

*Asset Home Inspections*

# Home Inspection Report



**, 123 ELM STREET, LONG ISLAND - QUEENS**

**Inspection prepared for: John Muro**

**Date of Inspection: 5/2/2017**

**THIS EXAMPLE REPORT IS A COMPOSITE OF SEVERAL HOME INSPECTIONS  
TO PRESENT VARIOUS POTENTIAL HOME ITEMS**

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## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects my opinions. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all cost estimates, receipts, warranties and permits for the work done.

<b>Grounds</b>		
<b>Page 5 Item: 5</b>	<b>Patio and Porch Deck</b>	<ul style="list-style-type: none"> <li>• <b>No flashing present on the ledger board.</b></li> <li>• <b>It is recommended to have the deck evaluated for proper installation and attachment. Check for history of permit(s).</b></li> </ul>
<b>Page 6 Item: 6</b>	<b>Stairs &amp; Handrail</b>	<ul style="list-style-type: none"> <li>• <b>The rear exterior wooden stairway/retaining wall has rotted. These items should be replaced by a qualified contractor.</b></li> </ul>
<b>Page 6 Item: 7</b>	<b>Grounds Electrical</b>	<ul style="list-style-type: none"> <li>• <b>Outlet cover(s) are for interior use and are not waterproof. These outlets should be upgraded.</b></li> </ul>
<b>Page 7 Item: 16</b>	<b>Patio and Porch Condition</b>	<ul style="list-style-type: none"> <li>• <b>The main patio joist is highly rotted. It is recommended that a qualified roofing contractor evaluate the cause and repair as appropriate.</b></li> </ul>
<b>Roof</b>		
<b>Page 9 Item: 2</b>	<b>Flashing</b>	<ul style="list-style-type: none"> <li>• <b>Step flashing is not apparent on eastern chimney. It is recommended that a qualified roofing contractor evaluate.</b></li> </ul>
<b>Page 9 Item: 3</b>	<b>Chimney</b>	<ul style="list-style-type: none"> <li>• <b>Step flashing was not apparent on western chimney. It is recommended that a qualified roofing contractor evaluate.</b></li> </ul>
<b>Page 10 Item: 6</b>	<b>Gutter</b>	<ul style="list-style-type: none"> <li>• <b>Extensions/splash blocks missing or insufficient. It is recommended to install them to divert water approximately 5 feet away from the foundation. Although no signs of past water intrusion into the basement were noted, diversion would be prudent to minimize any potential future intrusion.</b></li> <li>• <b>The gutter is installed to discharge directly to the lower roof can expedite erosion of the asphalt shingle surface. This area of the roof should be monitored for erosion.</b></li> </ul>
<b>Attic</b>		
<b>Page 12 Item: 6</b>	<b>Electrical</b>	<ul style="list-style-type: none"> <li>• <b>A switch cover plate was missing on a splice box. It should be installed.</b></li> </ul>
<b>Foundation</b>		
<b>Page 14 Item: 7</b>	<b>Sub Flooring</b>	<ul style="list-style-type: none"> <li>• <b>A termite tunnel was observed in northwest area of basement on joist corner. It is recommended that a qualified termite specialist evaluate.</b></li> </ul>
<b>Page 15 Item: 9</b>	<b>Foundation Electrical</b>	<ul style="list-style-type: none"> <li>• <b>Open splices were observed. This is a safety concern. Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Client is advised to consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.</b></li> </ul>
<b>Heat/AC</b>		

<b>Page 17 Item: 1</b>	<b>Heater Condition</b>	<ul style="list-style-type: none"> <li>• Unit does not have proper firerproof veneer above. It is recommended that one be installed.</li> <li>• A 550-gallon aboveground oil tank was observed at the northeastern corner of the basement, with no apparent leakage at time of inspection. The Client is advised that these tanks are prone to corrosion and potential leakage. It is recommended that a qualified contractor evaluate the condition of the tank and associated piping.</li> </ul>
<i>Water Heater</i>		
<b>Page 20 Item: 8</b>	<b>Gas Valve</b>	<ul style="list-style-type: none"> <li>• The gas supply line was located in front of the heater on the floor. It is recommended that the line be relocated by a qualified contractor to avoid future damage to it.</li> </ul>
<i>Garage</i>		
<b>Page 23 Item: 10</b>	<b>Fire Door</b>	<ul style="list-style-type: none"> <li>• There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence from garage originated fires.</li> </ul>
<b>Page 23 Item: 12</b>	<b>Garage Door Parts</b>	<ul style="list-style-type: none"> <li>• One of the coil springs is broken on the garage door. These springs are sized for the weight of the door so a professional should replace them.</li> </ul>
<i>Electrical</i>		
<b>Page 25 Item: 1</b>	<b>Electrical Panel</b>	<ul style="list-style-type: none"> <li>• It is recommended that the breaker connections be evaluated by a licensed electrician.</li> </ul>
<b>Page 26 Item: 4</b>	<b>Cable Feeds</b>	<ul style="list-style-type: none"> <li>• The service drop was located approximately 2 feet above the main bedroom window. This proximity should be evaluated by a qualified electrician, and discussed with the utility company, if warranted.</li> </ul>
<i>Basement/Crawlspace</i>		
<b>Page 27 Item: 3</b>	<b>Windows</b>	<ul style="list-style-type: none"> <li>• It is recommended to budget for replacement for added efficiency of home.</li> </ul>
<b>Page 28 Item: 9</b>	<b>Railings</b>	<ul style="list-style-type: none"> <li>• Solid riser members should be installed for safety purposes.</li> </ul>
<b>Page 28 Item: 12</b>	<b>Drainage</b>	<ul style="list-style-type: none"> <li>• The basement has an interior perimeter french drainage system. The owner reported that no water was ever detected in the basement and that the sump pump in the basement never operated. It is advised to obtain documentation from the current owner prior to closing. No evidence of current or historical moisture or water intrusion was detected in the basement.</li> </ul>

# Inspection Details

## INTRODUCTION:

I appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call me after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, I am still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. This report identifies specific non-code, non-cosmetic concerns that this inspector feels may need further investigation or repair.

For your safety and liability purposes, I recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. I recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

### **1. Attendance**

**In Attendance: Owner/Client present • No other parties present at inspection.**

### **2. Home Type**

**Home Type: Type: Ranches and Colonial (See Cover Page Note)**

**Construction Date: 1960**

**Square Footage: 2,100 Sq. Ft.**

### **3. Occupancy**

**Occupancy: Occupied - Furnished**

# Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways, vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

## 1. Driveway and Walkway Condition

**Materials: Asphalt driveway**

**Observations:**

- Driveway in good shape for age and wear. No deficiencies noted.
- There are minor predictable and common cracks in the asphalt. Monitor these areas for further movement or expansion and repair/epoxy seal as needed.



**Uneven Entrance Stone Walkway**



**Typical Cracks in Asphalt Driveway**

## 2. Grading

**Observations:**

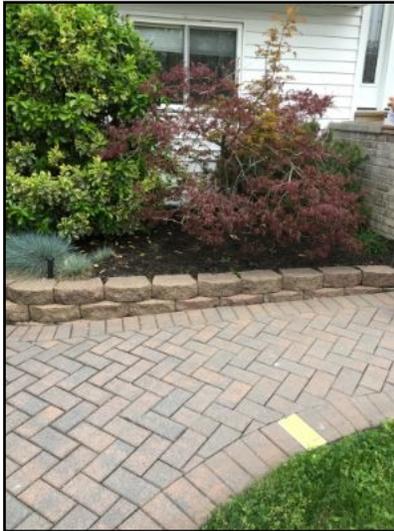
- No major grading safety or function concerns noted at time of inspection.
- The exterior drainage is generally away from foundation.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, an inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

## 3. Vegetation Observations

**Observations:**

- No major system safety or functional concerns noted at time of inspection.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.
- The property has overgrown vegetation that needs to be landscaped. The front of home was maintained but the left side has overgrown bushes that are obscuring windows, the gas meter and the foundation.
- It is recommend to prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.

## Grounds Continued



**Vegetation Abutting Exterior Wall**

### 4. Gate Condition

**Materials:** Composite **PVC**

**Observations:**

- Gates and fencing in good condition.

### 5. Patio and Porch Deck

**Observations:**

- **Materials:** Wood
- **Appears in general satisfactory and functional condition with normal wear for its age.**
- **Maintenance:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. It is recommended to clean and reseal the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.
- **Joist deck hangers are missing fasteners. It is recommended to install missing fasteners.**
- **No flashing present on the ledger board.**
- **It is recommended to have the deck evaluated for proper installation and attachment. Check for history of permit(s).**

## Grounds Continued



**Flashing Missing on Deck Ledger Board**

### 6. Stairs & Handrail

**Observations:**

- **The rear exterior wooden stairway/retaining wall has rotted. These items should be replaced by a qualified contractor.**



**Rotted Rear Exterior Stairs and Retaining Wall**

### 7. Grounds Electrical

**Observations:**

- **No major system safety or function concerns noted at time of inspection.**
- **Outlet cover(s) are for interior use and are not waterproof. These outlets should be upgraded.**

### 8. GFCI

**Observations:**

- **Limited Ground Fault Circuit Interrupter (**GFCI**) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection.**

## Grounds Continued

### 9. Main Gas Valve Condition

Located on east side of structure.

**Observations:**

- The meter is located at the exterior wall. All gas appliances have cut-off valves in line at each unit. No gas odors were detected.

### 10. Plumbing

**Materials:** Galvanized piping noted and in good condition.

**Observations:**

- Septic system noted. Client is advised to seek the services of a specialist in evaluating this system.
- Front water spigot defective; leaks.

### 11. Water Pressure

**Observations:**

- Pressure seems appropriate.

### 12. Pressure Regulator

**Observations:**

- None required.

### 13. Exterior Faucet Condition

**Location:** Front of structure.

**Observations:**

- Hose bib at north side of house leaks.
- Appears to be leaking at valve seal when in the open position. It is recommended that it be repaired for water conservation and to prevent possible water damage to structure/water intrusion if the hose is left on for extended period.
- One or more water hose bibs are not frost proof and will need to be winterized before temperature falls below 32 degrees F as pipe damage can occur.

### 14. Balcony

**Observations:**

- None present.

### 15. Patio Enclosure

**Observations:**

- Appears to be a sound structure in satisfactory and functional condition with normal wear for its age.

### 16. Patio and Porch Condition

**Materials:** The patio/porch roof is the same as main structure. • Asphalt shingles noted.

**Observations:**

- **The main patio joist is highly rotted. It is recommended that a qualified roofing contractor evaluate the cause and repair as appropriate.**

## Grounds Continued



**Moisture Intrusion Damage to Main Porch Joist**

### 17. Fence Condition

**Materials:** Rear retainer wall and stairs have been compromised by rot damage. It is recommended that the wall and stairway be replaced.

### 18. Sprinklers

**Observations:**

- The home is equipped with an underground sprinkler system. It is recommended that the client consult with the home owner for operation instructions and proper winterizing information. Sprinkler systems are beyond the scope of a Home Inspection, due to most of its parts/piping not being visible for inspection.

# Roof

The roof is a key component for potential moisture intrusion into the home. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof.

## 1. Roof Condition

**Materials: Roofing components were visually inspected by accessing and traversing the roof.**

**Materials: Architectural asphalt and fiberglass shingles.**

**Observations:**

- **The roof was approximately 10 years old. No major system safety or function concerns were noted at the time of inspection. Composite asphalt shingles have a life expectancy of approximately 30 years. This estimate is dependent on several factors, such as, including maintenance, exposure, and weather conditions.**

## 2. Flashing

**Observations:**

- **Flashings are mastic covered, recommend re-sealing all through the roof vents and projections as a part of routine maintenance.**

- **Step flashing is not apparent on eastern chimney. It is recommended that a qualified roofing contractor evaluate.**



**Exhaust Roof Vent**

## 3. Chimney

**Observations:**

- **Metal chimney liner observed.**
- **The interior flue pipe/liner should be cleaned and maintained to promote safe and efficient operation of heating appliances and fireplaces. This should be done annually or as prescribed by a qualified chimney technician to avoid obstructions of restrictions.**
- **Flashings are mastic covered. It is recommended to re-seal all the roof vents and projections as a part of routine maintenance.**

- **Step flashing was not apparent on western chimney. It is recommended that a qualified roofing contractor evaluate.**

# Roof Continued



**Step flashing Not Present on Western Chimney**



**Eastern Chimney**

## 4. Spark Arrestor

**Observations:**

- Chimney cap and spark arrester is recommended to be installed on the western chimney.

## 5. Vent Caps

**Observations:**

- Gable vents appear appropriate.

## 6. Gutter

**Observations:**

- **Extensions/splash blocks missing or insufficient. It is recommended to install them to divert water approximately 5 feet away from the foundation. Although no signs of past water intrusion into the basement were noted, diversion would be prudent to minimize any potential future intrusion.**
- **The gutter is installed to discharge directly to the lower roof can expedite erosion of the asphalt shingle surface. This area of the roof should be monitored for erosion.**



**Gutters Downspouts Too Near Structure**



**Main Roof Downspout to Lower Roof Surface**

# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces and passive/mechanical ventilation of attic areas, if present.

## 1. Access

### Observations:

- A pull-down ladder located in the garage.
- Appropriate fire wall present.

## 2. Structure

### Observations:

- Rafters comprised of 2 by 8" dimensional lumber, at 24-inch spacing with a ridge beam.
- Appeared structurally sound with no issues.
- Some areas of attic sheathing are blackened, and it is difficult to determine the cause (soot, possible organic substance, or even stains from prior use). The United States Environmental Protection Association (EPA) states, "If you believe that you may have a hidden mold problem, consider hiring a professional." (Brief Guide to Mold, p.14, EPA).
- Signs of a past fire (charred wood) was observed along western gable rafter. According to the property owner, the fire occurred approximately 20 years ago. No structural concerns were noted.



**Charred Surface of Attic End Rafter**



**Attic Rafters and Roof Sheathing**

## 3. Ventilation

### Observations:

- Under eave soffit inlet vents noted. Vents on west side of structure were painted over. It is recommended to clear the vent to increase attic ventilation.

## 4. Vent Screens

### Observations:

- Vent screens noted as functional.

## 5. Duct Work

### Observations:

- No issues noted. Ducts were appropriately insulated.

## Attic Continued

### 6. Electrical

**Observations:**

- Most areas not accessible due to insulation.
- **A switch cover plate was missing on a splice box. It should be installed.**

### 7. Attic Plumbing

**Observations:**

- No deficiencies noted in plumbing vent piping.

### 8. Insulation Condition

**Materials:** Fiberglass batting with paper facing noted.

**Depth:** Insulation averages about 14-16 inches in depth

**Observations:**

- Insulation appears adequate.

### 9. Chimney

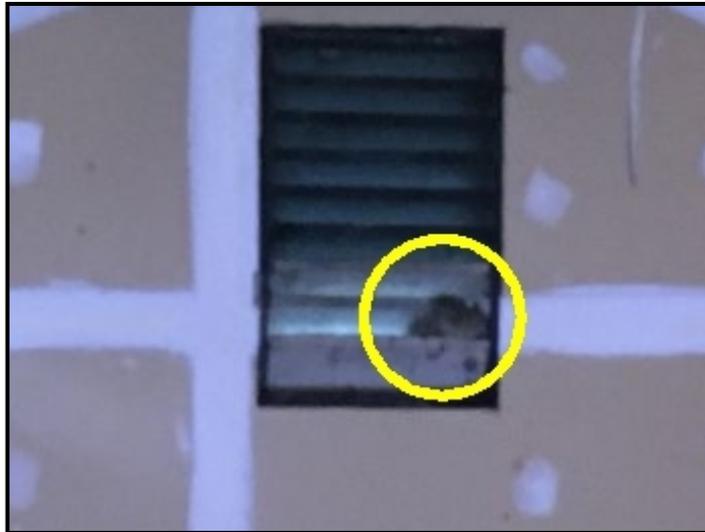
**Observations:**

- Masonry and mortar intact within the attic.

### 10. Exhaust Vent

**Observations:**

- **Functional. A hornet nest was observed in eastern gable vent. It should be safely removed to improve ventilation and eliminate nuisance issues.**



**Hornet Nest in Eastern Gable Vent**

## Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, stoops, steps, porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

### 1. Doors

**Observations:**

- **Appeared in functional and in satisfactory condition, at time of inspection.**
- **Security Concern: The front entry door's main (lower) lock hardware does not latch/lock. The only way to keep door closed or locked is by using the deadbolt. It is recommended that a locksmith repair as needed.**
- **Peeling paint observed, suggest scraping and painting as necessary.**

### 2. Window Condition

**Observations:**

- **Components appeared in satisfactory condition.**
- **Some window screens missing and some damaged.**
- **Because it may not have been required when the house was built, windows and sliding glass doors may not have safety/tempered glass installed. Windows and doors with glass that reaches or nears the floor level could be dangerous. Suggest that the client install safety film, or consider upgrading to safety/tempered glass to enhance safety. A licensed qualified glass company should be consulted for a complete evaluation of all windows that may require upgrades to ensure safety prior to closing.**
- **Suggest caulking around doors and windows as necessary.**

### 3. Siding Condition

**Materials: Composition wood siding, wood frame construction, concrete / block foundation**

**Observations:**

- **No major system safety or function concerns noted at time of inspection.**
- **Some areas need restaining, or priming and repainting.**
- **Caulk and seal all gaps, cracks and openings.**
- **Minimal vinyl siding damage was observed in localized areas. It is recommended to repair damaged sections to keep moisture and insects from harming structure.**
- **Dryer vent cover is missing and should be installed.**

### 4. Eaves & Facia

**Observations:**

- **Wood. Appeared in good condition.**

# Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas, if present. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

## 1. Foundation Walls

### Observations:

- **Normal settlement.**
- **Visible portions of foundation wall were dry at the time of the inspection. See Limitations.**
- **No leaks were observed at the time of the inspection.**

## 2. Cripple Walls

### Observations:

- **Concrete block/wood piers support floor above.**

## 3. Ventilation

### Observations:

- **None required.**

## 4. Vent Screens

### Observations:

- **None required.**

## 5. Access Panel

### Observations:

- **Bilco door access and stairway in serviceable condition.**

## 6. Post and Girders

### Observations:

- **Columns not connected with appropriate number of screws. It is recommended to correct.**

## 7. Sub Flooring

### Observations:

- **OSB (Oriented Strand Board) sheathing sub floor**
- **Dimensional lumber wood joists**

• **A termite tunnel was observed in northwest area of basement on joist corner. It is recommended that a qualified termite specialist evaluate.**

## Foundation Continued



**Termite Tunnel In Northeast Corner of Basement**

### 8. Anchor Bolts

**Observations:**

- The anchor bolts were not visible.

### 9. Foundation Electrical

**Observations:**

- Electrical wiring was observed not connected to basement ceiling.
- All wiring should be properly secured to the framing.

• **Open splices were observed. This is a safety concern. Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Client is advised to consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.**



**Unfastened Wires in Basement**

## Foundation Continued

### 10. Foundation Plumbing

**Observations:**

- **\*\*SUPPLY\*\***
- **3/4 inch copper**
- **\*\*DRAIN, WASTE, VENT\*\***
- **Cast iron waste and vent pipe.**
- **Appeared functional.**

### 11. Sump Pump

**Observations:**

- **One sump pump was present in the southeastern corner of the basement. No pump was present in the sump. The owner had no knowledge of it ever operating or its purpose. There was no evidence of current or past moisture or water in the basement.**



**Basement Sump With No Pump**

### 12. Ducting

**Observations:**

- **Appeared functional, at time of inspection.**

# Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system, a licensed HVAC service person should be contacted.

## 1. Heater Condition

**Materials: The furnace is located in the basement**

### Observations:

- **Unit does not have proper fireproof veneer above. It is recommended that one be installed.**
- **A 550-gallon aboveground oil tank was observed at the northeastern corner of the basement, with no apparent leakage at time of inspection. The Client is advised that these tanks are prone to corrosion and potential leakage. It is recommended that a qualified contractor evaluate the condition of the tank and associated piping.**



**2012: Argon**

## 2. Heater Base

### Observations:

- **The heater base appears to be functional.**

## 3. Enclosure

### Observations:

- **Concealed due to high efficiency furnace design.**

## 4. Venting

### Observations:

- **The visible portions of the vent pipes appeared functional.**

## 5. Gas Valves

### Observations:

- **Gas shut off valves were present and functional.**

## Heat/AC Continued

### 6. Refrigerant Lines

**Observations:**

- **Condensate line insulation deteriorating. Replacement of insulation is recommended to increase cooling efficiency.**



**Deteriorated AC Supply Line**

### 7. AC Compress Condition

**Compressor Type: Electric**

**Location: The compressor is located on the exterior west.**

**Observations:**

- **Compressor was Rheem unit manufactured in 2007. Operated satisfactory at the time of inspection.**
- **The typical temperature differential split between supply and return air in an air conditioner of this type is 15 - 20 degrees F. This system responded and achieved an acceptable differential temperature of @@ degrees F.**
- **Air Conditioning mounting pad not level; this may shorten motor life. Suggest leveling pad or unit.**

### 8. Air Supply

**Observations:**

- **The return air supply system appears to be functional.**

### 9. Registers

**Observations:**

- **The return air supply system appears to be functional.**

### 10. Filters

**Location: Located inside heater cabinet.**

**Observations:**

- **MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.**

# Heat/AC Continued

## 11. Thermostats

**Observations:**

- **Thermostats operated functionably. They are are not checked for calibration or timed functions.**
- **It is recommended that the client(s) have the homeowner provide the instructions for programming or show the client(s) how to do so.**

# Water Heater

## 1. Base

**Observations:**

- The water heater base is functional.

## 2. Heater Enclosure

**Observations:**

- The water heater enclosure is functional.

## 3. Combustion

**Observations:**

- The combustion chamber appears to in functional condition.

## 4. Venting

**Observations:**

- No issues noted.

## 5. Water Heater Condition

**Heater Type: Gas**

**Location: The heater is located in the basement.**

**Observations:**

- Tank appears to be in satisfactory condition -- no concerns.

## 6. TPRV

**Observations:**

- Appears to be in satisfactory condition -- no concerns.

## 7. Number Of Gallons

**Observations:**

- 50 gallons

## 8. Gas Valve

**Observations:**

- Appears functional.

• The gas supply line was located in front of the heater on the floor. It is recommended that the line be relocated by a qualified contractor to avoid future damage to it.

## Water Heater Continued



**Inappropriate Gas Line Location of Water Heater**

### 9. Plumbing

**Materials: Copper**

**Observations:**

- No deficiencies observed at the visible portions of the supply piping.

### 10. Overflow Condition

**Materials: Copper**

**Observations:**

- Appears to be in satisfactory condition, no concerns.

# Garage

## 1. Roof Condition

**Materials: Roofing is the same as main structure. • The roof was accessed by a ladder and inspected.**

**Materials: Asphalt shingles noted.**

**Observations:**

- **No major system safety or function concerns noted at time of inspection.**
- **Moss on roof. This can lead to the premature failure of the roof and subsequent leaks. Recommend treating moss during its growing season (wet months) with a moss killer. For information on various moss treatment products and their pros and cons, visit <http://bryophytes.science.oregonstate.edu/page24.htm>.**
- **Exposed nails on roofing material. Recommend sealing all fastener heads.**

## 2. Walls

**Observations:**

- **Appeared satisfactory, at time of inspection.**
- **Safety Concern: Flammable materials should not be stored within closed garage areas.**

## 3. Anchor Bolts

**Observations:**

- **The anchor bolts were inspected and appear to be serviceable.**

## 4. Floor Condition

**Materials: Bare concrete floors noted.**

**Observations:**

- **Good.**
- **Common cracks noted commonly associated with shrinkage.**

## 5. Rafters & Ceiling

**Observations:**

- **Dimensional lumber wood ceiling joists, 2 by 8".**
- **Visible areas appear satisfactory.**

## 6. Electrical

**Observations:**

- **The majority of grounded receptacles, were tested and found to be wired correctly.**
- **One outlet was found to have been reverse polarity wired. It is recommended to have an electrician evaluate and repair.**
- **Improper use of extension cord observed. Extension cords should not be permanently installed or be routed through walls, floors or partitions.**

## 7. GFCI

**Observations:**

- **GFCI in place and operational**

## 8. 240 Volt

**Observations:**

- **The 240 volt outlets tested functional.**

## 9. Exterior Door

**Observations:**

- **Garage door in good condition. Safety automatic close was operational.**

# Garage Continued

## 10. Fire Door

### Observations:

- **There is no self-closing device on the door from the house leading to the garage. It is strongly recommended that one be installed in order to protect the residence from garage originated fires.**

## 11. Garage Door Condition

### Materials: Vertical door

### Observations:

- **Mold-like material was observed on the door. it is recommend the affected areas be cleaned, such as with diluted muriatic acid, to remove the material.**



**Mold-like Materail on Garage Door**

## 12. Garage Door Parts

### Observations:

- **The garage door appeared functional during the inspection.**
- **One of the coil springs is broken on the garage door. These springs are sized for the weight of the door so a professional should replace them.**

## 13. Garage Opener Status

### Observations:

- **The garage door opener is functional, safety features are built in.**

## 14. Garage Door's Reverse Status

### Observations:

- **Eye beam system present and operating.**

## 15. Ventilation

### Observations:

- **Under eave soffit inlet vents present.**

## 16. Vent Screens

### Observations:

- **Some soffit vent screens have been painted over. It is recommended that the vents be cleared to allow for improved attic ventilation.**

## Garage Continued



**Soffit Vents Painted Over**

# Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

## 1. Electrical Panel

**Location: West side of the house in the basement, where the main disconnect is also present. Grounding is appropriate and voltage is 240.**

**Location: No Sub Panels located.**

### Observations:

- **Double tapped breakers were noted in the main electrical panel.**
- **It is recommended that the breaker connections be evaluated by a licensed electrician.**



**Bridged Breakers in Main Panel**

## 2. Main Amp Breaker

### Observations:

- **200 amp**

## 3. Breakers in off position

### Observations:

- **0**

## 4. Cable Feeds

### Observations:

- **There is an overhead service drop is present on the south side of the structure.**
- **The service drop was located approximately 2 feet above the main bedroom window. This proximity should be evaluated by a qualified electrician, and discussed with the utility company, if warranted.**

## Electrical Continued



**Electrical Drop in Close Proximity to Main Bedroom Window**

### **5. Breakers**

**Materials: Copper non-metallic sheathed cable**

**Observations:**

- **Most of the circuit breakers appeared serviceable.**

# Basement/Crawlspace

## 1. Walls

**Materials:** Poured concrete.

**Observations:**

- No deficiencies were observed at the visible portions of the structural components of the home.

## 2. Insulation

**Observations:**

- Full view of foundation insulation was not available due to lack of access.
- Subfloor above finished basement area appears to have no insulation, as indicated by infrared camera image. Addition of insulation can increase air conditioning efficiency of this area.



**Lack of Insulation Above Finished Basement Portion**

## 3. Windows

**Materials:** Single pane wooden frame

**Observations:**

- It is recommended to budget for replacement for added efficiency of home.

## 4. Plumbing Materials

**Materials:** Appears functional.

**Observations:**

- Cast Iron

## 5. Basement Electric

**Observations:**

- The majority of grounded receptacle , were tested and found to be wired correctly.
- Some outlets not accessible due to furniture and or stored personal items.

## 6. GFCI

**Observations:**

- Installed GFCIs responded to test.

# Basement/Crawlspace Continued

## 7. Access

**Materials:** "Bilco" style exterior entrance.

**Observations:**

- Exterior entrance is in serviceable condition.

## 8. Stairs

**Observations:**

- Basement stairs did not have any solid back risers. Risers should be installed for safety purposes.



**Open Riser Basement Stairs**

## 9. Railings

**Observations:**

- **Solid riser members should be installed for safety purposes.**

## 10. Slab Floor

**Observations:**

- Common cracks noted.

## 11. Finished Floor

**Observations:**

- No issues observed.

## 12. Drainage

**Observations:**

- **The basement has an interior perimeter french drainage system. The owner reported that no water was ever detected in the basement and that the sump pump in the basement never operated. It is advised to obtain documentation from the current owner prior to closing. No evidence of current or historical moisture or water intrusion was detected in the basement.**

## 13. Sump Pump

**Observations:**

- A sump was present in teh southeastern corner of the basement, with no internal pump.

## Basement/Crawlspace Continued



**Basement Sump With No Pump**

### 14. Framing

**Observations:**

- **Appears Functional.**

### 15. Subfloor

**Observations:**

- **Not fully visible for inspection due to lack of access.**

### 16. Columns

**Observations:**

- **Steel column top flanges are not spot welded or bolted to the steel beams. Proper connections should be made.**

### 17. Piers

**Observations:**

- **None.**

### 18. Basement/Crawlspace Ductwork

**Observations:**

- **None observed.**

# Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas, the inspector performs a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. The occurrence of a mold-like substance will be identified if observed, and a qualified expert should be consulted.

## 1. Ceiling Fans

**Observations:**

- Operated normally when tested, at time of inspection.

## 2. Closets

**Observations:**

- The closet is in serviceable condition.

## 3. Door Bell

**Observations:**

- Operated normally when tested.

## 4. Doors

**Observations:**

- All operated in satisfactory condition.

## 5. Electrical

**Observations:**

- The majority of grounded receptacles were tested, and found to be wired correctly.

## 6. Smoke Detectors

**Observations:**

- Operated when tested.

## 7. Ceiling Condition

**Materials:** Drywall ceilings.

**Observations:**

- No issues noted.

## 8. Patio Doors

**Observations:**

- There are no patio doors present.

## 9. Wall Condition

**Materials:** Drywall walls.

**Observations:**

- No issues noted.

## Interior Areas Continued

### 10. Fireplace

**Materials:** Living Room • Family Room

**Materials:** Masonry fireplace present in living room and family room.

**Observations:**

- Dampers operated in good condition.
- The hearth extension appears to have an adequate minimum clearance; minimum 16 inches in front and 8 inches on sides.

### 11. Window Condition

**Materials:** Aluminum framed double hung windows. It is noted that all windows of the home were replaced within the past year.

**Observations:**

- All home windows were replaced within the past year and were in excellent condition.

# Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector is not required to move personal items per the inspection standards.

## 1. Locations

**Locations: 3 on main floor.**

## 2. Ceiling Fans

**Observations:**

- Operated normally when tested, at time of inspection.

## 3. Closets

**Observations:**

- The closets are in serviceable condition.

## 4. Doors

**Observations:**

- No issues.

## 5. Electrical

**Observations:**

- Some outlets were not accessible due to furniture and/or stored personal items.
- Most receptacles, except where noted, are in good condition and tested with no issues.

## 6. Floor Condition

**Flooring Types: Hardwood flooring.**

**Observations:**

- All flooring was refinished within the past year. Quality workmanship is noted.

## 7. Smoke Detectors

**Observations:**

- The smoke detectors operated during the inspection.

## 8. Wall Condition

**Observations:**

- No issues.

## 9. Window-Wall AC or Heat

**Observations:**

- Non AC units, house was cooled by central air conditioning; heat is hot water baseboard.

## 10. Window Condition

**Materials: Aluminum framed double hung window noted.**

**Observations:**

- The windows that were tested, are functional.
- All windows replaced within past year.

## Bedrooms Continued

### 11. Ceiling Condition

**Materials: Drywall ceilings**

**Observations:**

- **No issues.**

### 12. Patio Doors

**Observations:**

- **The sliding patio door was functional during the inspection.**

### 13. Screen Doors

**Observations:**

- **The sliding door screen was functional.**

# Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved, it is an important area of the house to inspect. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due wall or flooring cover.

## 1. Locations

**Locations: Upstairs**

## 2. Cabinets

**Observations:**

- **No deficiencies observed.**

## 3. Ceiling Condition

**Materials: Drywall ceilings**

**Observations:**

- **No issues noted.**

## 4. Counters

**Observations:**

- **Solid surface tops noted.**

## 5. Doors

**Observations:**

- **No major system safety or function concerns noted.**

## 6. Electrical

**Observations:**

- **No major system safety or function concerns noted.**

## 7. GFCI

**Observations:**

- **GFCI in place and operational**

## 8. Exhaust Fan

**Observations:**

- **Bathroom fan exhausts properly to exterior of home.**

## 9. Floor Condition

**Materials: Ceramic tile**

**Observations:**

- **No issues noted**

## 10. Heating

**Observations:**

- **Central heating and cooling noted in this room. At the time of the inspection, the systems appeared to be functioning and in serviceable condition.**

## 11. Mirrors

**Observations:**

- **No issues noted.**

## Bathroom Continued

### 12. Plumbing

**Observations:**

- No issues noted.

### 13. Showers

**Observations:**

- All faucets, drains and accessories were tested and appeared functional.

### 14. Shower Walls

**Observations:**

- Marble tile noted. No issues observed.

### 15. Bath Tubs

**Observations:**

- No issues noted.

### 16. Enclosure

**Observations:**

- The shower enclosure was functional at the time of the inspection.

### 17. Sinks

**Observations:**

- No deficiencies observed.

### 18. Toilets

**Observations:**

- Toilet was recently installed and is of good quality.

### 19. Window Condition

**Materials:** Aluminum framed double hung window noted. All windows were updated within the past year.

**Observations:**

- The windows that were tested, were functional.

# Kitchen

## 1. Cabinets

**Observations:**

- No deficiencies observed.

## 2. Counters

**Observations:**

- Solid Surface tops noted.

## 3. Dishwasher

**Observations:**

- Operated with no issues.

## 4. Doors

**Observations:**

- No major system safety or function concerns noted at time of inspection.

## 5. Microwave

**Observations:**

- Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection.

## 6. Cook top condition

**Observations:**

- Electric cook top noted.

## 7. Oven & Range

**Observations:**

- Oven: Electric radiant heating coils or infrared halogen. No issues identified.

## 8. Sinks

**Observations:**

- No deficiencies observed.

## 9. Vent Condition

**Materials: Exterior Vented**

**Observations:**

- Exhaust fan vibrates or is excessively noisy. This may indicate a worn armature or bearings. The fan may eventually need to be replaced to correct this condition.

## 10. Window Condition

**Materials: Aluminum framed double hung window noted.**

**Observations:**

- Metal "double hung" type with locks.
- No issues noted.

## 11. Floor Condition

**Materials: Ceramic tile is noted.**

**Observations:**

- Damaged grout observed, suggest regrouting as necessary.

## Kitchen Continued

### 12. Plumbing

**Observations:**

- Limited review due to personal property stored in undersink cabinet.

### 13. Ceiling Condition

**Materials: Drywall ceilings, no issues identified.**

### 14. Electrical

**Observations:**

- No major system safety or function concerns noted at time of inspection.

### 15. GFCI

**Observations:**

- GFCI, in place and operational.

### 16. Wall Condition

**Materials: Drywall walls noted.**

# Laundry

## 1. Locations

**Locations:** kitchen area • Window is double-paned vinyl installed within the past year. In very good condition.

## 2. Cabinets

**Observations:**  
• No deficiencies observed.

## 3. Counters

**Observations:**  
• Solid surface tops noted.

## 4. Dryer Vent

**Observations:**  
• Could not fully inspect the dryer vent, it is obscured by cabinetry.

## 5. Electrical

**Observations:**  
• Most receptacles, except where noted, are in fair condition and tested with no issues..

## 6. GFCI

**Observations:**  
• GFCI, in place and operational

## 7. Exhaust Fan

**Observations:**  
• The exhaust fan was operated and no issues were found.

## 8. Gas Valves

**Observations:**  
• Gas shut off valve was present and functional.

## 9. Floor Condition

**Materials:** Ceramic tile

**Observations:**  
• Minor damage noted.

## 10. Plumbing

**Observations:**  
• No issues noted.

## 11. Wall Condition

**Materials:** Drywall walls

**Observations:**  
• In good condition.

## 12. Ceiling Condition

**Materials:** Drywall ceilings

**Observations:**  
• No issues noted.

## Laundry Continued

### 13. Doors

**Observations:**

- Door handle loose.

### 14. Window Condition

**Materials:** Aluminum framed double hung window. • Aluminum framed sliding window noted. • Vinyl framed double hung window noted. • Vinyl framed awning window noted.

**Observations:**

- The windows that were tested, are functional.

## Glossary

<b><i>Term</i></b>	<b><i>Definition</i></b>
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.



## Life Expectancy Chart

The following chart details the predicted life expectancy of appliances, products, materials, systems and components. (For homes located in Florida and the surrounding coastal region, please refer to InterNACHI's Florida Estimated Life Expectancy Chart for Homes, which is online at [www.nachi.org/florida-life-expectancy](http://www.nachi.org/florida-life-expectancy))

**Consumers, inspectors and other professionals advising their clients, should note that these life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather or other conditions, neglect, over-use or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties.**

Visit [www.nachi.org/life-expectancy](http://www.nachi.org/life-expectancy) for more information.

Surface preparation and paint quality are the most important determinants of a paint's life expectancy. Ultraviolet (UV) rays via sunshine can shorten life expectancy. Additionally, conditions of high humidity indoors or outdoors can affect the lifespan of these components, which is why they should be inspected and maintained seasonally.

Adhesives, Caulk & Paint	Life Expectancy in Years
Caulking (interior & exterior)	5 to 10
Construction Glue	20+
Paint (exterior)	7 to 10
Paint (interior)	10 to 15
Roofing Adhesives/Cements	15+
Sealants	8
Stains	3 to 8

Modern kitchens today are larger and more elaborate. Together with the family room, they now form the "great room."

Cabinetry & Storage	Life Expectancy in Years
Bathroom Cabinets	50+
Closet Shelves	100+
Entertainment Center/Home Office	10
Garage/Laundry Cabinets	70+
Kitchen Cabinets	50
Medicine Cabinet	25+
Modular (stock manufacturing-type)	50

Walls and ceilings last the full lifespan of the home.

Ceilings & Walls	Life Expectancy in Years
Acoustical Tile Ceiling	40+ (older than 25 years may contain asbestos)
Ceramic Tile	70+
Concrete	75+
Gypsum	75
Wood Paneling	20 to 50
Suspended Ceiling	25+

Natural stone countertops, which are less expensive than they were just a few years ago, are becoming more popular, and one can expect them to last a lifetime. Cultured marble countertops have a shorter life expectancy, however.

Countertops	Life Expectancy in Years
Concrete	50
Cultured Marble	20
Natural Stone	100+
Laminate	20 to 30
Resin	10+
Tile	100+
Wood	100+



Decks are exposed to a wide range of conditions in different climates, from wind and hail in some areas, to relatively consistent, dry weather in others. See FASTENERS & STEEL section for fasteners.

Decks	Life Expectancy in Years
Deck Planks	15
Composite	8 to 25
Structural Wood	10 to 30

Exterior fiberglass, steel and wood doors will last as long as the house, while vinyl and screen doors have a shorter life expectancy. The gaskets/weatherstripping of exterior doors may have to be replaced every 5 to 8 years.

Doors	Life Expectancy in Years
Closet (interior)	100+
Fiberglass (exterior)	100+
Fire-Rated Steel (exterior)	100+
French (interior)	30 to 50
Screen (exterior)	30
Sliding Glass/Patio (exterior)	20 (for roller wheel/track repair/replacement)
Vinyl (exterior)	20
Wood (exterior)	100+
Wood (hollow-core interior)	20 to 30
Wood (solid-core interior)	30 to 100+



Fastener manufacturers do not give lifespans for their products because they vary too much based on where the fasteners are installed in a home, the materials in which they're installed, and the local climate and environment. However, inspectors can use the guidelines below to make educated judgments about the materials they inspect.

Fasteners, Connectors & Steel	Life Expectancy in Years
Adjustable Steel Columns	50+
Fasteners (bright)	25 to 60
Fasteners (copper)	65 to 80+
Fasteners (galvanized)	10+
Fasteners (electro-galvanized)	15 to 45
Fasteners (hot-dipped galvanized)	35 to 60
Fasteners (stainless)	65 to 100+
Steel Beams	200+
Steel Columns	100+
Steel Plates	100+

Flooring life is dependent on maintenance and the amount of foot traffic the floor endures.

Flooring	Life Expectancy in Years
All Wood Floors	100+
Bamboo	100+
Brick Pavers	100+
Carpet	8 to 10
Concrete	50+
Engineered Wood	50+
Exotic Wood	100+
Granite	100+
Laminate	15 to 25
Linoleum	25
Marble	100+
Other Domestic Wood	100+
Slate	100
Terrazzo	75+
Tile	75 to 100
Vinyl	25



Concrete and poured-block footings and foundations will last a lifetime, assuming they were properly built. Waterproofing with bituminous coating lasts 10 years, but if it cracks, it is immediately damaged.

Foundations	Life Expectancy in Years
Baseboard Waterproofing System	50
Bituminous-Coating Waterproofing	10
Concrete Block	100+
Insulated Concrete Forms (ICFs)	100
Permanent Wood Foundation (PWF; treated)	75
Post and Pier	20 to 65
Post and Tensioned Slab on Grade	100+
Poured-Concrete Footings and Foundation	100+
Slab on Grade (concrete)	100
Wood Foundation	5 to 40

Framing and structural systems have extended longevities; poured-concrete systems, timber frame houses and structural insulated panels will all last a lifetime.

Framing	Life Expectancy in Years
Log	80 to 200
Poured-Concrete Systems	100+
Steel	100+
Structural Insulated Panels (SIPs)	100+
Timber Frame	100+



Thermostats may last 35 years but they are usually replaced before they fail due to technological improvements.

HVAC	Life Expectancy in Years
Air Conditioner (central)	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40
Burner	10+
Ceiling Fan	5 to 10
Chimney Cap (concrete)	100+
Chimney Cap (metal)	10 to 20
Chimney Cap (mortar)	15
Chimney Flue Tile	40 to 120
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporative Cooler	15 to 25
Furnace	15 to 25
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boiler	40
Humidifier	12
Induction and Fan-Coil Units	10 to 15
Thermostats	35
Ventilator	7



Thermostats may last 35 years but they are usually replaced before they fail due to technological improvements.

HVAC	Life Expectancy in Years
Air Conditioner (central)	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40
Burner	10+
Ceiling Fan	5 to 10
Chimney Cap (concrete)	100+
Chimney Cap (metal)	10 to 20
Chimney Cap (mortar)	15
Chimney Flue Tile	40 to 120
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporative Cooler	15 to 25
Furnace	15 to 25
Gas Fireplace	15 to 25
Heat Exchanger	10 to 15
Heat Pump	10 to 15
Heat-Recovery Ventilator	20
Hot-Water and Steam-Radiant Boiler	40
Humidifier	12
Induction and Fan-Coil Units	10 to 15
Thermostats	35
Ventilator	7



Custom millwork and stair parts will last a lifetime and are typically only upgraded for aesthetic reasons.

Molding, Millwork & Trim	Life Expectancy in Years
Attic Stairs (pull-down)	50
Custom Millwork	100+
Pre-Built Stairs	100+
Stair Parts	100+
Stairs	100+

The lifetime of any wood product depends heavily on moisture intrusion.

Panels	Life Expectancy in Years
Flooring Underlayment	25
Hardboard	40
Particleboard	60
Plywood	100
Softwood	30
Oriented Strand Board (OSB)	60
Wall Panels	100+



The quality of plumbing fixtures varies dramatically. The mineral content of water can shorten the life expectancy of water heaters and clog showerheads. Also, some finishes may require special maintenance with approved cleaning agents per the manufacturers in order to last their expected service lives.

Plumbing, Fixtures & Faucets	Life Expectancy in Years
ABS and PVC Waste Pipe	50 to 80
Accessible/ADA Handles	100+
Acrylic Kitchen Sink	50
Cast-Iron Bathtub	100
Cast-Iron Waste Pipe (above ground)	60
Cast-Iron Waste Pipe (below ground)	50 to 60
Concrete Waste Pipe	100+
Copper Water Lines	70
Enameled Steel Kitchen Sink	5 to 10+
Faucets and Spray Hose	15 to 20
Fiberglass Bathtub and Shower	20
Gas Lines (black steel)	75
Gas Lines (flex)	30
Hose Bibs	20 to 30
Instant (on-demand) Water Heater	10
PEX	40
Plastic Water Lines	75
Saunas/Steam Room	15 to 20
Sewer Grinder Pump	10
Shower Enclosure/Module	50
Shower Doors	20
Showerheads	100+ (if not clogged by mineral/other deposits)
Soapstone Kitchen Sink	100+
Sump Pump	7
Toilet Tank Components	5



Plumbing, Fixtures & Faucets (continued)	Life Expectancy in Years
Toilets, Bidets and Urinals	100+
Vent Fan (ceiling)	5 to 10
Vessel Sink (stone, glass, porcelain, copper)	5 to 20+
Water Heater (conventional)	6 to 12
Water Line (copper)	50
Water Line (plastic)	50
Water Softener	20
Well Pump	15
Whirlpool Tub	20 to 50

Radon systems have but one moving part: the radon fan.

Radon Systems	Life Expectancy in Years
Air Exchanger	15
Barometric Backdraft Damper/Fresh-Air Intake	20
Caulking	5 to 10
Labeling	25
Manometer	15
Piping	50+
Radon Fan	5 to 8



The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Hot climates drastically reduce asphalt shingle life. Roofs in areas that experience severe weather, such as hail, tornadoes and/or hurricanes, may also experience a shorter-than-normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

Roofing	Life Expectancy in Years
Aluminum Coating	3 to 7
Asphalt (architectural)	30
Asphalt Shingles (3-tab)	20
BUR (built-up roofing)	30
Clay/Concrete	100+
Coal and Tar	30
Copper	70+
EPDM (ethylene propylene diene monomer) Rubber	15 to 25
Fiber Cement	25
Green (vegetation-covered)	5 to 40
Metal	40 to 80
Modified Bitumen	20
Simulated Slate	10 to 35
Slate	60 to 150
TPO	7 to 20
Wood	25



Outside siding materials typically last a lifetime. Some exterior components may require protection through appropriate paints or sealants, as well as regular maintenance. Also, while well-maintained and undamaged flashing can last a long time, it is their connections that tend to fail, so seasonal inspection and maintenance are strongly recommended.

Sidings, Flashings & Accessories	Life Expectancy in Years
Aluminum Gutters, Downspouts, Soffit and Fascia	20 to 40+
Aluminum Siding	25 to 40+
Asbestos Shingle	100
Brick	100+
Cementitious	100+
Copper Downspouts	100
Copper Gutters	50+
Engineered Wood	100+
Fiber Cement	100+
Galvanized Steel Gutters/Downspouts	20
Manufactured Stone	100+
Stone	100+
Stucco/EIFS	50+
Trim	25
Vinyl Gutters and Downspouts	25+
Vinyl Siding	60
Wood/Exterior Shutters	20



Site and landscaping elements have life expectancies that vary dramatically.

Site & Landscaping	Life Expectancy in Years
Asphalt Driveway	15 to 20
Brick and Concrete Patio	15 to 25
Clay Paving	100+
Concrete Walks	40 to 50
Controllers	15
Gravel Walks	4 to 6
Mulch	1 to 2
Polyvinyl Fencing	100+
Sprinkler Heads	10 to 14
Underground PVC Piping	60+
Valves	20
Wood Chips	1 to 5
Wood Fencing	20

Swimming pools are composed of many systems and components, all with varying life expectancies.

Swimming Pools	Life Expectancy in Years
Concrete Shell	25+
Cover	7
Diving Board	10
Filter and Pump	10
Interior Finish	10 to 35
Pool Water Heater	8
Vinyl Liner	10
Waterline Tile	15+



The quality and frequency of use will affect the longevity of garage doors and openers.

Garages	Life Expectancy in Years
Garage Doors	20 to 25
Garage Door Openers	10 to 15

Home technology systems have diverse life expectancies and may have to be upgraded due to evolution in technology.

Home Technology	Life Expectancy in Years
Built-In Audio	20
Carbon Monoxide Detectors*	5
Doorbells	45
Home Automation System	5 to 50
Intercoms	20
Security System	5 to 20
Smoke/Heat Detectors*	less than 10
Wireless Home Networks	5+

\*Batteries should be changed at least annually.



Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

Appliances	Life Expectancy in Years
Air Conditioner (window)	5 to 7
Compactor (trash)	6
Dehumidifier	8
Dishwasher	9
Disposal (food waste)	12
Dryer Vent (plastic)	5
Dryer Vent (steel)	20
Dryer (clothes)	13
Exhaust Fans	10
Freezer	10 to 20
Gas Oven	10 to 18
Hand Dryer	10 to 12
Humidifier (portable)	8
Microwave Oven	9
Range/Oven Hood	14
Electric Range	13 to 15
Gas Range	15 to 17
Refrigerator	9 to 13
Swamp Cooler	5 to 15
Washing Machine	5 to 15
Whole-House Vacuum System	20



Aluminum windows are expected to last between 15 and 20 years, while wooden windows should last nearly 30 years.

Windows	Life Expectancy in Years
Aluminum/Aluminum-Clad	15 to 20
Double-Pane	8 to 20
Skylights	10 to 20
Vinyl/Fiberglass Windows	20 to 40
Window Glazing	10+
Wood	30+

**Note: Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This list should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.**



# Checklists for the Seasons

These are checklists that you can use and incorporate into your routine home maintenance plan for your house. They are broken up into seasons.

## **Annually:**

Hire a home inspector to perform a home maintenance inspection at part of your routine home maintenance plan.

## **In the Spring:**

- Check for damage to your roof
- Check all the fascia and trim for deterioration
- Have a professional air conditioning contractor inspect and maintain your system as recommended by the manufacturer
- Check your water heater
- Replace all extension cords that have become brittle, worn or damaged
- Check your fire extinguishers
- Clean the kitchen exhaust hood and air filter
- Review your fire escape plan with your family
- Repair all cracked, broken or uneven driveways and walks to help provide a level walking surface
- Check the shutoff valve at each plumbing fixture to make sure they function
- Clean clothes dryer exhaust duct, damper, and space under the dryer
- Inspect and clean dust from the covers of your smoke and carbon monoxide alarms

## **In the Summer:**

- Check kids playing equipment
- Check your wood deck or concrete patio for deterioration
- Check the nightlights at the top and bottom of all stairs
- Check exterior siding
- Check all window and door locks
- Check your home for water leaks
- Check the water hoses on the clothes washer, refrigerator icemaker and dishwasher for cracks and bubbles

## **In the Fall:**

- Check your home for water leaks
- Have a heating professional check your heating system every year

## Home Maintenance Checklist for the Seasons

- Protect your home from frozen pipes
- Run all gas-powered lawn equipment until the fuel is gone
- Test your emergency generator
- Have a certified chimney sweep inspect and clean the flues and check your fireplace damper
- Remove bird nests from chimney flues and outdoor electrical fixtures
- Inspect and clean dust from the covers of your smoke and carbon monoxide alarms
- Make sure the caulking around doors and windows is adequate to reduce heat/cooling loss
- Make sure that the caulking around your bathroom fixtures is adequate to prevent water from seeping into the sub-flooring

### **In the Winter:**

- Clean the gutters and downspouts
- Confirm firewood at least 20 feet away from your home
- Remove screens from windows and install storm windows
- Familiarize responsible family members with the gas main valve and other appliance valves
- Clean the clothes dryer exhaust duct, damper and space under the dryer
- Make sure all electrical holiday decorations have tight connections
- Clean the kitchen exhaust hood and air filter
- Check the water hoses on the clothes washer, refrigerator icemaker and dishwasher for cracks and bubbles
- Check your water heater
- Test all AFCI and GFCI devices

Adapted from the home maintenance book by Ben Gromicko “Now that you’ve had a home inspection.” <http://www.nachi.org/home-maintenance-book.htm>