Brightech Property Inspections

Confidential - Home Inspection Report - Confidential

123 Maine Street, Cape Elizabeth, ME 04107
Inspection prepared for: Jane Doe
Real Estate Agent: Realtor -

Date of Inspection: 8/1/2014

Inspector: Tim Bright
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INTERNACHI CERTIFIED
BRIGHTECH
PROPERTY INSPECTIONS

Scope of the Inspection

Brightech Property Inspections, LLC endeavors to perform all inspections in substantial compliance with the Standards of Practice of the International association of Certified Home Inspectors (InterNACHI®). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the InterNACHI® Standards of Practice —except as may be noted in the “Limitations of Inspection” sections within this report.

This Inspection Report contains visual observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated in the InterNACHI® Standards of Practice are present but are not inspected, the reason(s) the item was not inspected is reported as well.
A complete copy of the InterNACHI® Standards of Practice is available at:
https://www.nachi.org/sop.htm

Inspectors are NOT required to determine: the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components; and the acoustical properties of any systems or components.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the InterNACHI® Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the InterNACHI® Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Dear Jane Doe,

Thank you for allowing me to inspect the property at 123 Maine Street, Cape Elizabeth, ME on 8/1/2014.

Brightech Property Inspections, LLC appreciates the opportunity to conduct this inspection for you!

Please carefully read your **entire** Inspection Report. Please feel free to 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 (within 24 hours), 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. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time from the date of the inspection.** We 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.

Thank you again for choosing Brightech Property Inspections, LLC.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses 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 the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed &bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.
On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Please be sure to read your entire report!

Exterior		
Page 10 Item: 9	Deck, Balcony	• No flashing present.
Structure		
Page 20 Item: 8	Wall Structure	• Wood rot was observed
Electrical		
Page 31 Item: 4	Main Service Panel(s)	• Neutral wires are doubled or bundled together on the neutral bus bar. Although common practice in the past, this is unsafe due to the need to turn off multiple circuit breakers to work on any of the circuits using these wires. Also there is a great chance that they could become loose and start to arch. This could become a fire hazard. Qualified electrician should evaluate and repair as necessary.
Page 32 Item: 7	Overcurrent Protection	• (Safety Concern) There are breakers/fuses that are "Double Tapped" -- where 2 or more wires are clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave the others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.
Page 35 Item: 11	GFCI - Ground Fault Circuit Interrupter	• There is no GFCI protection at the garage and exterior. These areas are now required to have GFCI protection for today's standards. Recommend a licensed electrician evaluate installing GFCI'S.
Plumbing		
Page 38 Item: 9	Traps and Drains	• Evidence of leak in basement bedroom sink drain trap. Repair as needed.
Page 39 Item: 13	Temperature Pressure Relief Valve	• A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temperature or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting. • Temperature Pressure Relief Valve was not installed properly, please see note. Contact a licensed plumber to make necessary repairs.

Inspection and Site Details

1. Inspection Time

Start: 09:00 AM
End : 11:30 AM

2. Attending Inspection

Client present
Buyer Agent present
Selling Agent present

3. Residence Type/Style

Single Family Home
Split Level Style

4. Garage

Attached 2-Car Garage

5. Age of Home or Year Built

1974

6. Direction Of Front Entrance

North

7. Bedroom # Designation - Location -- for the purposes of this report

#3 Upper level - South/East front corner
#1 Upper level - North/East rear corner - Master Bedroom
#2 Upper level -East, front corner

8. Bathroom # Designation - Location - Type -- for the purposes of this report

#1 Main level - Master Bath
#2 Basement- Half Bath
#3 Main level - Full

9. Occupancy

Occupied - Furnished
The utilities were on at the time of inspection.
Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

10. Weather Conditions

Clear, Sunny
Weather leading up to inspection was wet
80 degrees

Conventions and Terms Used in this Report

USE OF PHOTOS:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at, and the condition of the item

or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

TEXT COLOR SIGNIFICANCE:

GREEN colored text: Denotes general/descriptive comments on the systems and components installed at the property. Limitations, if any, that restricted the inspection, associated with each area, are listed here as well.

BLUE colored text: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less than significant; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

RED colored text: Denotes a brief comment of significant deficient components or conditions which need relatively quick attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

COMMONLY USED TERMS:

"**SAFETY CONCERN**": A condition, system or component that is considered harmful or dangerous due its presence or absence.

"**DEFERRED COST**": Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement anytime within the next five (5) years.

"**MAINTENANCE**": Recommendations for the proper operation and routine maintenance of the home.

"**IMPROVE**": Denotes improvements which are recommended but not required. These may be items identified for upgrade to modern construction and safety standards.

"**FMI**": **For More Information**: Includes additional reference information and/or web links to sites which expand on installed systems and components and important consumer product information.

"**FYI**": **For Your Information**: Denotes a general information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips or suggestions for home ownership.

KEY TO RATINGS:

"**Inspect**" = **INSPECTED**: A system or component was visually examined. It was observed to be functioning normally or as originally intended, at the time of inspection, with no apparent deficiencies. A system may not be operationally tested due to limitations, in which case, these limitations will be listed in this report. A system or component may show signs of normal wear and tear.

"**Not Inspect**" = **NOT INSPECTED**: A system or component was not ON or it was shut down at the time of inspection, and could not be evaluated using normal control devices. A system or component was hidden from visual evaluation by items such as furniture, personal property, or other coverings as indicated in this report. Reason for non inspection will be indicated on this report.

"**Not Presnt**" = **NOT PRESENT**: A system or component did not exist or was not evident on this property at the time of inspection.

"**Repair Replac**" = **REPAIR or REPLACE**: A system or component was not operating normally, or as designed, at the time of inspection. It may need further review and evaluation by an appropriate professional-licensed-qualified tradesperson to be repaired or replaced as needed. It may include a condition that is hazardous or unsafe and could result in personal injury or property damage.

Exterior

1. Driveway

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Asphalt
Observations:
• Driveway in good shape for age and wear. No deficiencies noted.

2. Walkways

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Brick/Pavers
Observations:
• Appeared functional and satisfactory, at time of inspection.

3. Stoop, Steps

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Stone
Observations:
• No deficiencies noted.

4. Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Wood • Newer vinyl covered rear sliding door

Note: Door damage on siding door.

Wood rot was observed at the bottom of the front exterior door. Consider budgeting in upgrading the exterior doors. Also, once consider installing a storm door to help with heating/cooling costs

5. Exterior Siding

Inspect	Not Inspect	Not Presnt	Repair Replac
x			x

Description:
- Wood Siding

Observations:
- cracked
- weathered
- deteriorated materials

Observed that the siding was to close to the roof covering. Wooden siding adjacent to the roof surface should have at least an inch of clearance from the roof covering (and more in snowfall areas)

Note: Siding was too close to roof coving.

Softening wood was observed.

Repointing of the bricks would be recommended in the next few years.

6. Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
x			x

Description: Wood

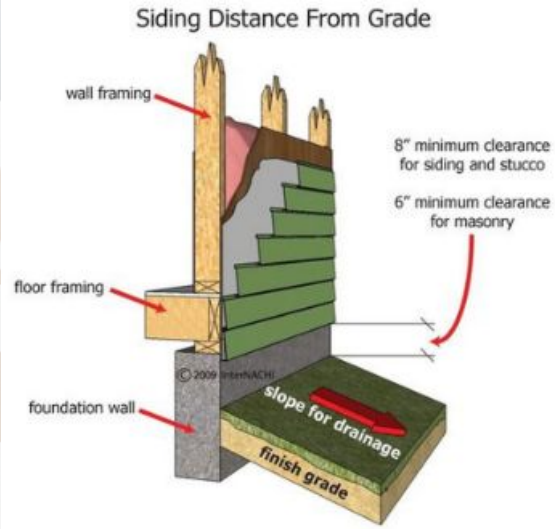
Observations:

- Wood rotting
- Split
- Note: Appeared to be freshly painted, something this is done to hide defects.

Wood rot observed. Wooden trim adjacent to the roof surface should have at least an inch of clearance from the roof covering (and more in snowfall areas) This leads to the wood wicking the water and rot.

Wood rot noted. Recommend contacting a qualified general contractor to make necessary repairs.

Observed wood trim in contact with the ground. This will lead to premature wood rot, due to moisture wicking.Contact a qualified contractor to make necessary repairs. Please see graphic



7. Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
x			x

Description: Wood

Observations:

- Damaged
- Rotted


Note: Wood softening was observed.

8. Exterior Caulking

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Comments:

• The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

Observations:

• No deficiencies noted on visible areas.

9. Deck, Balcony

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Materials:

• Pressure treated lumber

Observations:

• No flashing present.

Note: It appeared that there is no flashing installed the deck Ledger attachment to the structure.

10. Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

11. Grading and Surface Drainage

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description:
• Ground generally graded away from house

Observations:
• Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

12. Vegetation Affecting Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
x			x

Description: Trees are Planted too Close to Structure • Trees are in Contact with the House • Vegetation in contact with the house.

Observations:
• It is important that tree branches not be permitted to overhang the roof and that all vegetation is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems and premature deterioration of materials.

13. Retaining Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
		x	

14. Limitations of Exterior Inspection

• A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
• Heavy vegetation limited exterior inspection.
• A representative sample of exterior components were inspected rather than every occurrence of components.

Roofing

1. Roof Style and Pitch

Gable

2. Method of Roof Inspection

Walked on Roof Surface

3. Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
x			x

Description: Fiberglass-based asphalt shingles
Age: 1 visible layer observed
Observations:
• Minor algae staining observed on northern side of the roof areas.
• Damage was observed

Observed damage to the roof covering. This may been caused by an uplift from the wind. Recommend contacting a qualified roofing contractor to make necessary repairs.

Note: observed high amounts of pine needles on various parts of the roof. This can hold moisture and lead the plant growth that could possibly damaged the roof covering.

4. Flashings

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Materials: Metal • Lead

Observations:

• Visible areas appeared functional, at time of inspection

Note: (I cleared away a good amount of the needles) Large amounts of pine needles were gathering behind head flashing. Because of the moisture being held, moss and other plants were seen growing.

5. Roof Penetrations

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: ABS piping for plumbing vent stack(s)

Observations:

- Plumbing vent(s) functional and properly flashed.

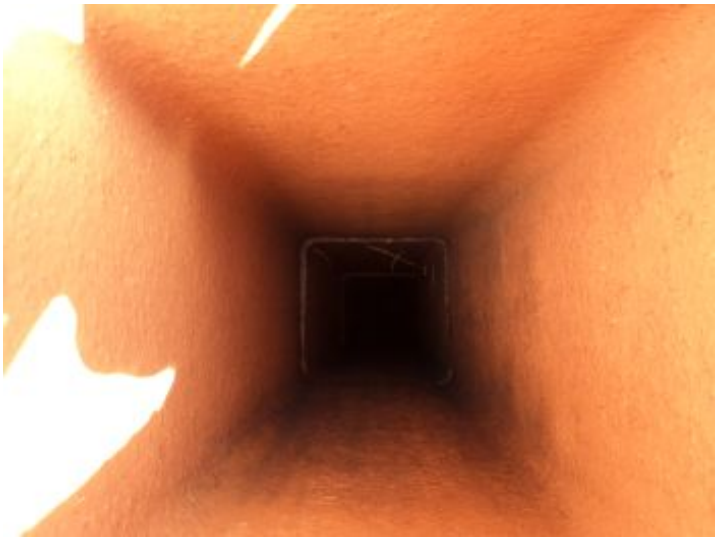
6. Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Masonry

Observations:

- Flaking (spalling) observed at the masonry chimney bricks.
- They appeared functional at the time the inspection for their age.



Observed deterioration (spalling) of the bricks on the Southside chimney.

Observed what appeared to be some sort of silicone caulking smeared into the mortar joints.

Note: Spalling was observed.

South facing.

South facing.

7. Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
x			x

Description: Galvanized/Aluminum

Observations:

• The gutters are full of leaves & debris. Water can intrude into the interior. Recommend cleaning the gutters and monitoring monthly and clean as needed.

Note: observed that the roof drainage system is full of debris, recommend having the gutters cleaned quarterly.

Recommend reattaching downspout So that it terminates 6 to 8 feet away from the building's foundation.

8. Skylight(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: glass
Observations:
- Appear functional
- Skylights can leak. Monitor the flashings and ceilings and seal as needed.

9. Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Ridge exhaust venting • Gable louver vents
Observations:
- Ridge vents appears functional
- Soffit vents are need of repair.

Observed that many of the soffit vents were painted over blocking most of the ventilation. Recommend replacing painted over vents with new unpainted vents. They should be readily available at most home centers.

10. Limitations of Roofing Inspection

• Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
• Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

Structure

1. Foundation Type

Combination Basement and Crawlspace

2. Foundation Walls

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Poured concrete
Observations:
• No deficiencies were observed at the visible portions of the structural components of the home.

3. Foundation Floor

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Concrete slab
Observations:
• Common cracks noted.

4. Basement

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Materials:
• Stairway from inside of kitchen.

5. Under Floor Crawlspace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Method of Inspection:
- Crawled

Insulation & Ventilation:
- Under floor insulation type: fiberglass batts

Observations:
- Condition: typical for age

6. Columns and Beams

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Steel lally columns

Observations:
- Note: unable to determine if the columns have proper footing installed.

7. Floor Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: 2 X 10

Observations:
- No deficiencies noted on visible areas, at the time of inspection. Due to the amount of insulation.

8. Wall Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
x			x

Description: Wood frame

Observations:
- Wood rot was observed

(From Crawlspace) Observed a major amount of wood rot and deterioration on the rim joists that abuts the exterior deck ledger. This is due to not having proper flashing installed on the exterior. Contact a qualified contractor to make the necessary repairs. (This will be a large project It could become costly)

9. Ceiling and Roof Structure

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Rafters

Observations:

- Visible areas appear satisfactory, at time of inspection.

10. Limitations of Structure Inspection

- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- A representative sample of the visible structural components was inspected.
- No representation can be made to future leaking of foundation walls.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No visible deficiencies noted. I could not see behind these covering.

Attic and Insulation

1. Attic Access

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Pull Down Ladder located in: Hall

Observations: IMPROVE: The attic access is not properly insulated. Expect some energy loss through convection. Recommend insulating attic access hatch cover with a batt of fiberglass insulation to reduce energy expenses. • It appeared that the attic space has recently had remediation. Recommend asking the current owner for more details of this action, such as: what company performed the attic remediation and when did the work take place.

2. Method of Attic Inspection

Viewed and walked in the Attic in the parts that were accessible.

3. Insulation in Unfinished Spaces

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Cellulose, loose fill • Fiberglass, batts

Depth/R-Value: 14-16 inches

Observations:

• sparse in some areas

Observed many areas of insulation voids. Recommend reinstalling/replacing insulation. This will help control energy costs.

4. Attic Chimney Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
		x	

5. Vent Piping Through Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Materials: Bathroom exhaust vent piping

Observations:

- No deficiencies noted.

6. Roof Sheathing Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:

- it appears that the roof sheathing has been covered in a mediation material.

7. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for seperately.
- Any estimates of insulation R values or depths are rough average values.

Interior

1. Door Bell

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

2. Walls and Ceilings

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

3. Floor Surfaces

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

4. Windows

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Egress bedroom window was operable at the time the inspection

Egress bedroom window was operable at the time the inspection

Egress bedroom window was operable at the time the inspection

5. Interior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

6. Closets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
- Appeared functional, no deficiencies noted at time of inspection.

7. Stairways and Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
- recommend hand rails

Note: Today's standards really is height should be between 34 inches and 38 inches

Consider installing a railing for safety concerns.

8. Ceiling Fans

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

9. Cabinets and Vanities

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Wood
Observations:
- No deficiencies observed.

10. Countertops

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Granite
Observations:
- No discrepancies noted.

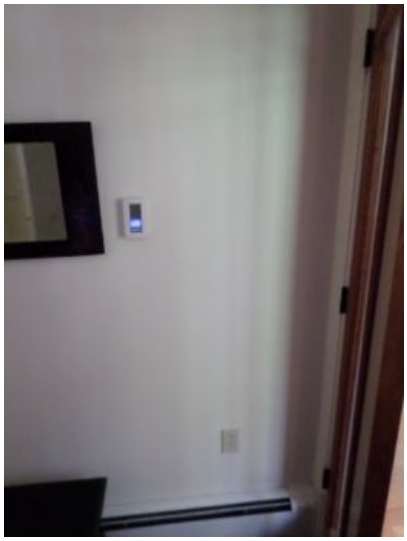
Heating and Air Conditioning

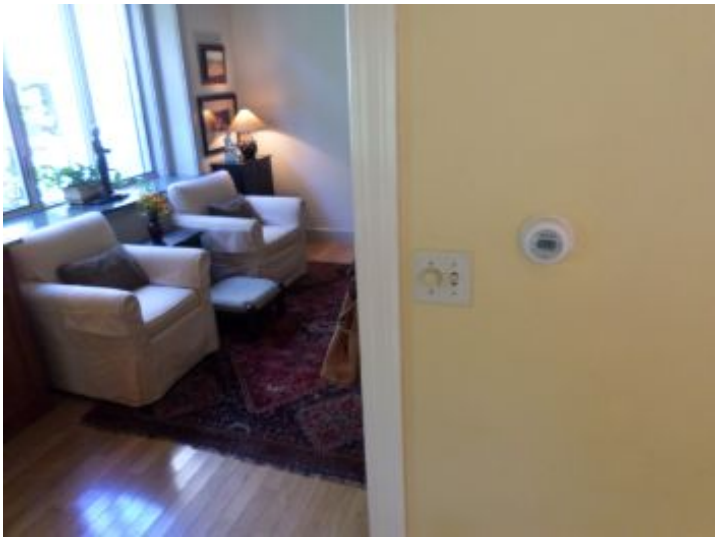
1. Thermostat(s)

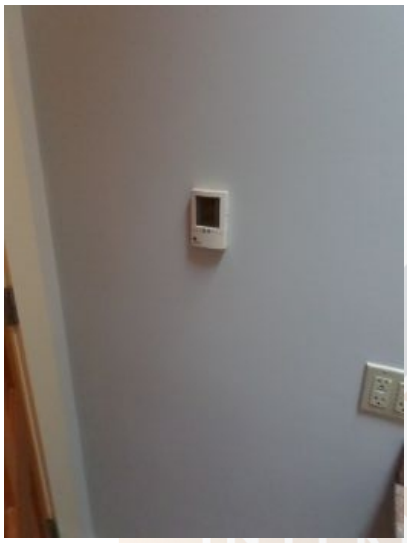
Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:
- Analog, non-programmable type.
- Digital - programmable type.

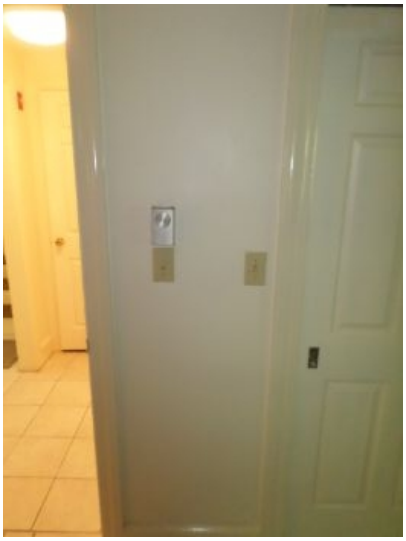
Observations:
- Thermostats are not checked for calibration or timed functions.







Gas stove thermostat.



2. Heating System

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Age and Capacity: Basement

Observations:

- Annual/seasonal HVAC service contract highly recommended.

3. Fuel Shut Off Valve

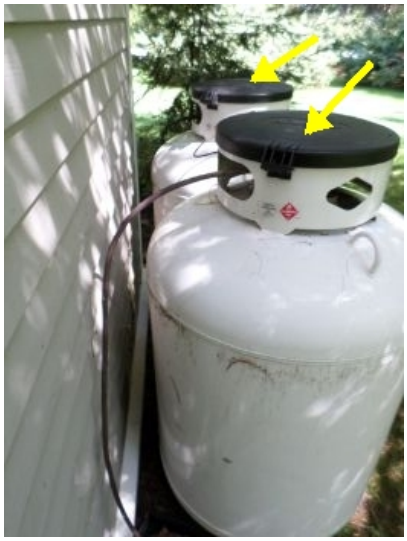
Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials:

- Exterior, South

Materials:

- Propane



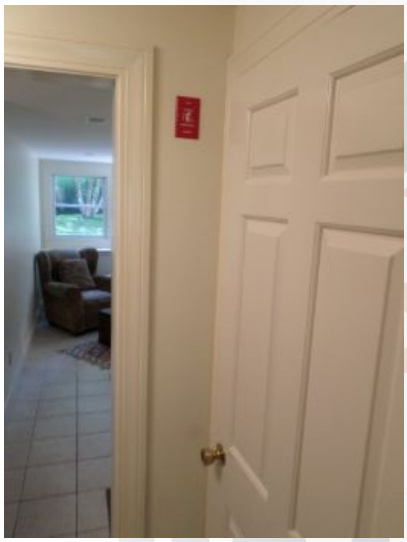
Gas Stove shut off.

4. Safety Switch

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:

- No deficiencies noted.

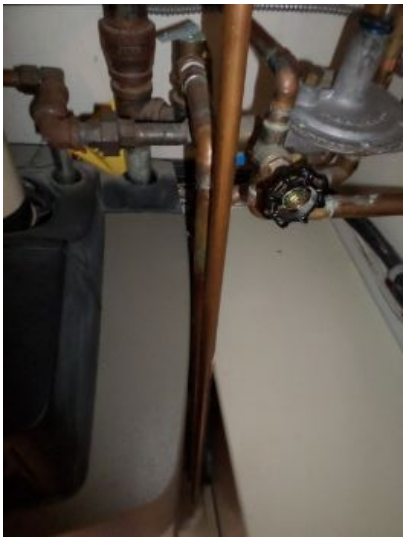


5. Temperature Pressure Relief Valve

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:

- A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temperature or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.



6. Venting, Flue(s), and Chimney(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Materials: Plastic - PVC

7. Cooling System

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

8. Fireplace(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Observations:
- Operated normally when tested

9. Limitations of Heating and Air Conditioning Inspection

• Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.
• To gain access and inspect the heat exchanger in Mid and High Efficiency furnaces requires a significant dismantling and disassembly of the unit and is therefore outside the scope of a home inspection.
• This inspection does not involve igniting or extinguishing fires nor the determination of draft.
• Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.

Electrical

1. Service Drop

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: East
Observations:
• No deficiencies noted.

2. Service Entrance Wires

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Unable To Determine

3. Electrical Service Rating

200 amps

4. Main Service Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:

• Neutral wires are doubled or bundled together on the neutral bus bar. Although common practice in the past, this is unsafe due to the need to turn off multiple circuit breakers to work on any of the circuits using these wires. Also there is a great chance that they could become loose and start to arch. This could become a fire hazard. Qualified electrician should evaluate and repair as necessary.

5. Main Disconnect

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

6. Service Grounding

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Copper

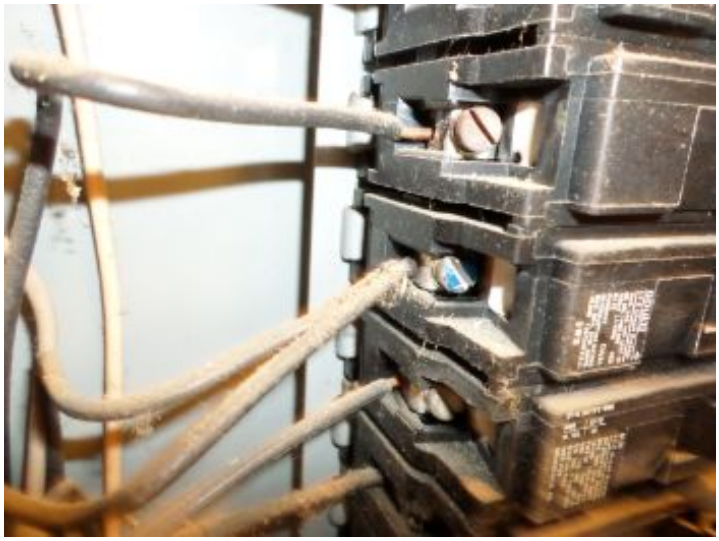
7. Overcurrent Protection

Inspect	Not Inspect	Not Presnt	Repair Replac
x			x

Type: Breakers

Observations:

• (Safety Concern) There are breakers/fuses that are "Double Tapped" -- where 2 or more wires are clamped in a terminal designed for only one wire. This is a safety hazard since the bolt or screw may tighten securely against one wire, but leave the others loose. Arcing, sparks and fires may result. A qualified electrician should evaluate and repair as necessary.



8. Sub Panel(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
		X	

9. Distribution Wiring

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Copper
Observations:
• Romex wiring is susceptible to damage & should be protected. Location:soffit near deck. The wiring needs protective bushings were it enters the box. Recommend a licensed electrician properly protect the wiring.

(Safety Concern) NM wiring must be Protected with conduit. The plastic sheeting on this type of wire is not protected from abrasions or punctures. Recommend contacting a licensed electrician to make necessary repairs.

10. Lighting, Fixtures, Switches, Outlets

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description: Grounded
Observations:
• A representative number of receptacles,switches and lights were tested and are generally serviceable, unless otherwise noted.

Observed the exterior Garage electrical outlet to be very loose, Also did not appear to be GFCI as required in today's standards. Contact a licensed electrician to make the necessary repairs

(Safety concerns) , consider installing a GFCI outlet in the garage, as this is today's standards for safety.

(Safety concern) observed in open junction box in the utility closet. Contact a licensed electrician to make the necessary repairs

Observed an open junction box under the crawlspace area. For safety reasons have a new cover installed over the box.

Observed in unsecure junction box under the crawlspace area. Recommend affixing it to the proper location

Observed the outlet that supplies energy for the sump pump is not a GFCI. This is a safety concern, since it has direct access to water.

11. GFCI - Ground Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Description:

• GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms. whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets:

• All Bathroom.

Observations:

• Test GFCIs monthly to ensure proper operation.

• There is no GFCI protection at the garage and exterior. These areas are now required to have GFCI protection for today's standards. Recommend a licensed electrician evaluate installing GFCI'S.

12. AFCI - Arc Fault Circuit Interrupter

Inspect	Not Inspect	Not Presnt	Repair Replac
	X	X	

Description:

• AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

Locations & Resets:

• None Found

Observations:

• IMPROVE: Modern electrical codes require branch circuits at all bedrooms to be AFCI protected. The electrical code at the time this house was built may not have required AFCI protection at these circuits. Nonetheless, we strongly recommend they be added to all bedroom circuits as an extra preventive fire safety measure. Licensed electrician recommended.

13. Smoke/Heat Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Hardwired to house power

Observations:

• Operated when tested by pressing test button on detector. Can not determine if they are working properly.

14. Carbon Monoxide (CO) Detector(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
		x	

Location: None installed/plugged in

Comments:

• IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. At a minimum, put an alarm near the sleeping rooms on each level in your home. For the most trouble-free operation, I recommend the plug-in type -- not the battery operated type -- with digital readout that tells you the peak CO concentration whenever you push the peak level button.

15. Limitations of Electrical Inspection

• Electrical components concealed behind finished surfaces are not visible to be inspected.
• Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
• Only a representative sampling of outlets, switches and light fixtures were tested.
• Furniture and/or storage restricted access to some electrical components which may not be inspected.

Plumbing

1. Water Supply Source

Source: Public municipal water supply

2. Service Piping Into The House

Materials: Copper
ABS plastic

3. Main Water Shut Off

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Location: Front Wall of Basement • Utility Room

4. Supply Branch Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:

• No deficiencies observed at the visible portions of the supply piping.
• Most of the piping is concealed and cannot be identified.

5. Exterior Hose Bibs/Spigots

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Frost Free type
yes, function at the time of the inspection

6. Water Pressure/Temp

Inspect	Not Inspect	Not Presnt	Repair Replac
x			x

Temperature (SAFETY CONCERN) Over 120 degrees. Time Chart for 2nd & 3rd Settings Degree Burns on Adult Skin: 160°F (71°C)=1/2 second, 150°F (66°C)=1-1/2 seconds, 140°F=(60°C) <5 seconds, 130°F (54°C)=30 seconds

Observations:
- (SAFETY CONCERN) Hot water was observed over 120 degrees. This is a scolding hazard.

7. Faucets

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:
- No deficiencies noted.

8. Sinks

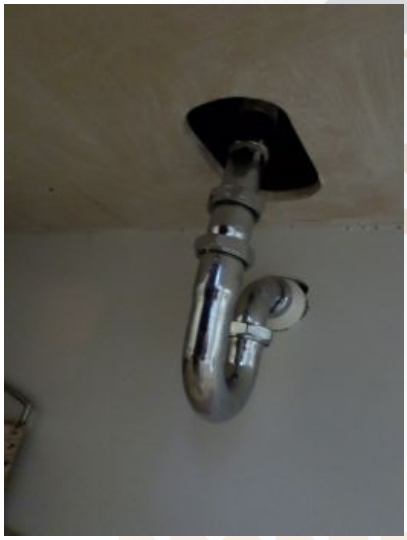
Inspect	Not Inspect	Not Presnt	Repair Replac
X			

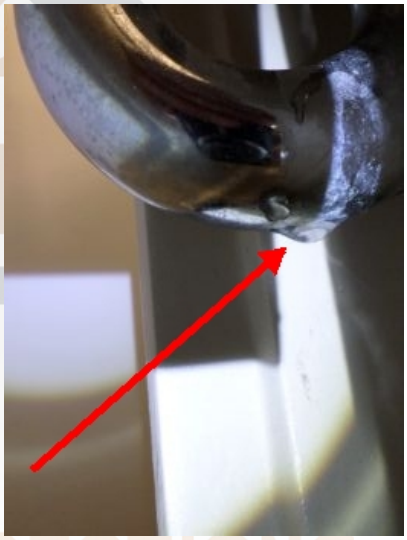
Observations:
• No deficiencies observed.

9. Traps and Drains

Inspect	Not Inspect	Not Presnt	Repair Replac
X			X

Observations:
• Evidence of leak in basement bedroom sink drain trap. Repair as needed.





Observed an active water leak at the downstairs bathroom sink. Contact a licensed plumber to make the necessary repairs.

10. Drainage, Wastewater & Vent Piping

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Thermoplastic PVC (Polyvinyl Chloride) - normally white in color • Steel
Observations:
• Visible piping appeared serviceable at time of inspection.

11. Water Heater(s)

Capacity: 40 Gallons

12. Water Heater(s) Condition

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:

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

13. Temperature Pressure Relief Valve

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:

- A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temperature or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
- Temperature Pressure Relief Valve was not installed properly, please see note. Contact a licensed plumber to make necessary repairs.

Safety Concern. TPRV does not properly terminate at or below 6 inches from ground level. This lessons the chance of scalding, it the discharge ever happens as most of the hot water will be discharging directly to the floor.

14. Fuel Supply and Distribution

Inspect	Not Inspect	Not Presnt	Repair Replac
x			x

Description: Copper

Shut Off: LP Gas shutoff located at the tanks - labeled and client made aware

Recommend upgrading copper propane lines as they appear to be in poor shape. There are many dents and kinks in the line. Consider upgrading to a protected piping that is not installed on the ground level.

15. Pump(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

16. Limitations of Plumbing Inspection

• The sections of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

Bathrooms

1. Tub(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
X			

Description: Plastic/Fiberglass

Observations:

• Appeared satisfactory and functional, at time of inspection.

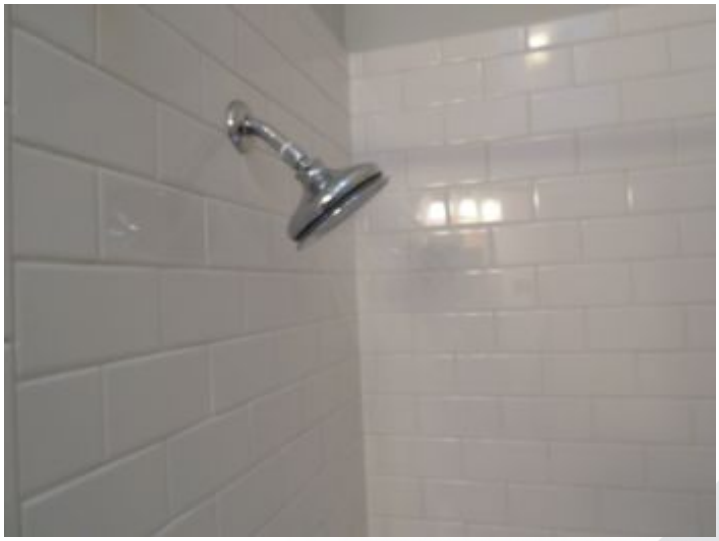
2. Shower(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Same as the tub • Tile

Observations:

• Appeared functional, at the time of inspection

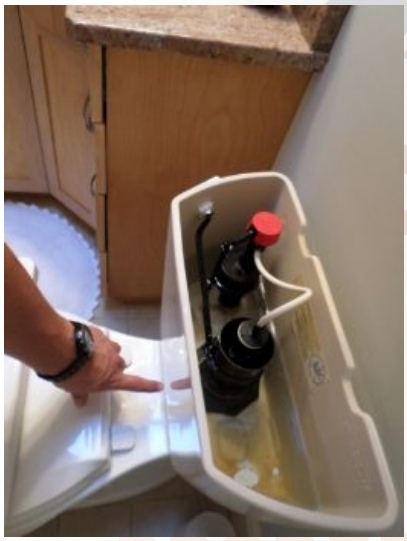


3. Toilet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
x			x

Observations:

• Operated when tested. Appeared functional, at time of inspection - except as noted.



The top tank on the toilet was a bit loose, re-tighten is necessary

4. Bidet(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
		x	

5. Exhaust Fan(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:
- Bathroom fans exhaust properly to exterior of home.

6. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.
- Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report.

Appliances

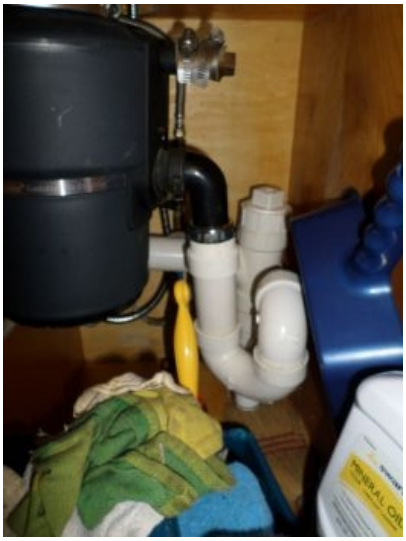
1. Dishwasher

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

2. Garbage Disposal

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:
- Operated - appeared functional at time of inspection.



3. Ranges, Ovens, Cooktops

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:
- Oven(s) operated when tested.

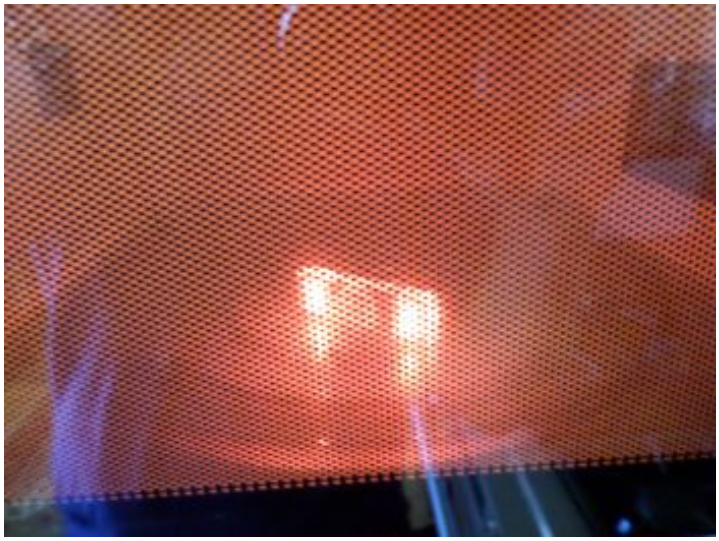
4. Hood/Exhaust Fan

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

5. Microwave

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:
- Operated when tested.



6. Refrigerator

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:

- Appeared functional, at time of inspection.

7. Washer

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:

- IMPROVE: Highly recommend upgrading to the braided metal washing machine water supply hoses instead of the rubber ones--which are prone to burst. See example Photo.

Consider upgrading hoses connecting the wash machine to stainless steel braided lines that are less prone to bursting.

8. Dryer

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:
- Operated as designed using normal controls

9. Dryer Vent

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:
- MAINTENANCE: Annual cleaning of dryer vent duct recommended, as fire safety.

Observe the dryer vent is in need of cleaning. Also, the vent louver was stuck in the open position. This could lead to heat loss and a access for pests.

Consider upgrading the dryer vent to a rigid smooth type they are less prone to clogging.

10. Limitations of Appliances Inspection

- Appliances are tested by turning them on for a short period of time. It is further recommended that appliances be operated once again during the final walk-through inspection prior to closing.
- Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.

Garage Exterior

1. Garage Exterior Doors

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

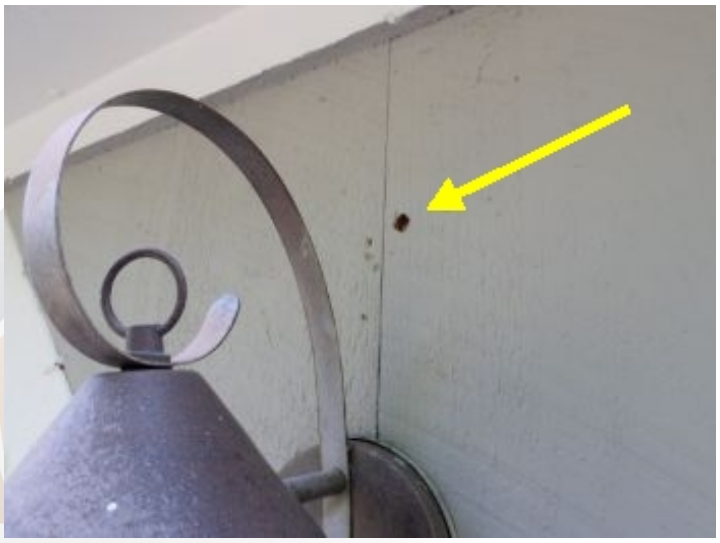
Description: Wood
Observations:
• Appeared in functional and in satisfactory condition, at time of inspection.

2. Garage Siding

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Observations:
• The house siding appeared in serviceable condition, at time of inspection.

Observed a few areas of the garage siding that is showing signs of aging. Consider budgeting and replacement siding for the garage future.



Small hole was observed in the garage. Recommend sealing with silicone caulking

3. Garage Eaves, Soffits, Fascia and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Wood
Observations:
• Recommend continued maintenance and painting of any exposed wood trim

4. Garage Window/Door Frames and Trim

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Wood
Observations:
• All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

5. Limitations of Exterior Inspection

• A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
• A representative sample of exterior components were inspected rather than every occurrence of components.

Garage Roofing

1. Garage Flashing

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

2. Garage Chimney Description

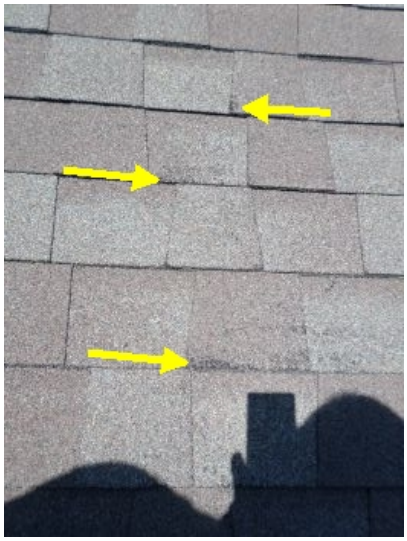
Inspect	Not Inspect	Not Presnt	Repair Replac
		x	

3. Garage Roof Covering

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Note: Roof covering damage was observed.

Note: Roof covering damage was observed.



Note: deterioration of the roof covering observed.

4. Garage Roof Drainage System

Inspect	Not Inspect	Not Presnt	Repair Replac
		x	

5. Ventilation

Inspect	Not Inspect	Not Presnt	Repair Replac
		x	

Description: No Visible Ventilation

Observations:

- IMPROVE: Additional ventilation to the soffits will extend the life of the roof covering.

Will there appeared to be no ventilation installed on the garage. This could lead to excess moisture due to condensation buildup also may reduce the life expectancy of the roof covering due to excess heat. Consider contacting a qualified contractor to add the necessary ventilation.

6. Limitations of Roofing Inspection

• Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
• Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.

Garage Interior

1. Garage/Carport Attic

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Method of Inspection: Viewed from standing on garage slab. The garage was unfinished.
Observations:
• No insulation over garage/carport.

2. Garage Floor and Sill Plates

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Concrete

3. Garage Firewall and Ceiling

Inspect	Not Inspect	Not Presnt	Repair Replac
x		x	

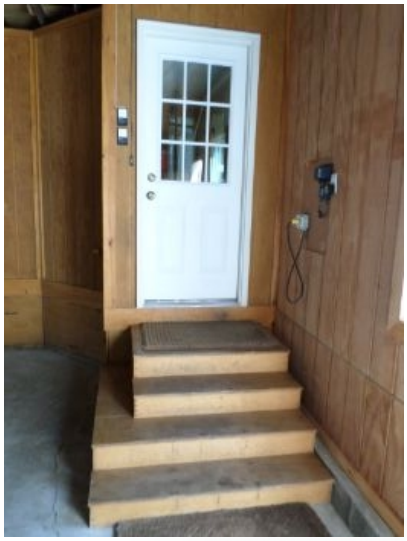
Observations:
• Does Not Appear to be a Rated Fire Wall/Ceiling

4. Garage Framing

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

5. Stairways and Railings

Inspect	Not Inspect	Not Presnt	Repair Replac
x			



Consider upgrading the stairs in the garage with a railing for safety purposes.

Consider installing railings for safety reasons.

Note: Stairs, not installed to today's standards. Trade should be a minimum of 10 inches.

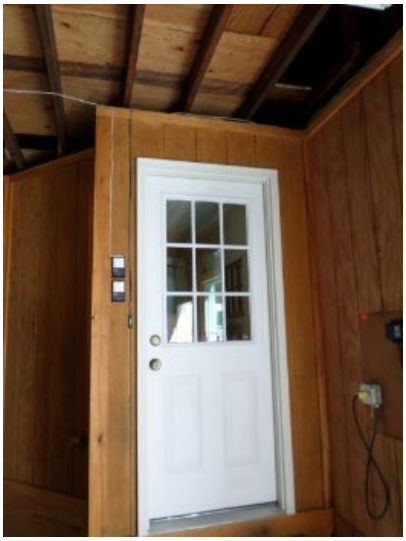
6. Garage Firedoor

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Material: None

Observations:

• The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.



The door separating the garage from the living space Did not appear to be fire rated or self-closing. This may not of been required when the house was built, but consider upgrading for safety reasons.

7. Garage Door(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: Two - single 8', upgraded insulated steel panel, sectional roll-up doors.
Observations:
• No deficiencies observed.

8. Garage Door Opener(s)

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Description: CHAMBERLAIN
Observations:
• Appeared functional using normal controls, at time of inspection.

9. Garage Door Safety Features

Inspect	Not Inspect	Not Presnt	Repair Replac
x			

Safety Reverse: Present
Safety Sensor: Present
Observations:
• Safety sensors operated normally, reversing the door when tested..

10. Limitations of Attic and Insulation Inspection

• Power ventilator(s) was not tested due to cold temperature in attic. The thermostat on these ventilators are normally set for fan to come on at approx. 100-120 degrees F.

Life Expectancy Chart

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	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

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	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

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

CABINETRY &STORAGE	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	YEARS
Acoustical Tile Ceiling (older than 25 years may contain asbestos)	40+
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	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	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	YEARS
Closet (interior)	100+
Fiberglass (exterior)	100+
Fire-Rated Steel (exterior)	100+
French (interior)	30 to 50
Screen (exterior)	30
Sliding Glass/Patio (exterior) (for roller wheel/track repair/replacement)	20
Vinyl (exterior)	20
Wood (exterior)	100+
Wood (hollow-core interior)	20 to 30
Wood (solid-core interior)	30 to 100+

Copper-plated wiring, copper-clad aluminum, and bare copper wiring are expected to last a lifetime, whereas electrical accessories and lighting controls, such as dimmer switches, may need to be replaced after 10 years. GFCIs could last 30 years, but much less if tripped regularly. Remember that faulty, damaged or overloaded electrical circuits or equipment are the leading cause of house fires, so they should be inspected regularly and repaired or updated as needed

ELECTRICAL	YEARS
Accessories	10+
Arc-Fault Circuit Interrupters (AFCIs)	30
Bare Copper	100+
Bulbs (compact fluorescent) hours	8,000 to 10,000+

Bulbs (halogen) hours	4,000 to 8,000+
Bulbs (incandescent) hours	1,000 to 2,000+
Bulbs (LED) hours	30,000-50,000+
Copper-Clad Aluminum	100+
Copper-Plated	100+
Fixtures	40
Ground-Fault Circuit Interrupters (GFCIs)	up to 30
Lighting Controls	30+
Residential Propane Backup Generators	12
Service Panel	60
Solar Panels	20 to 30
Solar System Batteries	3 to 12
Wind Turbine Generators	20

Floor and roof trusses and laminated strand lumber are durable household components, and engineered trim may
last 30 years

ENGINEERED LUMBER	YEARS
Engineered Joists	80+
Laminated Strand Lumber	100+
Laminated Veneer Lumber	80+
Trusses	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	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	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	YEARS
Baseboard Waterproofing System	50
Bituminous-Coating Waterproofing	10
Concrete Block	100+
Insulated Concrete Forms (ICFs)	100
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
Permanent Wood Foundation (PWF; treated)	75

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

FRAMING	YEARS
Log	80 to 200
Poured-Concrete Systems	100+
Steel	100+
Structural Insulated Panels (SIPs)	100+
Timber Frame	100+

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

GARAGES	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	YEARS
Built-In Audio	20
Carbon Monoxide Detectors*	5
Door Bells	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.

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

HVAC	YEARS
Air Conditioner (central)	7 to 15
Air Exchanger	15
Attic Fan	15 to 25
Boiler	40
Burner	10+
Ceiling Fan	5 to 10
Condenser	8 to 20
Dampers	20+
Dehumidifier	8
Diffusers, Grilles and Registers	25
Ducting	60 to 100
Electric Radiant Heater	40
Evaporator 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
Chimney Cap (concrete)	100+
Chimney Cap (metal)	10 to 20
Chimney Cap (mortar)	15
Chimney Flue Tile	40 to 120
Thermostats	35
Ventilator	7

As long as they are not punctured, cut or burned and are kept dry and away from UV rays, cellulose, fiberglass and foam insulation materials will last a lifetime. This is true regardless of whether they were installed as loose-fill, housewrap or batts/rolls.

INSULATION &INFILTRATION BARRIERS	YEARS
Batts/Rolls	100+
Black Paper (felt paper)	15 to 30

Cellulose	100+
Fiberglass	100+
Foamboard	100+
Housewrap	80+
Liquid-Applied Membrane	50
Loose-Fill	100+
Rock Wool	100+
Wrap Tape	80+

Masonry is one of the most enduring household components. Fireplaces, chimneys and brick veneers can last the lifetime of a home.

MASONRY &CONCRETE	YEARS
Brick	100+
Insulated Concrete Forms (hybrid block)	100+
Concrete Masonry Units (CMUs)	100+
Man-Made Stone	25
Masonry Sealant	2 to 20
Stone	100+
Stucco/EIFS	50+
Veneer	100+

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

MOLDING, MILLWORK &TRIM	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	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 shower heads. 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	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 (if not clogged by mineral/other deposits)	100+
Soapstone Kitchen Sink	100+
Sump Pump	7
Toilet Tank Components	5
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
Well Pump	15
Water Softener	20
Whirlpool Tub	20 to 50

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

RADON SYSTEMS	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	YEARS
Aluminum Coating	3 to 7
Asphalt Shingles (3-tab)	20
Asphalt (architectural)	30
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, FLASHING &ACCESSORIES	YEARS
Aluminum Siding	25 to 40+
Aluminum Gutters, Downspouts, Soffit and Fascia	20 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 Siding	60
Vinyl Gutters and Downspouts	25+
Wood/Exterior Shutters	20

Site and landscaping elements have life expectancies that vary dramatically.

SITE &LANDSCAPING	YEARS
American Red Clay	100+
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	YEARS
Concrete Shell	25+
Cover	7
Diving Board	10
Filter and Pump	10
Interior Finish	10 to 35
Vinyl Liner	10
Pool Water Heater	8
Waterline Tile	15+

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

WINDOWS	YEARS
Aluminum/Aluminum-Clad	15 to 20
Double-Pane	8 to 20
Skylights	10 to 20
Window Glazing	10+
Vinyl Windows	20 to 40
Wood	30+

END OF REPORT