ENGLISBE Associates

Building Inspection Report

123 Smith Street, Hometown, USA

Inspection Date:
2004

Prepared For:
A Great Customer

Prepared By:
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MEMBER

Report Overview

THE BUILDING IN PERSPECTIVE

This is an average quality 125 year old (approximate age) building. Some of the systems of the building are aging and will require updating over time. As with all buildings, ongoing maintenance is also required. ***Despite the older systems, the improvements that are recommended in this report are not considered unusual for a building of this age and location.*** Please remember that there is no such thing as a perfect building.

NOTE: For the purpose of this report, it is assumed that the building faces south.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a building buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 34 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

Executive Summary

CONVENTIONS USED IN THIS REPORT

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

⊠ denotes **major** discoverable items which may have a cost significance greater than $1000 to correct and/or have structural, operating or safety implication.

☒ denotes items where correction is recommended. These items were of a **safety** type and none should require greater than a $1000 expenditure if taken individually.

☑ denotes items of a **maintenance** type and none should require greater than a $1000 expenditure if taken individually.

◈ denotes an area where further investigation and/or **monitoring** is needed. These items are for note only.

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR ITEMS

⊠ The parapet walls on the east side need bracing.

⊠ Older knob and tube wiring in various locations of the attic should not be covered with insulation. The knob and tube wiring should be replaced.

⊠ A leak was observed at the boiler. A heating technician should be engaged to remedy this condition. Replacement will likely be required.

⊠ Insulation on the boiler and/or distribution piping contains asbestos. A specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the building that contain asbestos but are not identified by this inspection report.

FUTURE MAJOR ITEMS

⊠ The plaster finishes show evidence of weakening in various locations. Damage to the interior finish was observed. Larger than typical cracks in the interior finish were noted in various locations. On the whole, the interior finishes of the home are considered to be lacking maintenance in various locations. When redecorating, repairs will be necessary in some areas prior to painting or wallpapering.

⊠ Given the age of the space heaters, replacement should be anticipated in the near future.

SAFETY ITEMS

☒ Abandoned wiring should be replaced or appropriately terminated.

☒ All junction boxes should be fitted with cover plates, in order to protect the wire connections.

☒ Missing or damaged outlet cover plates should be replaced.

☒ The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

☒ The location of the 3rd floor water heater is considered unsafe. This situation can pose a and safety health threat. A qualified technician should be engaged immediately to further evaluate this condition and the remedies available for correction.

☒ The water heater venting system shows evidence of exhaust "spillage". This is a serious condition that could be a health threat to the occupants of the building. This condition should be addressed promptly.

☒ The installation of smoke detectors outside sleeping areas is recommended.

MAINTENANCE ITEMS

- ☑ The masonry chimney on the main front slope shows evidence of substantial deterioration. Rebuilding is recommended.
- ☑ It is recommended that the seller of the building be consulted regarding any available warranties.
- ☑ Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable in various locations.
- ☑ The window frames in many locations require painting and caulking on the exterior.
- ☑ Missing storm windows should, ideally, be repaired or replaced as necessary.
- ☑ Weather-stripping improvements are recommended for exterior doors throughout.
- ☑ The supply piping is leaking by the water main.
- ☑ Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range. One cannot predict with certainty when replacement will become necessary.
- ☑ Doors in various locations should be trimmed or adjusted as necessary to work properly.
- ☑ Sash cords (the ropes that hold up the windows) are missing on windows. Ideally, storm windows would be provided where missing. The owner should be consulted regarding any storm windows that may be in storage.

MONITOR ITEMS

- ◈ Evidence of prior roof leakage was observed on the underside of the roof sheathing in various locations of the attic.
- ◈ The basement shows evidence of moisture penetration in the form of: efflorescence. It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a building. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not considered unusual for a building of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a building.
- ◈ For owners of many older buildings, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a building, and because basements of older buildings usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.
- ◈ The ceiling in various locations shows evidence of water damage. This condition is suspected to be the result of leakage from the bathtub enclosure.
- ◈ There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- ◈ Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- ◈ Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. It would be wise to consider the installation of carbon monoxide detectors within the home.

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Stone •Brick •Basement Configuration
Floor Structure:	•Wood Floor Joist •Brick Columns •Wood Floor Beams •Board/Plank Sub Floor
Wall Structure:	•Masonry
Ceiling Structure:	•Joist
Roof Structure:	•Rafters
Roof Sheathing:	•Solid Plank
Attic Access Location:	•Hallway •Attic Method Of Inspection: Viewed From Access Hatch

STRUCTURAL COMPONENT OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

- Evidence of prior roof leakage was observed on the underside of the roof sheathing in various locations of the attic.
- The basement shows evidence of moisture penetration in the form of: •efflorescence. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a building.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not considered unusual for a building of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a building.

  The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the building should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

  In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, dampproofing and/or the installation of drainage tiles should be considered a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- For owners of many older buildings, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a building, and because basements of older buildings usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical building inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Concealed foundation walls could not be examined.

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

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering: •Single Ply Membrane •Number of roofing layers observed: One
Chimneys: •Masonry •Unlined
Gutters and Downspouts: •Roof
Method of Inspection: •Walked On Roof

ROOFING OBSERVATIONS

The single ply roofing on the main flat roof is considered to be in good condition. With proper maintenance, this roof covering should last more than five years. It is reported that this roof covering is approximately 1 years old.

RECOMMENDATIONS / OBSERVATIONS

☑ The masonry chimney on the main front slope shows evidence of substantial deterioration. Rebuilding is recommended.

DISCRETIONARY IMPROVEMENTS

It is recommended that the seller of the building be consulted regarding any available warranties.

LIMITATIONS OF ROOFING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of.
- Evidence of prior leakage may be disguised by interior finishes.
- A chimney was not entirely visible during the inspection of the roofing system.

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

Exterior Components

DESCRIPTION OF EXTERIOR

Lot Grading:	•Level Grade
Walkways / Patios:	•Concrete
Porches, Decks, and Steps:	•Stone •Concrete
Soffit and Fascia:	•Metal
Wall Cladding:	•Brick
Window Frames:	•Wood •Metal
Entry Doors:	•Wood •Metal

EXTERIOR OBSERVATIONS

The exterior of the building has lacked maintenance.

RECOMMENDATIONS / OBSERVATIONS

☒ The parapet walls on the east side need bracing.

☑ Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable in various locations.

☑ The window frames in many locations require painting and caulking on the exterior.

☑ Missing storm windows should, ideally, be repaired or replaced as necessary.

☑ Weather-stripping improvements are recommended for exterior doors throughout.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

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

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•100 x 3 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Overhead •Aluminum
Main Disconnect:	•Breakers •Located in the basement •Main Service Rating 100 x 3 Amps
Service Ground:	•Aluminum •Water Pipe Connection
Receptacles:	•Grounded •Ungrounded

ELECTRICAL OBSERVATIONS

Inspection of the electrical system revealed the need for several minor improvements. Although these improvements are not especially costly to repair, they should be considered high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

☒ Older knob and tube wiring in various locations of the attic should not be covered with insulation. The knob and tube wiring should be replaced.

☒ Abandoned wiring should be replaced or appropriately terminated.

☒ All junction boxes should be fitted with cover plates, in order to protect the wire connections.

☒ Missing or damaged outlet cover plates should be replaced.

DISCRETIONARY IMPROVEMENTS

Additional outlets in some areas of the building may be desirable.

☒ The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

During the course of any renovating, it is recommended that older wiring be replaced.

LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.

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

Heating System

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source: •Gas
Heating System Type: •Hot Water •Unitary (ie. heating units within room rather than central)
Heat Distribution Methods: •Radiators

HEATING OBSERVATIONS

The boiler is estimated to be 80 & 5 years old. The typical life cycle for a unit such as this is 20-25 years. Some units will last longer; others can fail prematurely.The furnace is estimated to be 20+ years old. The typical life cycle for a unit such as this is 20-25 years. Some units will last longer; others can fail prematurely.

RECOMMENDATIONS / OBSERVATIONS

- ◈ Insulation on the boiler and/or distribution piping may contain asbestos. This can only be verified by laboratory analysis. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).*** If replacement of the boiler necessitates the removal of the asbestos containing insulation, a specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Due to the age of construction, there may be other materials within the building that contain asbestos but are not identified by this inspection report.
- ⌦ A leak was observed at the boiler. A heating technician should be engaged to remedy this condition. Replacement will likely be required.
- ⌦ Given the age of the space heaters, replacement should be anticipated in the near future.
- ☒ ***The location of the 3rd floor water heater is considered unsafe. This situation can pose a and safety health threat.*** A qualified technician should be engaged immediately to further evaluate this condition and the remedies available for correction.

LIMITATIONS OF HEATING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one time visit to a building.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation: •4-5 inches Cellulose in the main attic
Roof Cavity Insulation: •None visible
Basement Wall Insulation: •None visible
Roof / Attic Ventilation: •Wall

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.
- The attic was viewed from the access hatch only.

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

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source: •Public Water Supply
Service Pipe to Building: •Lead •Service Pipe Size: 3/4 inch
Main Valve Location: •Basement
Supply Piping: •Copper •Galvanized Steel •Lead
Waste Disposal System: •Public Sewer System (Reported by Real Estate Representative)
Drain / Waste / Vent Piping: •Plastic •Cast Iron •Lead
Cleanout Location: •Basement
Water Heater: •Gas •Location: Basement •Unit

PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

The plumbing system is showing signs of age. Updating the system will be required over time. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.
The plumbing system is showing signs of age. Updating the system will be required over time. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

RECOMMENDATIONS / OBSERVATIONS

☑ The supply piping is leaking by the water main.

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

☒ The water heater venting system shows evidence of exhaust "spillage". ***This is a serious condition that could be a health threat to the occupants of the building.*** This condition should be addressed promptly.

DISCRETIONARY IMPROVEMENTS

During the process of plumbing fixture renovation, it would be wise to replace older piping that is exposed.

LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

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

Interior Components

DESCRIPTION OF INTERIOR

Wall Finishes:	•Drywall/Plaster
Ceiling Finishes:	•Drywall/Plaster •Suspended Tile
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Doors:	•Hollow Core •Solid Core
Window Styles and Glazing:	•Double/Single Hung •Single Pane with Storm Window
Fireplace(s):	•Cosmetic/Non-functional

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

☒◇ The plaster finishes show evidence of weakening in various locations. Damage to the interior finish was observed. Larger than typical cracks in the interior finish were noted in various locations. On the whole, the interior finishes of the home are considered to be lacking maintenance in various locations. When redecorating, repairs will be necessary in some areas prior to painting or wallpapering.

◇? The ceiling in various locations shows evidence of water damage. This condition is suspected to be the result of leakage from the bathtub enclosure.

☑ Doors in various locations should be trimmed or adjusted as necessary to work properly.

☑ Sash cords (the ropes that hold up the windows) are missing on windows. Ideally, storm windows would be provided where missing. The owner should be consulted regarding any storm windows that may be in storage.

☒ The installation of smoke detectors outside sleeping areas is recommended.

◇? There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

◇? Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

◇? Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.

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

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new building, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- ❑ Change the locks on all exterior entrances, for improved security.
- ❑ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- ❑ Install smoke detectors on each level of the building. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ❑ Create a plan of action in the event of a fire in your building. Ensure that there is an operable window or door in every room of the building. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ❑ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ❑ Examine the interior of the building for trip hazards. Loose or torn carpeting and flooring should be repaired.
- ❑ Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ❑ Review your building inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ❑ Install rain caps and vermin screens on all chimney flues, as necessary.
- ❑ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the building inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- ❑ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ❑ Examine heating/cooling air filters and replace or clean as necessary.
- ❑ Inspect and clean humidifiers and electronic air cleaners.
- ❑ If the building has hot water heating, bleed radiator valves.
- ❑ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- ❑ Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ❑ Repair or replace leaking faucets or shower heads.
- ❑ Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- ❑ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ❑ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- ❑ Trim back tree branches and shrubs to ensure that they are not in contact with the building.
- ❑ Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ❑ Survey the basement and/or crawl space walls for evidence of moisture seepage.
- ❑ Look at overhead wires coming to the building. They should be secure and clear of trees or other obstructions.
- ❑ Ensure that the grade of the land around the building encourages water to flow away from the foundation.
- ❑ Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.

- ❑ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ❑ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ❑ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ❑ Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- ❑ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the building.
- ❑ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ❑ Replace or clean exhaust hood filters.
- ❑ Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- ❑ Replace smoke detector batteries.
- ❑ Have the heating, cooling and water heater systems cleaned and serviced.
- ❑ Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ❑ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- ❑ If the building utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- ❑ If your building is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the building inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your building in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your building at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your building. Enjoy your building!