropriate use of appliances that burn fossil fuel close to or inside the home can pose a serious health hazard. Here are a few examples of dangerous operations:

- Running an automobile or gas lawn mower inside the garage
- Operating a barbeque inside the home
- A gas or oil burning furnace with a blockage in the chimney
- Kerosene space heaters
- Operating a generator in the home during a power failure

Symptoms of Carbon Monoxide Poisoning

Symptoms of carbon monoxide poisoning include headache, dizziness, nausea, vomiting, weakness, chest pain, confusion, and loss of consciousness. Carbon monoxide poisoning can lead to death. Low level poisoning may go unnoticed because it may be mistaken for the flu.

Carbon Monoxide Detector

You should have at least one carbon monoxide detector in your home. In some geographic areas, a CO detector is required by law. The CO detector should be placed where you can hear it if it goes off when you are asleep. A CO detector does not have to be placed on the ceiling, since unlike smoke, CO has approximately the same weight as air so it mixes

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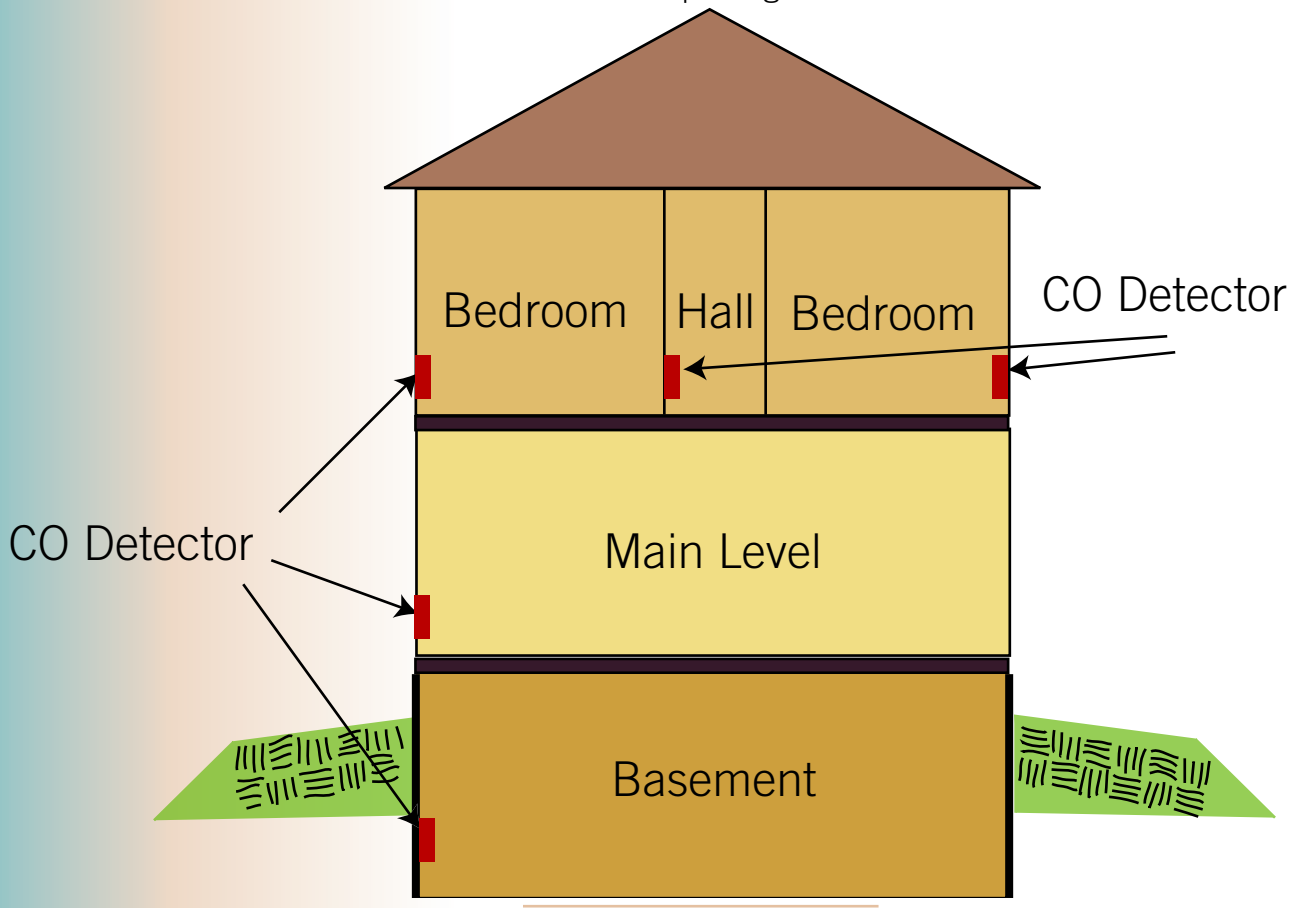
uniformly throughout the room rather than floating up to the ceiling. To avoid false alarms, do not install the detector next to heating and cooking appliances, vents, flues, or chimneys. Make sure you read and follow the operating, placement, and testing instructions that come with the detector.

If the carbon monoxide detector alarms, take it seriously.

Avoiding CO Poisoning

- Have your heating systems serviced every year by a qualified technician.
- Have your fireplace chimney cleaned and inspected every year.
- Install at least one CO detector in your home and replace the batteries twice per year.
- Open the garage door prior to starting your car; drive the car out promptly. Do not leave it idling in the garage. Do not use a remote car starter when the car is in the garage.
- Do not use a charcoal or propane barbeque in the home.

If you are installing only one carbon monoxide (CO) detector,
it should be located where you can hear it if it goes off when you are sleeping.
For greater safety, multiple CO detectors can be installed throughout the home.
Follow the instructions packaged with the detector.



Pillar To Post®, *the home of home inspection*
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SKYLIGHTS

People are drawn to areas with natural light. What's more, there is something special about natural light from above, bringing the sky indoors. Skylights can make a dark room bright, provide ventilation and add architectural appeal.

As Lighting

A skylight can be a problem solver, bringing natural light where it would be difficult or impossible to add a window. Here are some examples -

- Inside wall area of a duplex (semi-detached) or a home on a zero lot line.
- Natural illumination of a stairway.
- Natural lighting where privacy is required such as a bathroom.
- Small lots where windows would be looking directly onto a neighbors home.
- Where an attic has been renovated into a living area. Some skylights are manufactured to satisfy attic egress requirements of building codes as well.

As Ventilation

Skylights can be of fixed design or openable. The openable type can provide natural ventilation. There are also fixed skylights that have a venting option. In these, there is a vent flap that can be opened. Openable skylights are either manual or automatic.

Light Shaft

Skylights on cathedral ceilings bring light directly through the roof plane into the living area. Skylights on homes with an attic are a little more complicated. You have to punch a hole through a large attic area. The hole through the attic area is called the light shaft.

The simplest light shaft is a channel that extends straight down from the skylight above. This is the easiest to frame and interferes the least with existing framing. It's also the least interesting architecturally and brings in the least amount of light. A more interesting design is to flare the light shaft out to bring in more light. The flare can be a simple one sided flare or a more complicated two sided or even four sided flare. The more sides you flare, the more complicated and disruptive the framing.

Heat

One of the most important things to consider for warm climates is that skylights will add considerably to the heat gain and thus the air conditioning load. In hot climates, care should be given to the orientation of the skylight. For example, south or west facing skylights have a much greater heat gain than north or east facing skylights. In addition to

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orientation, choosing the correct skylight for your climate helps. A skylight that is ideal in one climate may be completely wrong in another. There are many options available such as low-e glass and tinted or reflective glass. Your installer should be familiar with the different options and the ratings on the skylight. There are several different parameters that are rated on skylights. For warm climates the SHGC or Solar Heat Gain Coefficient is one of the most important. SHGC represents how much heat from the sun penetrates the skylight. A low tech solution to heat gain is a shade for the skylight.

Different orientations have different light characteristics as well. North facing skylights have steady light levels throughout the day and the light is very soft. East and west facing skylights have varying light levels throughout the day. South facing skylights gives the most light but the light is also very hot and harsh.

Installation

When a roof leaks, it leaks at a roof penetration. It does not leak in the middle of a field of shingles or tiles. A skylight is a big roof penetration. As such, a skylight has the potential to leak. The difference between a skylight that leaks and one that does not is a good installer. A good installer knows how to pick a good skylight and knows how to flash the skylight properly so it sheds water.

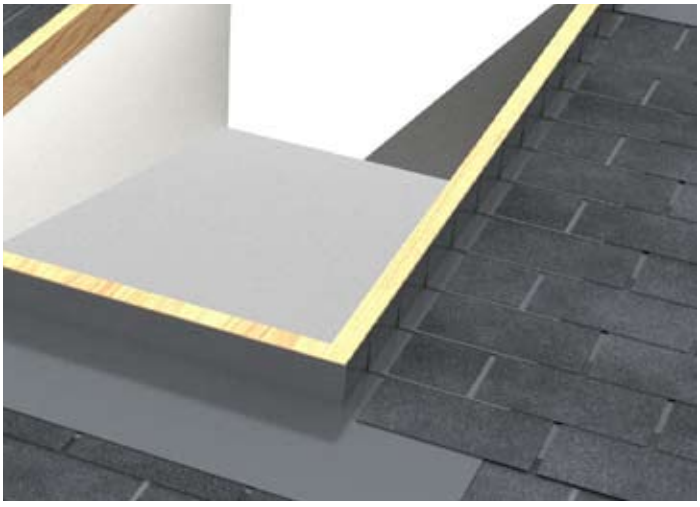
There two types of skylights commonly used for residential homes. Skylights that have to be mounted on a curb and a skylight that comes with its own curb (integrated curb). The best is the type that mounts on a curb. A curb mount skylight sits up above the roof plane on a wood frame. A curb mount skylight gets flashed just like a chimney. It gets step flashing, head and base flashing. The illustration below shows a curb mount and flashing for a skylight. All that is required is to set the skylight on the curb.

Peel and stick ice and water shield have made skylight installations much more reliable. Most installers use ice and water shield to compliment the skylight flashing for a good water-tight installation in any weather conditions.

Signs of Trouble

Once a skylight is installed, it may be difficult to recognize if the installation was done properly. Here are a few signs that there could be trouble -

- Mastic or sealant (roofing tar) has been used to seal the skylight. Good skylight flashing should shed water and does not require mastic. Mastic on the flashing is a sign of trouble.
- If a skylight is installed too close to a plumbing stack or some other roof penetration or intersection (less than 18 inches) it is very difficult to flash properly. Room is needed around the skylight for the flashing components.
- Moisture or stains on the inside could be evidence of a leak or could be condensation. Sometimes it's hard to determine what you are looking at.



This illustration shows a curb mount for a skylight, shown without the skylight for clarity. You can see the step flashing and the apron flashing.