

Mark Cramer Inspection Services, Inc.



492 Twentieth Avenue, Indian Rocks Beach, FL 34635-2970

((727) 595-4211 Fax (866) 865-9076

Member #12085
American Society of Home Inspectors®
Florida Licensed Home Inspector #HI69

Building Inspection Report

Prepared For: Mr. Joe Buyer

123 Anywhere Street Suit 502

Tampa, FL 33785-2979

Report Number: 90002785

Inspection Date: 11/22/00 9:30:00 AM

Property Information

Address: 123 Any Street, Clearwater FL 33785

Reported Square Footage: 2400

Approximate Age or Year Built: 1955

Notes

This report is CONFIDENTIAL, and is for the use and benefit of the client only. It is not intended to be for the benefit of or to be relied upon by any other buyer, lender, title insurance company, or other third party. DO NOT DUPLICATE WITHOUT PERMISSION. Duplication without permission is a violation of federal copyright law. Terms and conditions crucial to interpretation of the report are contained in a separate Pre-Inspection Agreement. Do not use this report without consulting the Pre-Inspection Agreement.

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 within the report or in a repair list at the end of the report:

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.

CONDITIONS DURING INSPECTION

The weather was warm and sunny.

The outdoor temperature during the inspection was about 65 degrees.

The soil was wet.

The buyer and his agent were present during the inspection. The house is vacant.

STRUCTURAL COMPONENTS

Description



The inspected property is a one story ranch home with a screened back patio and pool.

The exterior walls are constructed of concrete block.

Support for the structure is provided by aluminum columns that support the back patio roof.

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

The floor construction is concrete slab on grade.

The roof is constructed using wood trusses sheathed with plywood.

Ceilings are supported by the roof trusses.

Observations and Recommendations

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

Hairline size step shaped and vertical cracks were observed in the exterior concrete block walls. These are usually the result of settlement, and do not appear to indicate any structural problems at present. In a perfect world, properly constructed foundations and concrete block walls would not crack. However, cracking of this type is found in more than 75% of the homes we inspect. Usually the cracking does not advance beyond a minor stage, but the causes of the movement cannot be determined from visual inspection. Should any of this



cracking advance considerably in size in the future, further investigation consisting of foundation excavation, inspection, and soil borings would be warranted, and repairs could become necessary.

No structural damage was observed in the limited readily visible portions of the wood framing in the attic, except at roof leaks. Damaged sheathing is replaced when reroofing.

SIDING AND TRIM

Description

The primary siding on the house is 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 on the enclosed carport. See repair list.

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

The soffits and fascia were found to be in adequate condition.

GARAGE DOOR

Description

The garage door is metal.

The door has an automatic opener. The opener has an automatic electric eye to reverse the door when an object crosses the door's path. This is a safety feature.

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 door was operated and found to be functional. Hardware fastening together and supporting the door appears to be in adequate condition.

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

The "electric eye" beam was found to be functional. The door reversed when it was interrupted.

WINDOWS AND EXTERIOR DOORS

Description

The windows are vinyl single hung and awnings with insulated glass.

The doors are wood and vinyl.

Observations and Recommendations

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

DRIVE AND WALKWAYS

Description

The driveway is concrete.

Walks are concrete.

Exterior steps are constructed of wood.

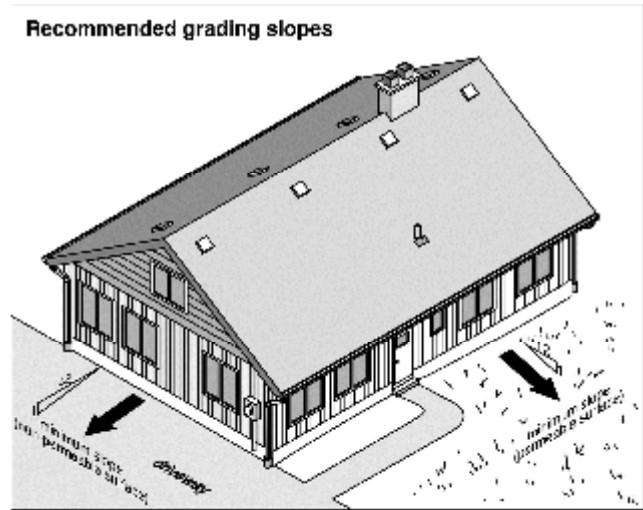
Observations and Recommendations

The drive, walks and steps are in adequate condition except as noted below. We saw typical minor cracks.

GRADING NEAR HOUSE

Description

Proper grading is important to keep water away from the foundation. Soil should slope in a direction away from the building to prevent problems caused by excess water. Excess water can cause settlement of soil and lead to cracking of foundations, house 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 is adequate in most areas. Minor adjustment is needed in some locations to divert water away from the foundation.

LAWN SPRINKLERS

Description

The lawn sprinkler system is supplied by the municipal water system.

Observations and Recommendations

Expect to have to make minor repairs to the sprinkler system on a regular basis. This is typical for all sprinkler systems. The system was operated manually.

All zones were found to be functional.

ROOF AND ATTIC

ROOF AREA: HOUSE AND GARAGE

The roof type is intersecting gables. The roof was examined from the edge on a ladder and from the rear low slope roof.

The roof covering is clay tiles adhered to a waterproof underlayment. Based on visible wear, its age was estimated to be eight to eleven years.

Actual age was reported to be fifteen +/- years.

Gutters are installed on part of the house. Gutters are usually not necessary in this part of the country.

Recent weather has been wet.



Observations and Recommendations

The roof is covered with clay tiles. This type of roof is usually constructed by first installing a built up roof that provides the actual waterproofing, then installing the tiles which serve to protect the built up roof from the elements. The tiles are adhered to the sub roof using foam adhesive or mortar.

It is not possible to make any judgments regarding the condition of the material beneath the tile as it is not visible. For this reason, it is not possible to predict the remaining lifespan of the roof. This type of roof can have a typical service life ranging from 20-30 years. Some achieve longer lifespans, and often remain in service with small leaks around the outside edges. On the other hand, we occasionally see roofs younger than this that need substantial repairs or replacements. Much depends on the workmanship used during the construction and the condition of the underlying materials that are not visible and cannot be reliably evaluated during a home inspection.

The tiles appear to be well fastened and aligned. None were broken or cracked. No evidence of slippage or movement of the tiles or sub-roof was observed. Flashings appear intact. Valleys are in adequate condition. The metal edge is intact. The inspector was able to get a good look at most of the underside of the roof sheathing while in the attic. No signs of active leaks were observed. The roof appears to be watertight at present.

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 attic entered through the access openings in the garage and bedroom.

The attic was examined by crawling through the center area only. Remote areas were not inspected.



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.

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 and fiberglass batts.

R-value is estimated to be 5-10 in most areas.

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 R- Value is below the level typically installed in this climate. Upgrading would be advisable to reduce energy use.

Progress Energy has an insulation program that may pay part of the cost of upgrading. You can obtain more information here: <http://progress-energy.com/custservice/flares/energyhome/insulation.asp>

ELECTRICAL SYSTEM

Description

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

The service entrance wires are #2/0 copper.

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 observed at a metal water pipe. Additional grounding would be required by today's more stringent standards.

Sub-panels are located at the pool equipment, on the rear of the house and on the dock. The panels were opened and examined.

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

Receptacles are the modern three hole grounded type.

Smoke detectors were observed outside the sleeping areas only. Additional devices are recommended.



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 except as noted below.

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. GFCI devices are not installed in all recommended locations. Upgrading is recommended.

Metal gas piping is not bonded. See repair list at end of report.

The pool equipment is not bonded properly. See repair list at end of report.

Overall, we found the system to be in adequate condition. Some repairs and upgrading are needed.

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

The gas 30 gallon primary water heater is located in the utility room. We estimate the age of the water heater to be seventeen years old. A temperature pressure relief valve is present on the water heater.

The main shut off valve for the water supply piping was found on the East exterior wall.



The main gas shut off valve is located on the East exterior at the meter.



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.

Note that it's not possible to determine the condition of underground drain lines without running a camera through them. This is beyond the scope of a home inspection. If the home has older drain and/or sewer lines, I recommend you hire a plumber to inspect them.

Valves and fixtures were operated. All fixtures were functional.

A leak detector on the water meter was observed. The device was stationary, indicating no evidence of concealed leakage was found.

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. The gas heater was operated using normal controls and found to be functional. Flue draft appeared adequate. The flame appeared normal.

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.

The water heater is at replacement age.

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.

A tub trap access panel was opened and examined. No evidence of leakage or damage was observed.

Readily visible gas piping was examined visually and appears to be in adequate condition except as noted below.

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.

HEATING AND AIR CONDITIONING SYSTEM

Description

The air conditioning and heating system for the house is a straight cool system with electric strip heating.

The estimated size of the system is three and a half tons.

The estimated age of the cooling system is ten years old.



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 8-15 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.

Virtually every air handler we open has mold growing in it, unless it's brand new. It's important to have the air handler cleaned on a regular basis.

ELECTRIC HEAT:

The heating elements were operated during inspection. All were functional.

CENTRAL AIR CONDITIONING:

The central air conditioner was operated during the inspection using the normal operating controls. The temperature differential was measured and found to be within normal range.. 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 operating the system during hot weather, higher when ambient temperatures are lower.

The suction line at the air handler was found to be cold which is normal given the ambient temperature. The liquid line was found to be warm which is normal.

Coils in the condensing unit and air handler were examined and found to be in need of cleaning. The air handler coil is dirty and clogged. This affects the operation of the system.

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 drain appears functional but was not operating. The drain only works when cooling.

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 air conditioning system is in adequate condition with repairs needed.

The failure probability of this system is moderate due to the age of the system.

DUCTWORK:

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

Ductwork was observed where readily accessible and found to be in fair condition. See repair list.

INTERIOR

Description

The walls and ceilings are drywall.

Floors are carpet, tile, and vinyl.

Interior cabinets are plastic laminate.

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.

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 Contaminates

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, 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).

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.

While we may point out visible mold like substances, we do not inspect or test for the presence or absence of mold. It's not necessary and provides no useful information. 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 contaminants 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 everyday use:

Dishwasher: Operated properly, but old. Expect to replace it.

Disposer: Operated properly, but old. Expect to replace it.

Range hood: Operated properly, but old. Expect to replace it.

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 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. Many are at replacement age. We recommend you buy a warranty or service contract to cover the cost of replacement.

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/cpsc/pub/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.

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.

SWIMMING POOL AND SPA

Description

The pool is an in-ground concrete structure. The pool is surrounded by a concrete deck. A fiberglass spa is installed in the concrete deck.



Observations and Recommendations

We inspected the following pool equipment by operating the devices using their normal operating controls:

Filter: Operated during inspection, found to be functional.

Pump: Operated during inspection, found to be functional.

Light: Operated during inspection, found to be functional.

Spa Heater: Operated during inspection, found to be functional.

Spa Pump: Operated during inspection, found to be functional.

The pool structure and surface were examined visually from above the surface while walking around the pool. The structural shell of the pool shows no signs of cracking or movement. Tile or coping at the top of the pool appears intact. Water circulation appears adequate. Rails and/or ladders (if present) are secure.

The pump picked up its prime reasonably fast and ran without excessive noise or heat. Circulation of water appears adequate. The pool water was clear. Detailed instructions on pool maintenance can be obtained from a pool supply store.

The white surface of the pool is a marcite and quartz product. Marcite is a masonry product that is plastered over the concrete shell of the pool. The surface deteriorates over time. Typical lifespans range around eight to twelve years before refinishing is needed. The surface shows moderate wear. It remains in adequate condition.



FYI The spa heater is a small electric unit. It will take hours to heat the spa water to a usable temperature. You should consider replacing it with a larger capacity heater. As you have natural gas available, that would be the best choice.

The pool cage appears to be in functional condition. The structure is intact. The screen cloth is intact. Bracing is present. Doors are functional. Fasteners are intact.

The fasteners are corroding in some areas. Future replacement of the fasteners will be needed.

End, summary follows.

Inspector: Mark Cramer Inspection Services, Inc.

As its President, Mark Cramer, ASHI[®], Member #12085.

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 homes this age. 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.

Immediate repairs that should be completed prior to occupancy and major repairs that might cost more than \$500.00 to remedy include:

- Electrical repairs and upgrading.

Other repairs are needed as mentioned in the report. All safety concerns listed in the report should be completed prior to occupancy.

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

- Normal wear and tear.
- Replacement of aging water heater, pumps, furnace, etc.
- Replacement of spa heater.

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 - REPAIR LIST FOLLOWS

LIST OF REPAIRS

Be sure to read the entire report which contains additional items that may require action on your part.

You should consult the terms of your sales contract to determine whether any of the items listed here must be repaired by the seller prior to closing. If in doubt, consult your Sales Contract and/or an attorney to explain your rights and obligations under your Sales Contract.

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Structure

Safety Concern At the front entry, the sidewalk is higher than the front porch slab, creating a tripping hazard. Falling is the #1 cause of injury in the home. Grind down the sidewalk to eliminate this hazard.



Exterior

Minor Repair Minor damage is present to stucco at the base of some of the front porch columns. Repairs are needed, but not urgent.



Electrical

Safety Concern No bonding was observed at the pool equipment (pump, etc.) and metal door tracks located within 5' of the pool.

Bonding is the electrical connection of various metal parts in and around a pool into a electrically continuous grid, not to be confused with required grounding of equipment. The purpose of the common bonding grid is not to provide a ground path for stray currents - although this is accomplished. The real purpose is to prevent different potentials (voltage levels) between two separate metal parts from occurring. This can result in electrical shock. By electrically connecting the parts to each other they remain electrically neutral to each other and the shock hazard is lessened. Parts that must be bonded include: All metal equipment that is part of the circulating system. This includes pump motors, filters and heaters. Any metal located within 5 feet of the inside wall of the pool that is longer than 4 inches in any direction and is not physically separated from the pool by a fence or screen enclosure. An electrician should correct this condition.

Safety Concern Plastic electrical conduit is separated at the NE corner of the house. Long runs of plastic conduit need expansion joints to prevent this.



Improvement Safety Concern The metal gas piping is not bonded, which is typical for this age home. We've since learned that this piping should be bonded for protection from lightning, which is common in this area. Have an electrician bond the piping.

Safety Concern Newer wiring to the pool equipment lacks required insulated grounding conductors. Have an electrician make repairs.

Safety Concern The disconnect at the NE corner of the house has the neutral bonded to the metal case. The equipment ground isn't. This ground should be bonded to the case, the neutral should not.



Safety Concern Metal conduit East of the screen cage is heavily corroded. It needs replacement.



Safety Concern The old pool sub-panel East of the screen cage does not have any circuit breakers in it, yet it still supplies the pool light. Have an electrician evaluate this and make repairs as needed.

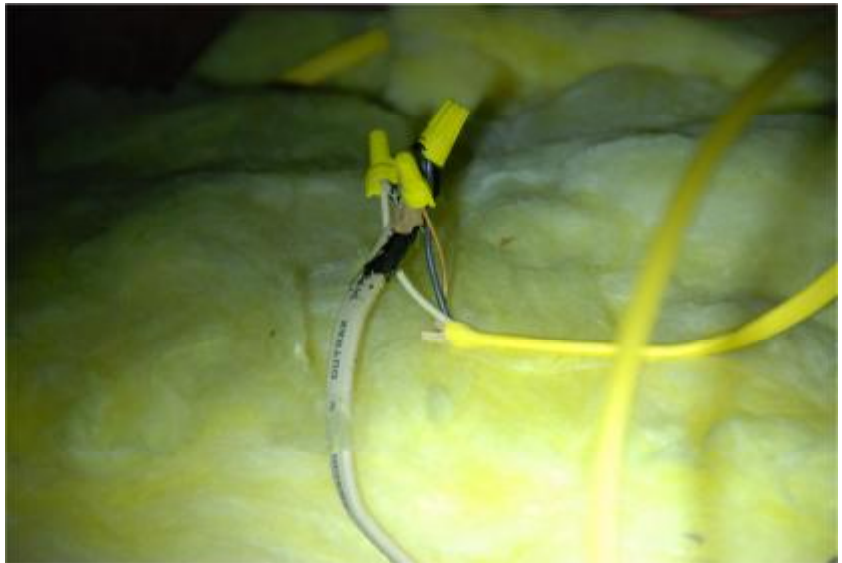


Safety Concern The GFCI receptacle on the rear side East end is not working. Replace the receptacle.

Safety Concern The receptacle on the front porch is missing part of its weatherproof cover.



Safety Concern We found exposed wiring splices in the attic. All wiring connections are required to be enclosed in approved boxes to reduce the risk of fire that could occur in the event of a fault that might cause sparking or overheating. This is a potential hazard that can easily be corrected by enclosing these connections in approved boxes.



Safety Concern Have an electrician install proper wiring and receptacle cover at the cabinet above the microwave.



Safety Concern The nonmetallic cable to the disposer under the kitchen sink is not protected from physical damage as required for safety reasons. An electrician should install approved wiring. Cost is minimal.



Plumbing

Investigate Further Metal gas piping is buried in the ground on the East side of the house. This feeds the outlet for a BBQ grill. Generally, this is a bad idea due to corrosion. The pipe has protective tape wrapped around it. Excavate and examine the condition of the metal piping.



Investigate Further At the laundry tub, the flow of cold water was very low.

Safety Concern Metal gas piping terminates outside the pool cage. Multiple gas hoses are connected together to supply the BBQ grille. This is prohibited. Extend the gas line to the area of the grille.



Safety Concern Piping from the water heater temperature/pressure relief valve should be extended to within 12" of the floor. In the event the water heater controls became defective and failed to stop heating, the steam and boiling hot water discharged would strike anyone standing nearby. Extension piping is required to be the same size as the valve. It may not be reduced. See the manufacturer's installation instructions for other requirements. Repair of this condition is inexpensive.



Heating and Cooling

Minor Repair Duct joints at the top of the indoor evaporator coil are loose. Seal the joints to prevent air leakage.



Safety Concern Roofing felt, electrical wires and insulation are in contact with water heater and furnace flues. The flues should be an inch away from anything flammable, wiring and insulation.



Interior

Safety Concern The dryer vent uses plastic parts and flexible connectors. This is unsafe. Install an approved vent. See appliance section for more information on dryer vents.



Pool

Minor Repair The pool pump is leaking at the bottom .



Safety Concern The main drain cover is an older type that may allow entrapment of bathers due to suction. Read this CPSC document: <http://www.cpsc.gov/cpscpub/pubs/363.pdf> Replacement with an anti-vortex type of cover is recommended to prevent this. Suction relief devices should be installed.



End of Repair List