Mark Cramer Inspection Services, Inc.

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Member #12085
American Society of Home Inspectors®

Building Inspection Report

Prepared For: Mr. and Mrs. John Smith
VIA E-Mail

Report Number: 000000
Inspection Date: 1/1/06 1:00

Property Information

Address: 123 Any Street, Tampa FL
Reported Square Footage:
Approximate Age or Year Built: 2006

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Notes

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The report conforms to the standards of the American Society of Home Inspectors®. Components are identified and their apparent condition is reported. The client should consult the terms of the sales contract to determine whether any of the items contained within must be repaired by the seller prior to closing. Reporting on other issues such as cosmetic damage and suggestions for improvements is included for your information only, and should not be relied upon as items that may or may not be repaired under the terms of your Sales Contract. If in doubt, consult your Sales Contract and/or an attorney to explain your rights and obligations under your Sales Contract. The Inspector offers no warranties or representations as to your rights or obligations under any Sales Contract.

Identifying Repairs in the Report

Items that appear to need attention or repair are listed in the following formats:

Major Repair These are repairs to items not performing their intended function that, in the opinion of the inspector, might cost more than $500.00 to remedy.

Minor Repair These are repairs that, in the opinion of the inspector, are minor repairs to items not performing their intended functions. Cost to repair may range from minimal to several hundred dollars.

Maintenance These are repairs that, in the opinion of the inspector, are regular maintenance typical for buildings this age. Repairs to these items are not urgent, but should be made within the next six months.

Safety Concern Conditions that are judged to be a real or potential threat to safety or health (regardless of cost to repair) are listed as safety concerns. **These items should be repaired immediately and prior to occupancy.** Cost may be minimal or significant.

Investigate Further Conditions that warrant further investigation by an appropriately licensed specialist are identified here. Often, only a specialist can confirm that repairs are needed and determine the scope of the repairs. This includes conditions that require destructive inspection, engineering, analysis beyond the scope of a visual home inspection, or subjects outside the general knowledge of a home inspector.

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CONDITIONS DURING INSPECTION

The weather was warm and sunny.

The outdoor temperature during the inspection was about 85 degrees.

The soil was wet.

The buyers were present during the inspection.

STRUCTURAL COMPONENTS

Description

The inspected property is a two story home.

The exterior walls are constructed of concrete block on the first floor. The second floor is wood frame.

The foundation type is assumed to be poured concrete footers. (The foundation is concealed underground.)

The floor construction is concrete slab on grade and wood trusses.

The roof is constructed using wood trusses sheathed with plywood.

Ceilings are supported by roof and floor trusses.

Observations and Recommendations

The interior and exterior surfaces have no signs of cracking that would indicate significant movement. Typical small cracks are present.

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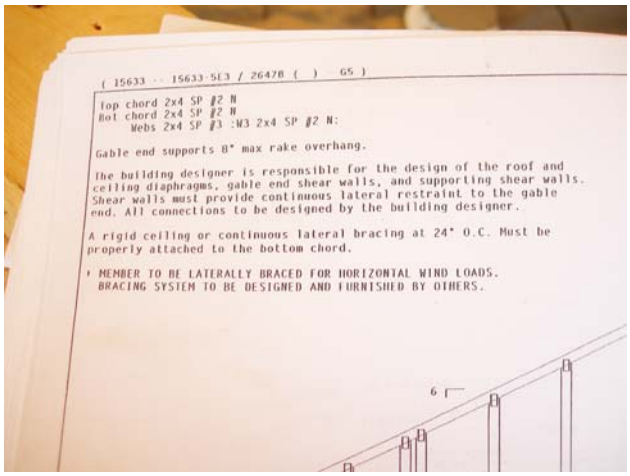
Safety Concern The bottom step at the interior stairway is 8 ¼ inches high. The maximum riser height allowed is 7 ¾" 2004 Florida Building Code, Residential reference:

R311.5.3.1 Riser height.

The maximum riser height shall be 7¾ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

Investigate Further As reported during the April 24, 2006 framing inspection, the plans for the house show that the second story exterior wall at the living room should be constructed using 2x6 framing. This was not done. A truss was used here instead. There are no details on the plans for bracing this truss without framing (for a ceiling) at the top of the masonry wall. The building designer should specify bracing and attachment for this condition. I had some discussion with Robby Flynn regarding who should specify this bracing. He maintained that it's the truss engineer's responsibility. (This is a common misconception; I used to think the same myself.) I maintain that it's the building designer's responsibility to specify bracing here. Note that the plan for the truss states that bracing should be specified by the building designer. (See the photo.) I can't see that any bracing has been added here.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Top chord 2x4 SP #2 N
Bot chord 2x4 SP #2 N
Webs 2x4 SP #3 :W3 2x4 SP #2 N:

Gable end supports 8" max rake overhang.

The building designer is responsible for the design of the roof and ceiling diaphragms, gable end shear walls, and supporting shear walls. Shear walls must provide continuous lateral restraint to the gable end. All connections to be designed by the building designer.

A rigid ceiling or continuous lateral bracing at 24" O.C. Must be properly attached to the bottom chord.

' MEMBER TO BE LATERALLY BRACED FOR HORIZONTAL WIND LOADS. BRACING SYSTEM TO BE DESIGNED AND FURNISHED BY OTHERS.

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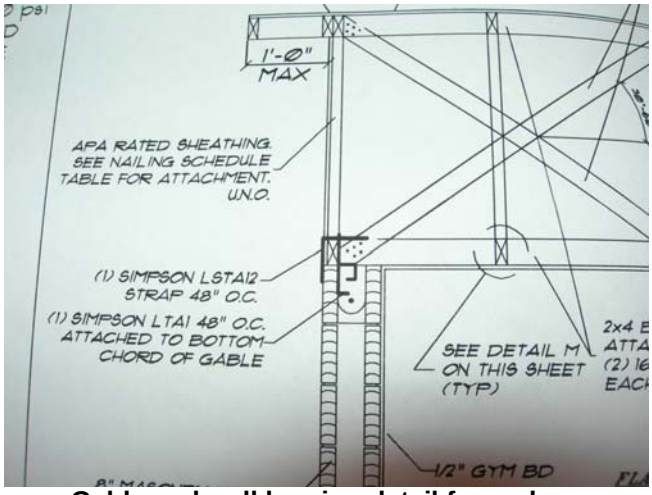
Verify that this condition was addressed by the building designer.



Gable end wall bracing detail from plans

SIDING AND TRIM

Description

The primary siding on the house is stucco.

Trim on the house is primarily stucco.

Soffits and fascia are constructed of aluminum.

Observations and Recommendations

The exterior surfaces were observed while walking around the exterior of the house. The siding was found to be in adequate condition except as noted below.

Trim around the house was found to be in adequate condition.

The soffits and fascia were found to be in adequate condition except:

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Minor Repair On the front side above the front entry, soffits are pushed up and bent.

Minor Repair Paint needs cleaning from soffits on right side.

Minor Repair Stucco needs patching at condensing unit disconnects.

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Minor Repair Wire lath that should be embedded in stucco is exposed at the sidewall flashing above the front entry.

Major Repair As mentioned in the April 24th framing inspection, drainage is required at the bottom of the stucco on the second story of the house where it meets the block first floor wall. A weep screed fastened to the block wall will not drain water from behind the second story stucco walls. 2004 Florida Building Code, Residential reference:

703.12 Drained assembly wall over mass assembly wall. Where wood frame or other types of drained wall assemblies are constructed above mass wall assemblies, flashing or other approved drainage system shall be installed as required by R703.8

Major Repair Stucco is improperly terminated against the metal windows on the second floor of the home. The ASTM standards referenced by the Florida Building Code require that the stucco not terminate against dissimilar materials. Casing beads are required here. The beads allow the installation of caulk between the bead and the window frames. Without the beads, there is no way to caulk the joint between the stucco and the window frame as they are in the same plane. Inevitably, water will leak in at this joint. Florida Building Code reference:

ASTM C-1063 7.11.3 Casing Bead—Nonload-bearing members shall be isolated from load-bearing members, and all penetrating elements, with casing beads or other suitable means, to avoid transfer of structural loads, and to separate from dissimilar materials.

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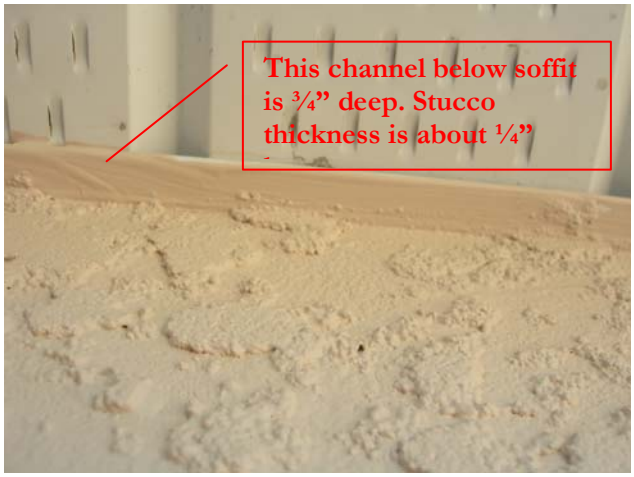
Major Repair The stucco on the wood frame second story does not meet minimum thickness requirements in the Florida Building Code. The thickness varies from slightly more than ½ inch to less than that. 2004 Florida Building Code, Residential reference:

R703.6.1
Exterior use of portland cement plaster shall comply with the application requirements of ASTM C 926.
R703.6.2
Installation of exterior lathing and framing shall comply with the application requirements of ASTM C 1063.



Major Repair Exterior paint is thin. Bare stucco is visible in small spots.

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GARAGE DOOR

Description

The garage doors are metal.

Both doors are operated manually.

Observations and Recommendations

Garage door safety tips: The garage door is the largest moving object in the home. Operation of the safety mechanisms should be verified monthly. Test the reversing mechanism by laying a 2x4 block of wood flat on the floor and closing the door on the block. The door should reverse. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.

Regular lubrication of the garage door tracks, rollers, springs, and mounting hardware is recommended.

The garage doors were operated and found to be functional. Hardware fastening together and supporting the doors appears to be in adequate condition.

The door was checked for balance. (The door should stay at any height without rising or falling.) The doors are balanced.

WINDOWS AND EXTERIOR DOORS

Description

The windows are aluminum single hung.

The doors are wood, steel, and aluminum sliding glass.

Observations and Recommendations

Doors and random windows were operated and found to be functional.

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Minor Repair At the exterior of the rear family room windows, a piece of trim is loose from the window.

Investigate Further The window above the master bath tub has no markings indicating safety glazing. You should obtain documentation that it is safety glazing. 2004 Florida Building Code, Residential reference:

R308.1 Identification.

Except as indicated in Section R308.1.1, each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's or installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation. The label shall be acid etched, sandblasted, ceramic-fired, embossed mark, or shall be of a type which once applied cannot be removed without being destroyed.

DRIVE AND WALKWAYS

Description

The driveway is constructed of concrete.

Walks are constructed of concrete.

Observations and Recommendations

The drive and walks are in adequate condition. We saw typical minor cracks.

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GRADING NEAR HOUSE

Description

Proper grading is important to keep water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the building for at least 6 feet to prevent problems caused by excess water. Excess water here can cause settlement of soil and lead to cracking of foundations and walls and water entry into the building. The water discharged from roof gutters and downspouts should be directed away from the foundation for the same reason.

Observations and Recommendations

Grading of soil around the house appears adequate.

ROOF AND ATTIC

ROOF AREA: HOUSE AND GARAGE

The roof type is hip gable combination. The roof was examined by walking on it.

The roof covering is asphalt fiberglass dimensional shingles. Based on visible wear, its age was estimated to be less than one year.

No gutters are present. Gutters are not usually necessary in this part of the country.

Recent weather has been very wet.

Observations and Recommendations

This type of shingle has a typical lifespan of 10-15 years in this part of the country. This varies widely depending on various factors such as exposure to sunlight, slope of the roof, ventilation of attic spaces, and color of the shingles. (Dark shingles achieve lower lifespans.) Lifespans are shorter here due mainly to the fact that the sunlight is stronger and shines more than in other areas.

The asphalt/fiberglass shingles appear to be in adequate condition. No signs of active leaks were observed. They show signs of light wear typical for their age consisting of minor loss of mineral surface granules. The shingles are well sealed. I could not observe fastening. The roof covering appears to be in the first quarter of its typical lifespan.

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Minor Repair Roof and sidewall intersections are flashed with continuous metal rather than step flashing as required. Flashings installed in this manner are prone to leakage, usually a couple years in the future. Step flashing should be installed. 2004 Florida Building Code reference: *R905.2.8.4 Sidewall flashing. Flashing against a vertical sidewall shall be by the step-flashing method.*

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. In most homes, not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance.

We recommend that you ask the seller about the presence of any roof leaks, including past leakage. If repairs are needed, a licensed roofing contractor should make them.

All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

ATTIC

Description

The attics were entered through the access openings in the garage and house.

The attics were examined from a ladder at the access openings.

Observations and Recommendations

The condition of readily visible elements in the attic appears adequate except as noted elsewhere in the report. Roof sheathing and framing were examined and probed for signs of deterioration in limited areas. None were found except as noted elsewhere in the report.

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The remote areas of the attic were not examined due to limited access. Conditions in these areas (including water tightness of the roof) are unknown and are specifically excluded from the inspection and report.

We saw no evidence of leakage in the readily accessible areas.

Attic ventilation appears to be adequate.

INSULATION

Ceiling insulation is loose fiberglass.

Ceiling insulation R-value is estimated to be 30.

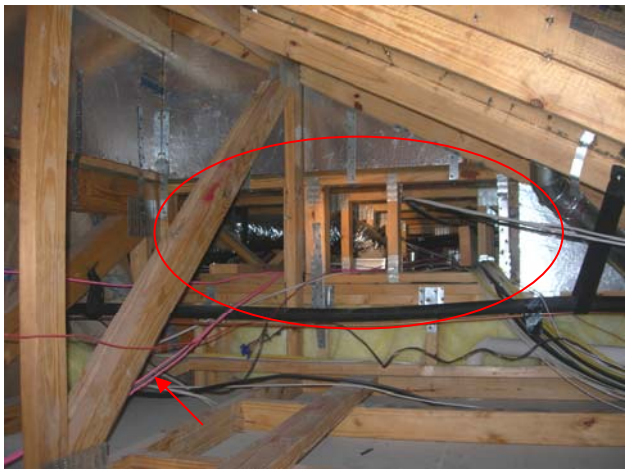
Wall insulation could not be observed.

(R-Value is the ability to resist the movement of heat. Higher numbers are better.)

Observations and Recommendations

Insulation appears adequate for this climate.

Minor Repair Openings from the garage attic to the second floor framing need to be insulated and made air tight to prevent hot attic air from entering the space between the floors.



ELECTRICAL SYSTEM

Description

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The 120/240 volt, 200 amp service enters the house from underground.

The service entrance wires are #4/0 aluminum.

The main service panel is located in the garage. The main panel contains circuit breakers.

The main disconnect is a 200 amp circuit breaker located in the main panel.

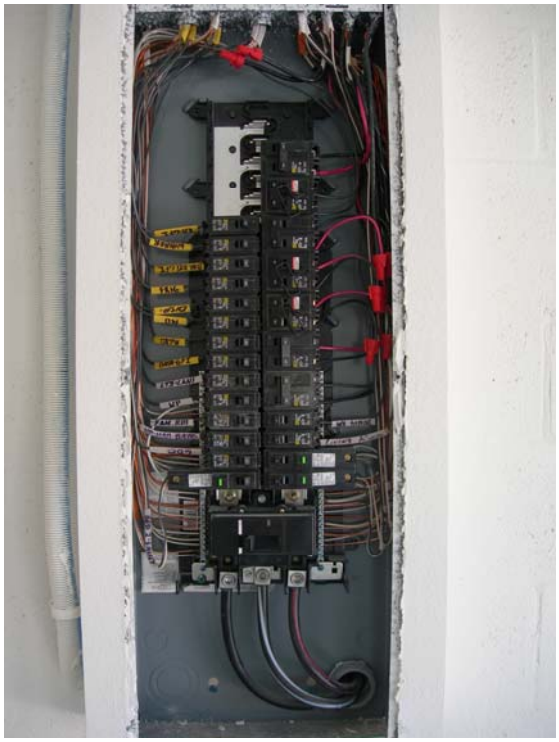
Service grounding connections were not visible. (This is not uncommon with an underground service.)

No sub-panels were found.

The readily visible wiring is copper in non-metallic cable.

Receptacles are the modern three hole grounded type.

Smoke detectors were observed in appropriate locations.



Observations and Recommendations

Electrical systems require regular maintenance for safety reasons. We recommend that you have a licensed electrician perform annual inspection and maintenance.

We opened and inspected all main and sub-panels. Conditions appear adequate.

We tested a random number of receptacles using a testing device. Accessible receptacles tested as being wired properly and grounded.

A ground fault circuit interrupter (GFCI) is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially fatal shocks. GFCI devices are now required in new homes in wet or damp environments. We recommend that all receptacles located in the kitchen at countertops, in bathrooms, in the garage, at spas, hot tubs, fountains, pools, in crawl spaces, near laundry tubs, and outdoors be upgraded to the Ground Fault Circuit Interrupter type by a licensed electrician if not already present. This will considerably improve electrical safety for occupants of the building.

GFCI devices tested functional using a testing device.

AFCI devices tested functional using the built in test button.

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Overall, we found the system to be in adequate condition.

Safety Concern The garage receptacle near the air handler and water heater does not have required GFCI protection.

Safety Concern The upper attic light switch needs a cover. The light fixture needs a bulb.

Note: The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, cable TV wiring, timers or the operation of smoke detectors.

Smoke detectors should be installed (if not already present) on each floor (including attics and basements.) Modern standards require that smoke detectors be installed inside and outside of all sleeping areas. They should be hard wired and have battery backups. All smoke detectors should be interconnected so that they all sound at once. We recommend upgrading to this level of protection (if not already present.)

Consult the manufacturer's literature for recommended mounting locations of smoke detectors. Be sure to test your smoke detectors upon moving in and monthly thereafter.

PLUMBING SYSTEM

Description

The water is supplied by the municipal system.

Readily visible plumbing supply pipes are CPVC plastic. (Most of the piping is concealed and cannot be identified.) Readily visible waste pipes are PVC plastic.

An electric 55 gallon water heater is located in the garage. We estimate the age of the water heater to be one year old or less. A temperature pressure relief valve is present on the water heater.

The main shut off valve for the water supply piping was found in the garage.

Observations and Recommendations

The readily visible supply piping system appears to be in functional condition.

The readily visible drain piping system appears to be in functional condition.

Water was run through all fixtures and drains. Functional flow was observed. Functional drainage was observed.

Valves and fixtures were operated. All fixtures were functional.

Minor Repair The hall bath tub has a large chip in the finish.

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Showers are typically lined with a waterproofing material placed beneath the floor tile. This material is called a pan. The tile and grout are not completely waterproof. The pan captures and diverts water into the floor drain. Older pans often develop leaks. Occasionally, small leaks are present that are very difficult to detect. This is especially true if the shower is not in daily use. Although care is taken in the inspection, the report is not an assurance that future repairs will not be needed. We saw no evidence of leakage on the floors or baseboards adjacent to the shower.

Hot water was present at all fixtures on the correct side of the fixture.

Be aware of the risk of scalding from water temperatures above 120° F. The risk is especially acute for infants, children, and the elderly. Water temperatures should never be set higher than 120° F. Newer water supply valves contain anti-scalding mechanisms to prevent scalding. These can be retrofitted. Note that higher water temperatures are not necessary for modern dishwashers, which heat the water.

The temperature pressure relief valve on the water heater should be tested upon moving in and on a regular basis thereafter. This is an important safety device that prevents the water heater from exploding in the rare event of a defect in the built in operating and safety controls. We do not test these valves.

Tile walls in the tub(s) and/or shower(s) were tapped to test for signs of deterioration. None were observed. The tile walls appear to be in adequate condition except:

Minor Repair In the downstairs bath, a tile near the window sill is chipped.

A tub trap access panel is not present. (Typical.)

Wells, septic systems, sewer lines, and water treatment equipment are not inspected and are expressly excluded from the inspection and report. If a well is present, it is recommended that you sample the well water for testing by local health authorities. No water testing of any type is performed during the inspection.

If the house has a septic system, inspection and pumping by a septic tank contractor should be done before closing. Septic tanks need regular pumping. Evaluation of the system can be made at that time. Reliable evaluation of the septic system cannot be made during a visual inspection.

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HEATING AND AIR CONDITIONING SYSTEM

Description

The heating and cooling system for the house located in the garage and an upstairs closet consists of 2 - 2 1/2 ton electric air to air heat pumps. Both are new.

Observations and Recommendations

Note: The report should not be read as a prediction of the remaining lifespan of the system. Typical lifespans of equipment may range from 8-12 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years. Replacement of a compressor alone may cost from $600-$800. We recommend that you purchase a warranty or service contract to cover replacement or repair. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time.

We recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters in forced air systems should be changed monthly.

Mold may be present in the air handler and/or ductwork. (We see mold in almost every air handler we open.) Some molds are harmful to some individuals, especially those with allergies, asthma, lung problems or immune deficiencies. If this is of particular concern to you, further testing to verify the presence or absence of harmful substances may be warranted. You may wish to consult an indoor air specialist for testing. See the interior section of this report for more information on mold

HEAT PUMP:

A heat pump operates exactly the same as an air conditioner when it's cooling. When heating, it operates in a reverse cycle, using the same components that are used for air conditioning. A valve located in the outdoor condensing unit reverses the flow of refrigerant to change from cooling to heating. Instead of extracting heat from the indoor air and exchanging it outdoors (air conditioning), it extracts heat from the outdoor air and exchanges it indoors (heating.) The heat pump is a more energy efficient method of heating than electric heat typically used with regular air conditioning, because it is easier to move heat than it is to create heat. While air conditioning, function and efficiency are the same. Some units are more efficient than others. This is true for regular air conditioners also.

Most heat pumps have a supplemental electric heat strip located in the air handler. This provides additional heat when the outdoor temperatures are very low and the heat pump is not able to extract as much heat from the colder air.

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The heat pumps were operated in cooing mode only during the inspection using the normal operating controls. The temperature differential was measured and found to be 17-29 degrees. This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 16-22 degrees when cooling and 20-28 degrees when heating (without supplemental heat.)

The suction lines at the air handlers were found to be cold and sweating which is normal. The liquid lines were found to be warm which is normal.

Coils in the condensing unit and air handler were examined and found to be reasonably clean and in functional condition.

Motors and fans were found to be in functional condition. No unusual noises were observed.

The primary condensate drain line was inspected where readily visible. The drains are functional.

An auxiliary drain line is present. The auxiliary drain line has a float switch to shut the unit off in the event of overflow. The switch was not tested.

The heat pump systems are in adequate condition.

Minor Repair The garage air handler is leaking conditioned air from small openings. Condensation is present on the case and was dripping down the drywall enclosure below the air handler.

Safety Concern The back edge of the air handler is not sealed at the platform. Garage air is being sucked into the air handler. Aside from wasting energy, garage air may contain poisonous carbon monoxide from auto exhaust. The air handler should be completely sealed. 2004 Florida Building Code, Residential reference:

M1601.8 Air-handling units.

All air-handling units shall be mechanically attached to other air distribution system components. Air-handling units located outside the conditioned space shall be sealed using approved closure systems conforming to the approved closure and M1601.5.1 and the mechanical application requirements of Section M1601.3. See Section M1305.1.3.

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Minor Repair The master bathroom exhaust fan is not working.

DUCTWORK:

Filters should be cleaned or changed on a regular basis. This helps keep the system and the house clean and reduces operating costs.

Visible ductwork was observed where readily accessible and found to be in adequate condition.

INTERIOR

Description

The walls and ceilings are drywall.

Floors are carpeted and tile.

Interior cabinets are hardwood faced.

Observations and Recommendations

Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement, shrinkage of building components or thermal expansion and contraction. Small cracks of this type are not mentioned in the report.

We cannot determine the condition of floors underneath carpet and other coverings. The condition of concealed floors is specifically excluded from the inspection and report.

Walls and ceilings were found to be in adequate condition. No unusual cracking or staining was observed.

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Minor Repair In the downstairs bedroom, the ceiling is cracked near the return air register.

Minor Repair Back patio ceiling has a gap at one of the recessed lights.

Interior floors were found to be in adequate condition. Tile floors were tapped in search of loose tiles. None were found.

Interior cabinets were found to be in adequate condition.

A Word about Mold and Other Indoor Air Contaminants

Molds are fungi that can be found both indoors and outdoors. Molds grow best in warm, damp, and humid conditions, and spread and reproduce by making spores. Mold spores can survive harsh environmental conditions, such as dry conditions, that do not support normal mold growth.

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

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

Sensitive individuals should avoid areas that are likely to have mold, such as compost piles, cut grass, and wooded areas. Inside homes, mold growth can be slowed by keeping humidity levels between 40% and 60%, and ventilating showers and cooking areas. If there is mold growth in your home, you should clean up the mold and fix the water problem. Mold growth can be removed from hard surfaces with commercial products, soap and water, or a weak bleach solution (1 cup of bleach in 1 gallon of water).

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

We do not inspect or test for the presence or absence of mold. Generally, it is not necessary to identify the species of mold growing in a residence, and CDC and EPA do not recommend routine sampling for molds. Current evidence indicates that allergies are the type of diseases most often associated with molds. Since the susceptibility of individuals can vary greatly either because of the amount or type of mold, sampling and culturing are not reliable in determining your health risk. Consult your doctor.

If you are susceptible to mold and mold is seen or smelled, there is a potential health risk; therefore, no matter what type of mold is present, you should arrange for its removal. Furthermore, reliable sampling for mold can be expensive, and standards for judging what is and what is not an acceptable or tolerable quantity of mold have not been established.

For further current information regarding the issues of mold and other indoor air contaminates we recommend that you visit the Center for Disease Control at http://www.cdc.gov/nceh/asthma/factsheets/molds/default.htm and the Environmental Protection Administration at http://www.epa.gov/iaq/molds/moldguide.html

APPLIANCES

Description

The following appliances were inspected by operating the appliance using the normal operating controls as you would under every day use:

Refrigerator: Operated during inspection, found to be functional.

Ice maker: Water shut off or not connected.

Ice and water through door: Water shut off or not connected.

Range: Operated during inspection, found to be functional.

Microwave: Operated during inspection, found to be functional.

Dishwasher: Operated during inspection, found to be functional.

Observations and Recommendations

We inspected appliances by turning them on briefly. Extensive testing of timers, thermostats, and other controls is not performed. No report can be made regarding the effectiveness of any appliances. (For example, it is

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impossible to thoroughly check a washer and dryer without a load of clothes.) The inspection only determines whether or not the appliances run.

We found the appliances to be in adequate condition, except as noted below.

Minor Repair The dishwasher is not fastened in place to prevent movement.

Investigate Further Water is shut off or not connected to the refrigerator.

Discovery of recalled appliances and other products is outside the scope of this inspection. For the latest information on recalls, visit http://www.pueblo.gsa.gov/recallsdesc.htm#CP and http://www.cpsc.gov/cpscpub/prerel/prerel.html

Refrigerator maintenance: Regular maintenance of your refrigerator will pay for itself in terms of better efficiency and a longer life. Refrigerators, like air conditioners, move a lot of air across the condenser coils located behind a grille under the door. With this air comes dust, pet hair and lint that clings to the coils, reducing their ability to *dissipate heat*. When this happens, the compressor runs longer and cools less. This makes for an inefficient appliance and higher electrical bills. Cleaning these coils twice year makes a big difference and will take only minutes.

In addition to the condenser coil, a refrigerator also has an evaporator coil or plate which needs regular cleaning. Location of the evaporator plate (or evaporator coil) will vary. On older models, the evaporator coil is next to the compressor at the appliance's back behind an access panel. Newer models usually have an exposed coil in the form of a large metal grid on the refrigerator's back.

Unplug the refrigerator before starting. Begin by lifting the grille from its place below the front door. Use a vacuum cleaner on the coils. If the coils are greasy, use a spray bottle and a degreasing cleaner to rinse the fins and tubes. Next, pull the refrigerator out so you can work on the compressor. Remove the access panel and vacuum the compressor and the evaporator coil. Finally, replace the grille and access panel and move the refrigerator back.

The door seal on your refrigerator should be kept clean, especially along the bottom edge where food particles and liquids are spilled. Spilled soda is the primary cause of deterioration of refrigerator door seals.

Dryer Maintenance: Adequate venting of your dryer is a priority. Vents clogged with lint, or crushed or kinked vents can and do cause fires. The vent itself and the outlet screen should be cleaned of lint and debris twice a year. We recommend you clean this vent upon moving into the home. During a typical home inspection, we usually can't observe or evaluate any of the dryer vent. Often, the dryer itself blocks our view of the vent. In most cases, much of the vent is hidden by finish materials (such as wallboard), and insulation.

We recommend that you make sure your dryer vent is made of proper materials, and is properly installed. You should do this before closing, when you have a good opportunity to observe the dryer vent. Here's why we make the recommendations: The U.S. Consumer Product Safety Commission (CPSC) estimates that in 1997, there were 16,700 fires, 30 deaths and 430 injuries associated with clothes dryers. Some of these fires occur when lint builds up in the filter or in the exhaust duct. Under certain conditions, when lint blocks the flow of air, excessive heat build-up can cause a fire in some dryers.

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To prevent fires, closely follow manufacturers' instructions for new installations. Most manufacturers specify the use of a rigid or flexible metal duct to provide a minimum restriction of airflow. If metal duct is not available at the retailer where the dryer was purchased, check other locations; such as hardware or builder supply stores. If you are having the dryer installed, insist upon metal duct unless the installer has verified that the manufacturer permits the use of plastic duct. Source: CPSC Document #5022**.**

End, summary follows.

Inspector: Mark Cramer Inspection Services, Inc.

As its President, Mark Cramer, ASHI©, Member #12085.

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SUMMARY

The inspected components appear to be in adequate condition, with some exceptions. Comparing this house to other houses of this age and type that we have recently inspected, the overall condition is more or less typical.

The number of repairs listed in the report is typical for new homes. Bear in mind that all homes need repairs of one type or another, even if only minor. Generally, older homes need more repairs. This varies depending on maintenance and upgrading performed over the years. Some of the reported repairs are of the type that you might be inclined to live with under ordinary circumstances. Buyers and sellers of homes often have different perspectives on this issue.

Major concerns include:

- Stucco issues.
- Bracing of large gable end truss on left side.

Other repairs are needed as mentioned in the report.

All safety concerns listed in the report should be completed prior to occupancy.

Be sure to obtain estimated for repairs from licensed contractors *prior* to closing. Repair costs included in this report are educated guesses. Costs may vary widely.

Possible, future concerns over the next couple of years include:

- Normal wear and tear.

While we make an effort to identify existing or potential problems, it is not possible for a home inspector to predict the future. We recommend that you budget perhaps $1,000.00 to $1,500.00 dollars a year for unforeseen repairs and maintenance. This would hold true for any house you were considering.

Please feel free to call at any time if you have any questions.

END OF REPORT