TRW Home Inspections

Confidential Inspection Report

LOCATED AT:
1234 Any Street
Baltimore, MD 12345

PREPARED EXCLUSIVELY FOR:
Mr. John Doe

INSPECTED ON:
Friday, March 24, 2017

Inspector, Timothy Wilson - MD License #32705
TRW Home Inspections, LLC

REVISED

International Association of Certified Home Inspectors
InterNACHI Certified

ASHI MEMBER

Friday, March 24, 2017
Mr. John Doe
1234 Any Street
Baltimore, MD 12345

Dear Mr. John Doe,

We have enclosed the report for the property inspection we conducted for you on Friday, March 24, 2017 at:

1234 Any Street
Baltimore, MD 12345

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

CAUT = Caution/Important note.

O/S = Item(s) not operating.

MON = Monitor

DEFR = Deferred cost item(s).

UPGR = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, Timothy Wilson - MD License #32705
TRW Home Inspections, LLC

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

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Introductory Notes

ORIENTATION

1: - For purposes of identification and reporting, the front of this building faces east.

2: - For purposes of identification and reporting, the front of this building faces the street providing access.

NOTES

3: - The house was estimated to be approximately 22 years old.

4: - Temp 30s to 40s

5: - The weather was cloudy at the time of our inspection.

STATE OF OCCUPANCY

6: - Occupied

7: - Fully furnished

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Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION
8: - Location: Covers whole building
9: - Roof slope: Medium
10: - Material: Asphalt composition shingle
11: - Layers: Single layer
12: - Age: Approximately 1-2 years old according to owner. It appears to be slightly older.

13: - Roof drainage system: Gutters and downspouts

INSPECTION METHOD
14: - Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

SURFACE
15: - The shingle surface appears to have been properly installed and is in good condition.

FLASHINGS: OVERALL
16: - The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

PLUMBING VENTS
17: - The plumbing vents appear to be properly installed and in serviceable condition.

SERVICE DROP
18: - Service entry is underground.

GUTTERS
19: - Roof runoff water is diverted to the downspouts by gutters integrated into the roofing surface.

DOWNSPOUTS
20: - The downspouts appear to be properly installed and in serviceable condition.

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21: - In accordance with standard practices, the downspout discharge is routed away from the building to minimize water accumulation at the foundation.

GENERAL COMMENT

22: - The roof covering appears to have been installed in a professional and workmanlike fashion. We observed no signs of unusual or excessive wear of the roofing components that would suggest immediate attention is required.

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Exterior/Site/Ground

BASIC INFORMATION

23: - Walkways: Concrete
24: - Primary exterior window material: Vinyl/plastic or vinyl clad
25: - Primary exterior wall covering: Vinyl siding
26: - Secondary exterior wall covering: Brick veneer
27: - Patio: Concrete
28: - Site grading: Sloped away from structure with the exception noted below.

UPGR **29: -** Site grading: Sloped towards structure. Minor negative grading at the front flower bed.

30: - General lot topography: Hillside

FOUNDATION

31: - The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

32: - Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

EXTERIOR PLUMBING

UPGR **33: -** Backflow prevention devices are now required on exterior hose bibs to prevent contamination of the domestic water supply. These devices are inexpensive and available at most hardware stores. Upgrading the hose bibs should be considered. Rear hose bib.

MAIN SUPPLY

34: - The main supply piping was inaccessible as it is underground.

SEWER CLEANOUT

35: - The sewer cleanout is located at the front of the structure.

SERVICE DROP

36: - Service entry is underground.

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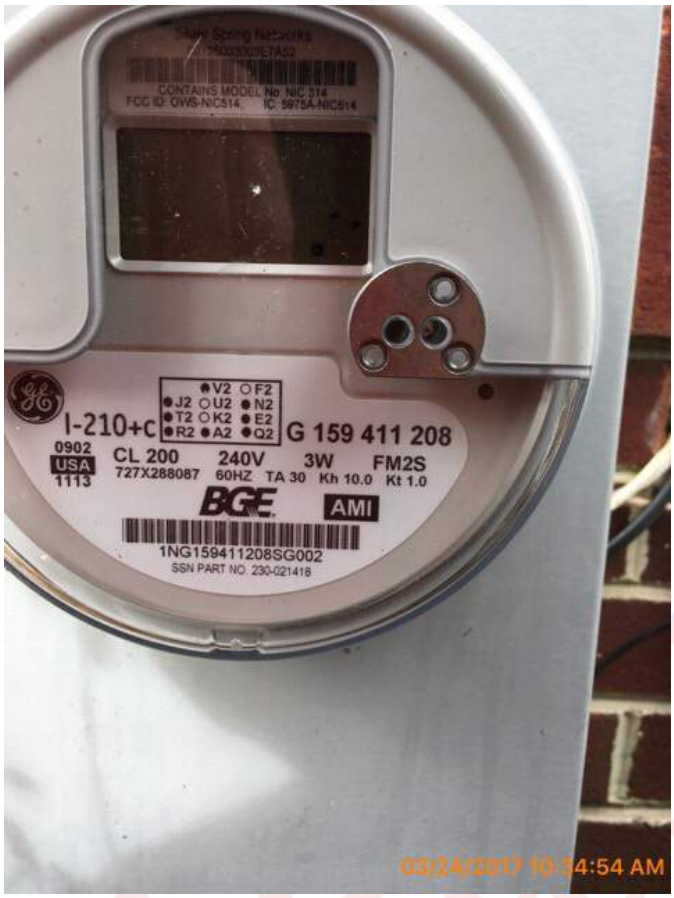
METER

37: - The electric meter is located outside and front.



OUTDOOR RECEPTACLES

38: - The receptacles were found to be properly installed and in serviceable condition with the exceptions of items noted below.

CAUT UPGR **39: -** GFCI protection was not found where this feature is now required. We recommend GFCI protection be installed at side and rear.

40: - Outlet at the deck is loose.

GAS METER LOCATION

41: - The gas meter is outside at the front of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

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GAS METER COMMENTS

42: - Appears to be ok.

GAS PIPING

43: - The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping.

VINYL SIDING

44: - The vinyl siding appears to be properly installed and in good condition.

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45: - Small area to caulk at cable entrance.

DOORS

46: - The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted below. Rear door from bedroom to deck, threshold is cracked and loose.

WINDOWS

47: - The windows appear to be properly installed and in serviceable condition.

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GRADING
48: - The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure with the possible exception below.

UPGR **49: -** Grading is sloped toward the structure at the front flower bed in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading would help ensure that surface water flows away from the structure.

GUTTERS
50: - The gutters appear to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

51: - Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

DOWNSPOUTS
52: - The downspouts appear to be properly installed and in serviceable condition.

53: - In accordance with standard practices, the downspout discharge is routed away from the building to minimize water accumulation at the foundation.

WALKWAYS
54: - The walkways appear to be properly installed and are in serviceable condition.

PATIO SURFACE
55: - The patio appears to be installed in a workmanlike manner and is in good condition.

56: - The concrete patio has cracked and settled to the point that it might be considered aesthetically deficient. In our opinion, it is still serviceable and repair or replacement for a better appearance is optional.

DECK
57: - Like fences and other exposed wood construction, decks have a finite service life. Even the best maintained deck will need repair and eventual replacement. We urge regular treatment with combination wood preservative/UV inhibiting sealers.

58: - The deck appears to be properly constructed and generally in serviceable condition, with no need for significant maintenance or repair at this time.

DECK SUPPORTS
59: - The below grade footings cannot be seen, therefore, we are unable to make any representation of their sufficiency.

STAIRS
60: - The exterior stairs appear to be properly constructed and are in serviceable condition.

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61: - Secure lattice at the deck stairs.

RAILINGS

62: - The railings appear to properly installed and are in serviceable condition.

HAND RAILS

63: - The hand rails appear to properly installed and are in serviceable condition.

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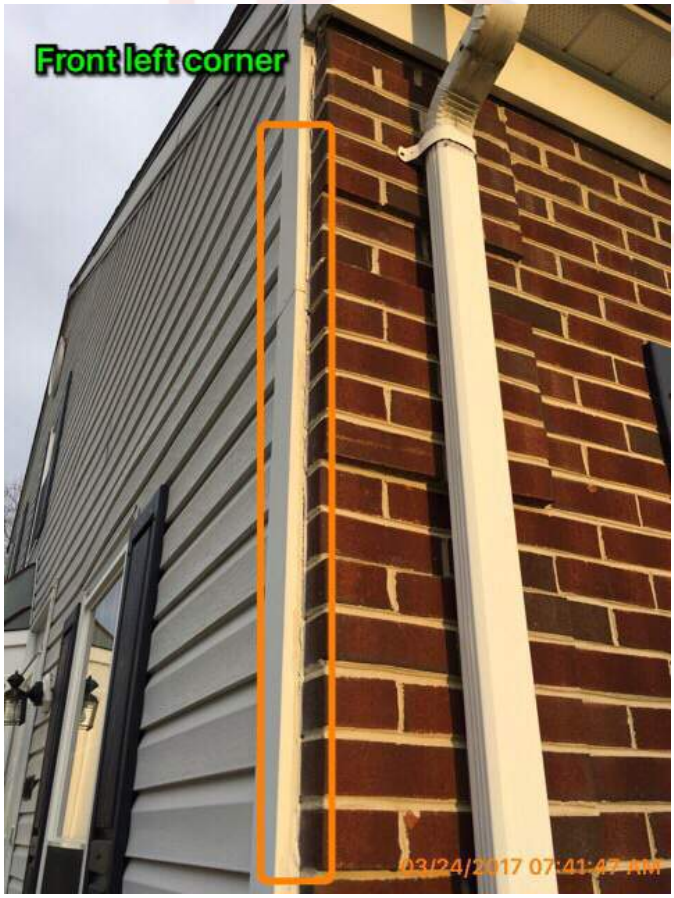
TRIM

64: - The exterior trim appears to be properly installed and generally in good condition, with exceptions noted below. Recommend caulking.



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FASCIA

65: - The fascia appears to be properly installed and generally in good condition, with exceptions noted below.

EAVES/SOFFITS

66: - The eaves and overhangs appear to be properly installed and in good condition.

FLASHING

67: - The exterior flashing appears to be properly installed and is in good condition.

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MISCELLANEOUS

68: - Dryer vent discharge is missing the louvers and one of the bathroom vent covers is broken.

GENERAL COMMENT

69: - As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

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Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

70: - Method of cooling: Gas compression
71: - Type of system: Gas heat with air conditioning
72: - Number of units: 1
73: - Location of equipment: Split or remote system
74: - Related equipment: Ceiling fans
DEFR **75: -** Estimated to be approximately 21-22 years old (May 1995)
76: - Manufacturer: Armstrong
77: - Condenser location: Exterior
78: - Condenser location: Rear of structure
79: - Electrical disconnect location: Adjacent to condensing unit

LIMITATIONS

CAUT **80: -** Operating an air condition system in cold weather can damage the compressor. The outside air temperature was determined to be too low for the safe operation of the equipment. We recommend inspection of the system with the return of warmer weather.

HVAC WIRING

81: - All accessible wiring appears in good condition.

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HVAC DISCONNECT

82: - The local disconnect appears properly installed and in good condition.

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CONDENSING UNIT

83: - The condensing unit appears to be properly installed and in serviceable condition.

DUCTS

84: - Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

GENERAL COMMENT

85: - Our inspection of the central air conditioning is limited to visible components and their basic functions. A full evaluation requires extensive testing and is beyond the scope of our inspection.

DEFR **86: -** The air conditioning is beyond its expected service life. The need for replacement should be expected in the near future.

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Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION
87: - Service entry into building: Underground service lateral
88: - Voltage supplied by utility: 120/240 volts
89: - Capacity (available amperage): 200 amperes
90: - System grounding source: Appears to be via a driven copper rod as the grounding cable disappears above the foundation wall
91: - Branch circuit protection: Circuit breakers
92: - Wiring material: Copper wiring where seen
93: - Wiring method: Non-metallic sheathed cable or 'romex'.

ELECTRIC METER
94: - The electric meter is outside on the front of the building.

MAIN SERVICE
95: - The main electrical service panel is in the basement.

MAIN DISCONNECT
96: - The main electrical service disconnect is in the basement.

97: - The main disconnect is incorporated into the electrical service panel.

SERVICE DROP
98: - Service entry is underground.

CB MAIN PANEL
99: - The main service panel is in good condition with circuitry appearing to be installed and fused correctly.

100: - The circuits in the panel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

SERVICE CAPACITY
101: - The service entrance conductors appear to be #4/0 Aluminum providing an ampacity of 200.

102: - Our statement regarding service capacity is based upon the meter rating.

103: - Our statement regarding service capacity is based upon the size of the service entrance conductors.

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104: - Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect.

SERVICE GROUNDING
105: - The system and equipment grounding appears to be correct.

BRANCH CIRCUITRY
106: - The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

CONDUCTOR MATERIAL
107: - The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL
108: - Based upon our inspection of a representative number, the receptacles were found to be properly installed, in serviceable condition, and operating properly.

SWITCHES: OVERALL
109: - We checked the switches and found they were operating and in serviceable condition.

LIGHTS: OVERALL
110: - The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION
UPGR **111: -** GFCI devices are installed in this home. We recommend adding these devices at all locations currently requiring this protection. This includes receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior. In addition, we recommend upgrading all older devices (pre-2007) with newer devices for safety.

GENERAL COMMENT
112: - The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

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Insulation/Energy

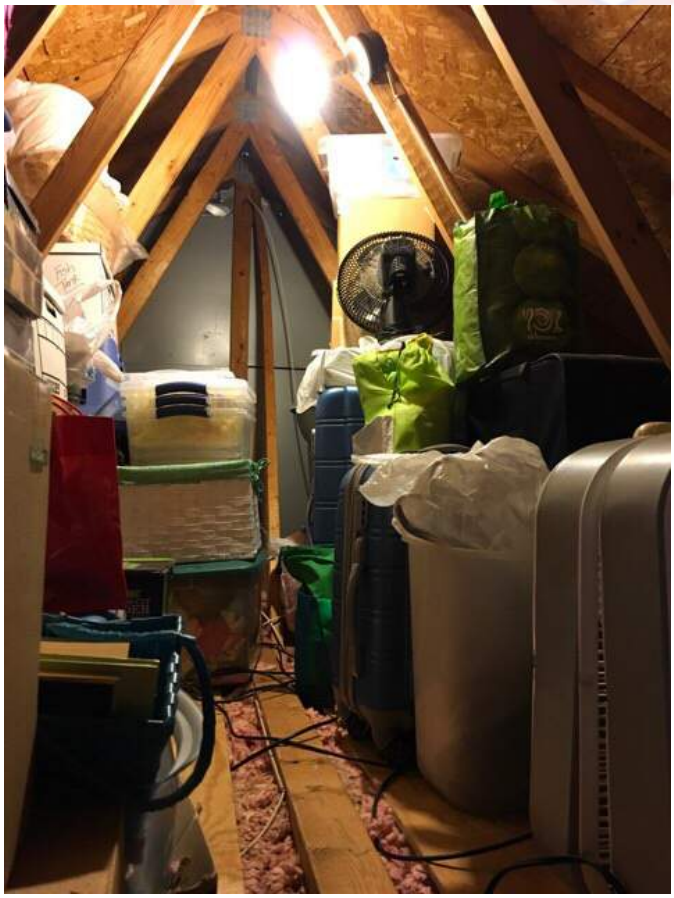
Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ENERGY SAVING ITEMS

113: - Setback clock thermostat: Installed
114: - Insulated glass doors: Installed
115: - Insulated glass windows: Installed
116: - Door weatherstripping: Installed
117: - Window weatherstripping: Installed

ATTIC INSULATION

118: - Portions of the insulation were obstructed and could not be inspected.



119: - The attic has fiberglass batt insulation.

120: - The attic has blown-in fiberglass insulation.

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121: - The level of insulation would appear to provide an R-30 insulating value. This provides very good resistance to heat transfer by present standards.

122: - There is missing or loose insulation in the attic. We recommend it be replaced and/or restored to its original configuration.

WALL INSULATION

123: - We were unable to access the wall cavities and/or determine the presence or condition of insulation.

FLOOR INSULATION

124: - There is no insulation beneath the floors in accessible areas, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

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Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens may or may not undergo a limited function test.

BASIC INFORMATION

125: - Energy: Gas (or propane) appliances only

126: - Ventilation: Exhaust filtered and recirculated into the kitchen

DRAIN TRAPS

127: - The drain trap and associated piping are ABS plastic.

MON **128: -** The drain piping has leaked in the past. No active leaks were noted at the time of this inspection, but we recommend that the drain trap be monitored for signs of active leakage and damage.

AIR GAP

129: - The dishwasher drain is not connected to the air-gap. The dishwasher will function without it, but the installation does not meet present standards. We suggest the proper installation/utilization of the existing air gap.

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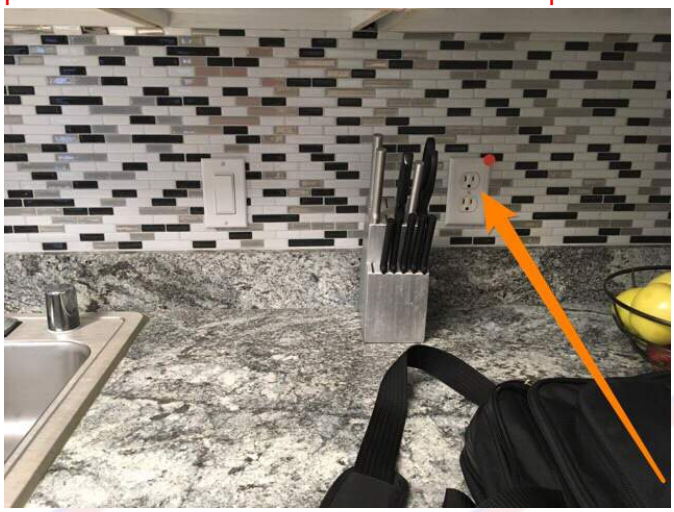
RECEPTACLES

CAUT UPGR **130: -** There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s). See note below.

CAUT O/S **131: -** The GFCI protection did not function properly when tested. We recommend the source of the problem be identified and corrected. Receptacle to the right of the sink with orange dot.



HEAT OUTLET

132: - The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

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FLOOR

MON **133: -** The wood flooring is in serviceable condition. Kitchen floors receive the most concentrated wear of any area in the house, especially at the sink and stove. We recommend these areas be coated every two to three years as preventive maintenance. There is a small chunk missing under the dishwasher.

CABINETS

134: - The cabinets are in serviceable condition.

COUNTERTOPS

135: - The countertop is a plastic laminate.

VENTILATION

136: - Kitchen ventilation is provided by a microwave over the burners,

APPLIANCES: OVERALL

137: - All appliances were tested using normal operating controls and were found to be in satisfactory working condition.

DISHWASHER

138: - The dishwasher responded to normal user controls and was found in good condition.

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DISPOSAL
139: - The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

MICROWAVE & TRASH COMPACTOR
140: - The microwave oven was turned on briefly with the normal operating controls and found to be in satisfactory working condition. Any further testing is beyond the scope of this inspection.

141: - Unable to test for proper function. It was turned on and immediately turned off to avoid damaging the unit.

OVEN
142: - The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

REFRIGERATOR
143: - Refrigerator appears to be working properly.

STOVE
144: - The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

GENERAL COMMENT
145: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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Hallway

First Floor

THERMOSTAT
146: - The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

SMOKE DETECTOR
147: - The smoke detector alarm was activated when the test button was depressed.

CO DETECTOR
CAUT UPGR **148: -** Recommend the installation of a carbon monoxide detector.

GENERAL COMMENT
149: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Second Floor

SMOKE DETECTOR
150: - The smoke detector alarm was activated when the test button was depressed.

CO DETECTOR
CAUT UPGR **151: -** Recommend the installation of a carbon monoxide detector.

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Dining Room/Area

SWITCHES

152: - There are switches for which no purpose was immediately obvious. We recommend inquiries of the owner to determine what is controlled by these switches. Possibly re-wired for the ceiling fan.

HEAT OUTLET

153: - The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

GENERAL COMMENT

154: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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Family Room

Second Floor / Loft

HEAT OUTLET
155: - The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

GENERAL COMMENT
156: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Basement

HEAT OUTLET
157: - The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

CEILING
158: - The ceiling is generally serviceable, except for the item(s) noted. Some thick patchwork noticed at some of the ceiling seems. What could be seen/investigated through the hatch was dry. See basement note.

GENERAL COMMENT
159: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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Living Room

HEAT OUTLET

160: - The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

GENERAL COMMENT

161: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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Utility Room

INTERIOR SUPPLY

162: - The exposed and accessible supply piping generally appears to be properly installed and in good condition.

LAUNDRY TUB

163: - The laundry tub is plastic.

164: - The laundry tub is properly installed and in serviceable condition.

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Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

First Floor / Master

TOILET
165: - The toilet was flushed and appeared to be functioning properly.

WATER BASIN
166: - The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

BATHTUB
167: - The bathtub appears to be properly installed and in serviceable condition.

SHOWER
168: - The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES
169: - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

HEAT OUTLET
170: - The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

SHOWER WALLS
171: - The shower walls appear to be properly installed and in serviceable condition.

VENTILATION
172: - Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

GENERAL COMMENT
173: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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First Floor

TOILET
174: - The toilet was flushed and appeared to be functioning properly.

WATER BASIN
175: - The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES
176: - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

177: - The GFCI reset for the master bathroom is in this bathroom.

HEAT OUTLET
178: - The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

VENTILATION
179: - Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

GENERAL COMMENT
180: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Second Floor

TOILET
181: - The toilet was flushed and appeared to be functioning properly.

WATER BASIN
182: - The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

BATHTUB
183: - The bathtub appears to be properly installed and in serviceable condition.

SHOWER
184: - The shower was operated for the inspection and appeared to be in serviceable condition.

RECEPTACLES
185: - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

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HEAT OUTLET
186: - The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

VENTILATION
187: - Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

GENERAL COMMENT
188: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Basement

TOILET
189: - The toilet was flushed and appeared to be functioning properly.

WATER BASIN
190: - The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

RECEPTACLES
191: - GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

BATHROOM FLOOR
192: - The finish floor in this bathroom is sheet vinyl.

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193: - The transition strip from bathroom to the hallway needs to be repaired or replaced. Trip hazard.

VENTILATION

194: - Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

GENERAL COMMENT

195: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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Bedroom

First Floor / Master

HEAT OUTLET
196: - The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

GENERAL COMMENT
197: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

First Floor / NW

HEAT OUTLET
198: - The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

GENERAL COMMENT
199: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Second Floor / SW

HEAT OUTLET
200: - The heating outlet is in serviceable condition. Conditioned air was observed flowing into the room when the heating system was operated.

GENERAL COMMENT
201: - The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

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Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION
202: - Number of bedrooms: Three
203: - Number of bathrooms: two full and two partial
204: - Window material: PVC plastic
205: - Window type: Double-hung windows
206: - Window glazing: Double pane
207: - Finished ceiling material: Drywall
208: - Finished floor material: Combination of wood, carpet, tile and vinyl
209: - Finished wall material: Drywall

SURFACES: OVERALL
210: - The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear.

WALLS & CEILINGS
211: - The wall and ceiling surfaces appear to be properly installed and in good condition.

FLOORS: OVERALL
212: - The floors have a good appearance and are in serviceable condition.

STAIRS
213: - The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

RAILINGS
214: - The railings appear to be properly installed and are in serviceable condition.

DOORS: OVERALL
215: - The interior doors appear to be properly installed and in good condition.

WINDOWS: OVERALL
216: - The windows tested appear to be properly installed and in serviceable condition. We operate all accessible windows.

DETECTORS: OVERALL
217: - The smoke detectors were tested with their test buttons. This method only verifies battery and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, we advise testing with real or simulated smoke.

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FIRE SPRINKLER SYSTEM

218: - There is an automatic fire sprinkler system installed in this building. Due to the specific and complex nature of such systems, we do not include them in our inspections. However, there have been several recalled/defective components of these systems identified over the years. We suggest further review by a fire sprinkler professional. In addition, more information may be obtained on the Consumer Product Safety website.

HEAT SOURCE

219: - We observed a permanent heat source in each room throughout the building.

GENERAL COMMENT

220: - In addition to any specific rooms noted, we inspected all rooms generally considered to be habitable space. These include, but are not limited to, the living room, dining room, family room, den, bedrooms, utility room, etc. if applicable.

221: - The interior surfaces, hardware, fixtures, doors and windows appear to be professionally installed and are generally in very good condition.

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Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

DRYER VENT
222: - The dryer vent appears properly installed and in serviceable condition.

WASHER/DRYER
223: - The hookups for the washer are properly installed and in serviceable condition. The washer itself was operated through a partial cycle, however we did not conform the complete operation of the cycle timer.

224: - The hookups for the dryer are properly installed and in serviceable condition. The dryer itself was operated through a partial cycle, however we did not confirm the complete operation of the cycle timer.

GENERAL COMMENT
225: - The finished surfaces, hardware, and doors were found to be generally in good condition at the time of our inspection.

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Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION

226: - The foundation is concrete block.

227: - Slab material: Poured concrete

SLAB FOUNDATION

228: - Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

MOISTURE

229: - Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

GENERAL COMMENT

230: - All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

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Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which the belong.

BASIC INFORMATION

231: - Foundation type: Raised perimeter
232: - Foundation material: Concrete block
233: - Wall system: Wood stud walls where visible
234: - Floor system: Truss joists support by walls

ACCESS

235: - The basement is accessible from an interior stair.

236: - The basement is accessible from the exterior of the house.

BASE FOUNDATION

237: - The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure. To note, much of the foundation wall was covered by storage and appliances in the unfinished areas.

238: - The foundation was concealed by finished surfaces. No outward indications of problems were noted, but reportable conditions could be concealed in this situation. Further investigation is optional and would require destructive testing.

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WALLS

239: - The basement walls are concealed by finished surfaces. No outward indications of problems were noted, but reportable conditions could be concealed in this situation. Further investigation is optional and would require destructive testing.

FLOOR

240: - The basement floor is a concrete slab. Minor cracks are visible. These cracks are considered cosmetic in nature and are not structurally significant. No action is indicated.

241: - The majority of the basement floor was concealed by a finished surface and could not be visually inspected. No deficiencies in the surface itself were noted.

CEILING

242: - The ceiling is generally serviceable, except for the item(s) noted. Some of the ceiling seems have been patched but it appears to be dry above.

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WALL FRAMING

CAUT **243: -** There is excessive notching of the studs in the wall framing behind the bathroom sink wall. This has weakened the framing and we recommend repair or modification to conform to accepted standards.

SUBFLOORING

244: - The majority of the subflooring is concealed by finished surfaces and could not be visually inspected.

FLOOR JOISTS

245: - In the areas where the floor framing is visible, all components appear to be properly installed and in good condition.

MOISTURE

246: - The basement was dry at the time of our inspection. We observed no adverse conditions or damage related to excessive moisture.

VENTILATION

247: - Ventilation in the basement is adequate. Good basement ventilation is important to keep moisture levels down. Keeping the vents clear of debris and vegetation should be part of regular maintenance.

SUMP PUMP

248: - A sump pump has been installed to remove occasional water from the sump. The pump was not tested due to it being sealed.

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INTERIOR SUPPLY

249: - The exposed and accessible supply piping generally appears to be properly installed and in good condition.

DRAIN LINES

250: - The visible drain piping appears to be properly installed and in serviceable condition.

SEWER CLEANOUT

251: - The sewer cleanout is located at the front of the structure.

VENT LINES

CAUT **252: -** The vent piping for the waste system appears to generally be properly installed and in good condition, with exceptions noted below. Vent stack behind basement bathroom sink wall is open and needs to be capped off.

GAS PIPING

253: - The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping.

DUCTS

254: - The ducts appear to be properly installed and are in serviceable condition.

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A/C DUCTS

255: - Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

SMOKE DETECTOR

256: - The smoke detector alarm was activated when the test button was depressed.

GENERAL COMMENT

257: - All of the structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

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Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

258: - Furnace location: Basement

259: - Energy source: Natural gas

DEFR **260: -** Age: 22 years old (Jan. 1995)

261: - Manufacturer: Armstrong

GAS SUPPLY

262: - The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

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REGULATOR & CONTROL
263: - The gas pressure regulator and control valve appear to be properly installed and in serviceable condition.

BURNERS
264: - The burners were inspected and found to be clean and in good working order.

HEAT EXCHANGER
265: - The heat exchanger was inaccessible and could not be visually examined.

IGNITION SYSTEM
266: - The standing pilot light is controlled by a thermocouple which ensures that the pilot gas valve will close if the pilot light is extinguished. This system appears to be in serviceable condition.

AIR FILTERS
267: - The air filter for the heating unit is a conventional, disposable filter.

VENT
268: - The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR
269: - There is adequate combustion air for this heating unit.

DUCTS
270: - The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT
271: - The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

HVAC WIRING
272: - All accessible wiring appears in good condition.

HVAC DISCONNECT
273: - The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

274: - The local disconnect appears properly installed and in good condition.

GENERAL COMMENT
275: - Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

UPGR **276: -** The heating is near the end of its expected service life. Although it responded to normal operating controls, the need for replacement should be expected within the next few years.

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277: - The heating system responded to normal operating controls. Components appear properly installed and serviceable. Routine maintenance will keep it functional and maximize its service life.

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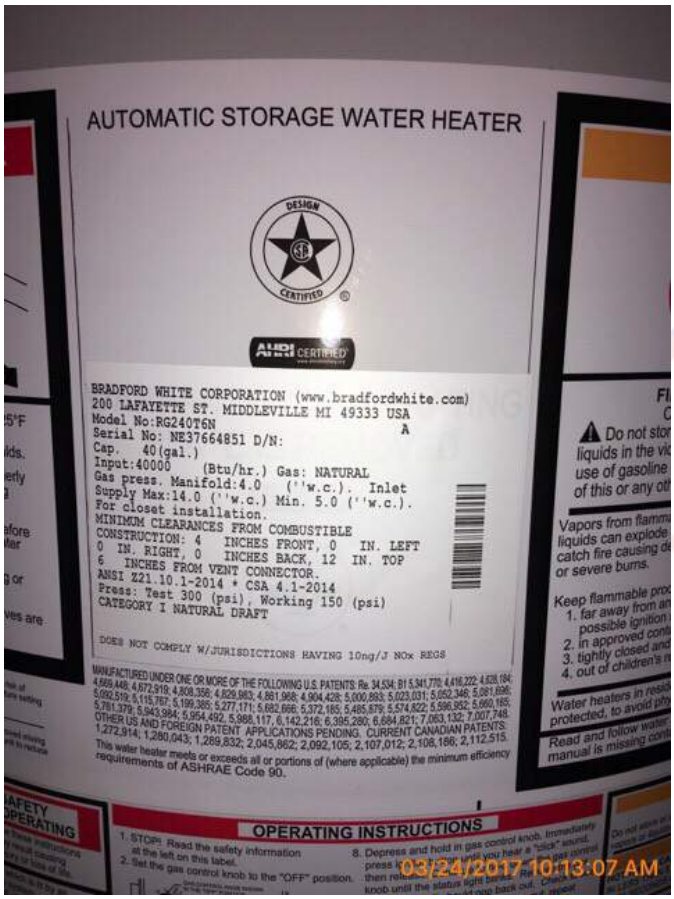
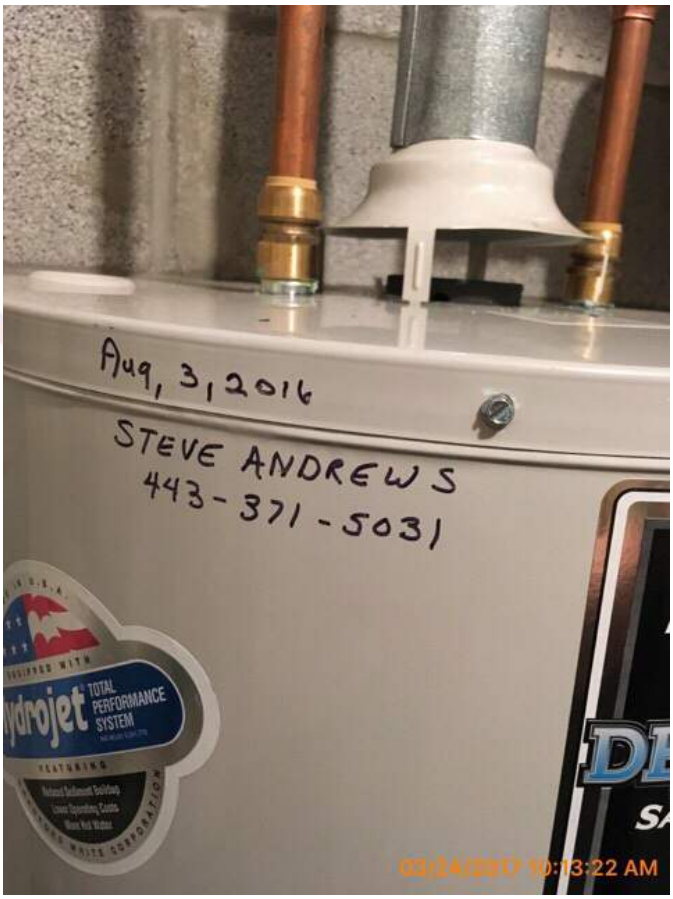
Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

278: - Location: In the basement





279: - Energy source: Natural gas

280: - Capacity: 40 gallons

T/P RELEASE VALVE

281: - The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

GAS SUPPLY

282: - The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

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VENTING

283: - The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

284: - The combustion air supply is adequate.

WATER CONNECTORS

285: - The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

GENERAL COMMENT

286: - This is a newer water heater, was operating and with routine maintenance should be reliable for a number of years.

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Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

BASIC INFORMATION

287: - Domestic water source: Public supply
288: - Supply piping: Plastic where seen
289: - Waste disposal: Municipal
290: - Waste piping: Plastic where seen
291: - Other installed systems: Fire sprinkler, not inspected

WATER SHUTOFF LOCATION

292: - The domestic water supply main shut-off valve is on the front wall in the basement.

MAIN SUPPLY

293: - The main supply piping was inaccessible/underground.

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294: - There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY

295: - The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WATER PRESSURE

296: - The system water pressure appears to be within the range of normal.

DRAIN LINES

297: - The visible drain piping appears to be properly installed and in serviceable condition.

SEWER CLEANOUT

298: - The sewer cleanout is located at the front of the structure.

VENT LINES

299: - The vent piping for the waste system appears to generally be properly installed and in good condition, with exceptions noted in the basement section.

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SUMP PUMP/SEWAGE EJECTOR

300: - A sump pump has been installed to remove occasional water from the sump. The pump was not tested due to it being sealed.

GAS PIPING

301: - The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping.

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GAS METER LOCATION

302: - The gas meter is outside at the front of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

GENERAL COMMENT

303: - The plumbing system appears to be in good condition.

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Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY
304: - The attic access is located in the hall.

305: - Insulation conceals portions of the attic, limiting access and preventing complete inspection. No reportable conditions were observed in the visible areas.

SHEATHING
306: - The roof sheathing is 'OSB' - Oriented Strand Board, nailed solidly across the rafters.

307: - The roof sheathing appears to be properly installed and in good condition.

CEILING JOISTS
308: - The ceiling joists appear to be generally properly installed and in good condition.

ROOF TRUSSES
309: - The trusses are generally in good condition, where seen, and have performed adequately since their installation.

VENT LINES
310: - The vent piping for the waste system appears to be properly installed and in good condition.

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WIRING

CAUT **311: -** There is an uncovered junction box over the stairs. We recommend the box be covered to protect the wiring connections.

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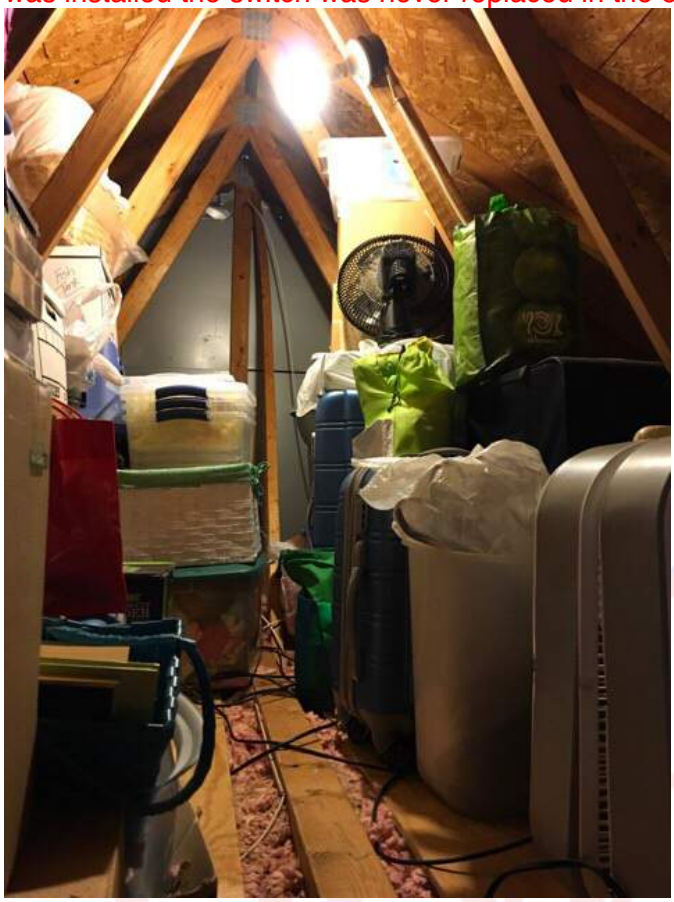
SWITCHES

O/S **312: -** We are unable to turn off the attic light. It appears that it may be possible that when the exhaust fan was installed the switch was never replaced in the open box which may have controlled the light. My guess.



VENTILATION

313: - The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.

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Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

SEWER CLEANOUT
EXTERIOR/SITE/GROUND
314: - The sewer cleanout is located at the front of the structure.

GAS METER LOCATION
EXTERIOR/SITE/GROUND
315: - The gas meter is outside at the front of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

MAIN SERVICE
ELECTRICAL SYSTEM
316: - The main electrical service panel is in the basement.

MAIN DISCONNECT
ELECTRICAL SYSTEM
317: - The main electrical service disconnect is in the basement.

318: - The main disconnect is incorporated into the electrical service panel.

SEWER CLEANOUT
BASEMENT
319: - The sewer cleanout is located at the front of the structure.

WATER SHUTOFF LOCATION
PLUMBING
320: - The domestic water supply main shut-off valve is on the front wall in the basement.

SEWER CLEANOUT
PLUMBING
321: - The sewer cleanout is located at the front of the structure.

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GAS METER LOCATION

PLUMBING

322: - The gas meter is outside at the front of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

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Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

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Executive Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Exterior/Site/Ground

OUTDOOR RECEPTACLES

CAUT UPGR **s-1: -** GFCI protection was not found where this feature is now required. We recommend GFCI protection be installed at side and rear.

s-2: - Outlet at the deck is loose.

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VINYL SIDING

s-3: - Small area to caulk at cable entrance.

DOORS

s-4: - The exterior doors appear to be properly installed and generally in serviceable condition, with exceptions noted below. Rear door from bedroom to deck, threshold is cracked and loose.

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STAIRS

s-5: - Secure lattice at the deck stairs.

TRIM

s-6: - The exterior trim appears to be properly installed and generally in good condition, with exceptions noted below. Recommend caulking.

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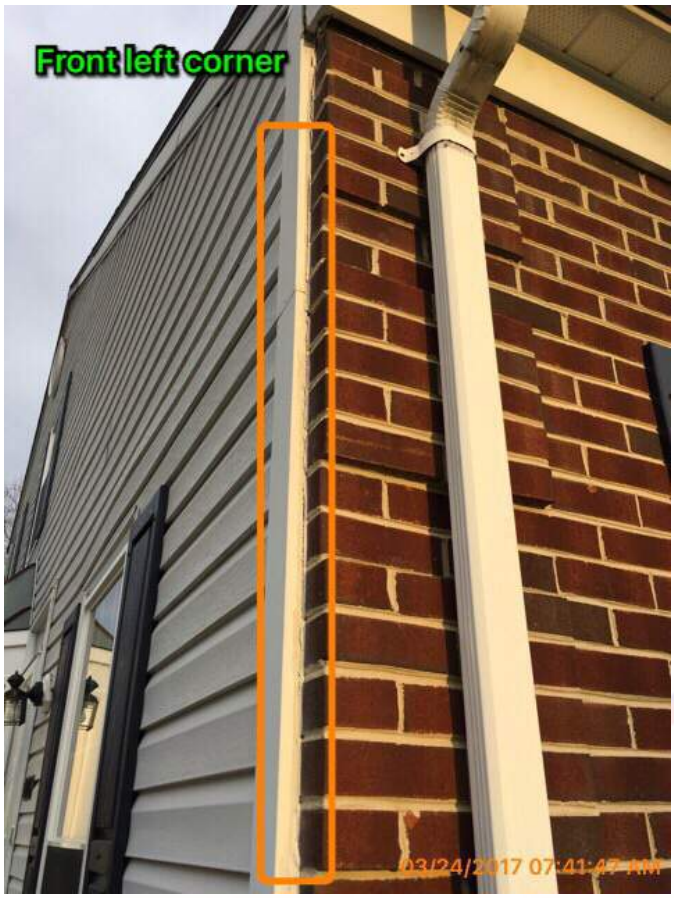

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FASCIA

s-7: - The fascia appears to be properly installed and generally in good condition, with exceptions noted below.

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MISCELLANEOUS

s-8: - Dryer vent discharge is missing the louvers and one of the bathroom vent covers is broken.

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Insulation/Energy

ATTIC INSULATION

s-9: - There is missing or loose insulation in the attic. We recommend it be replaced and/or restored to its original configuration.

Kitchen

AIR GAP

s-10: - The dishwasher drain is not connected to the air-gap. The dishwasher will function without it, but the installation does not meet present standards. We suggest the proper installation/utilization of the existing air gap.

RECEPTACLES

CAUT UPGR **s-11: -** There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s). See note below.

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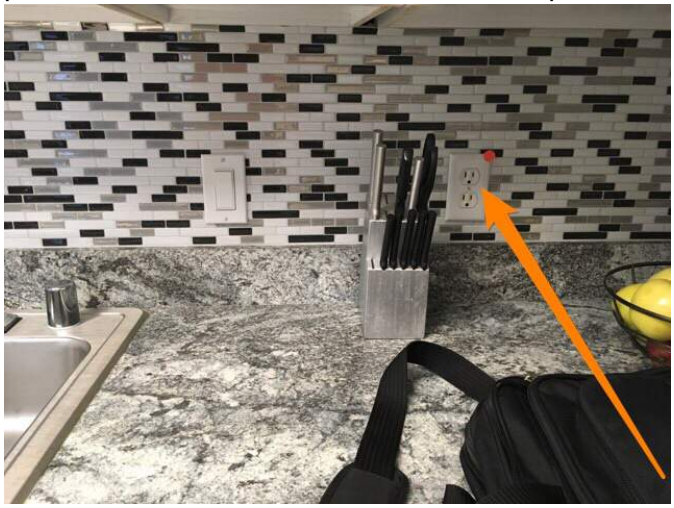
CAUT O/S **s-12: -** The GFCI protection did not function properly when tested. We recommend the source of the problem be identified and corrected. Receptacle to the right of the sink with orange dot.



Basement

WALL FRAMING

CAUT **s-13: -** There is excessive notching of the studs in the wall framing behind the bathroom sink wall. This has weakened the framing and we recommend repair or modification to conform to accepted standards.

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VENT LINES

CAUT **s-14: -** The vent piping for the waste system appears to generally be properly installed and in good condition, with exceptions noted below. Vent stack behind basement bathroom sink wall is open and needs to be capped off.

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Attic

WIRING

CAUT **s-15: -** There is an uncovered junction box over the stairs. We recommend the box be covered to protect the wiring connections.

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SWITCHES

O/S **s-16: -** We are unable to turn off the attic light. It appears that it may be possible that when the exhaust fan was installed the switch was never replaced in the open box which may have controlled the light. My guess.

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Life Expectancy Chart

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

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

Visit www.nachi.org/life-expectancy for more information.

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

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

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

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

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

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

Walls and ceilings last the full lifespan of the home.

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

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

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

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

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

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

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

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	Life Expectancy in Years
Accessories	10+
Arc-Fault Circuit Interrupters (AFCIs)	30
Bare Copper	100+
Bulbs (compact fluorescent)	8,000 to 10,000+ hours
Bulbs (halogen)	4,000 to 8,000+ hours
Bulbs (incandescent)	1,000 to 2,000+ hours
Bulbs (LED)	30,000 to 50,000+ hours
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	Life Expectancy in 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	Life Expectancy in Years
Adjustable Steel Columns	50+
Fasteners (bright)	25 to 60
Fasteners (copper)	65 to 80+
Fasteners (galvanized)	10+
Fasteners (electro-galvanized)	15 to 45
Fasteners (hot-dipped galvanized)	35 to 60
Fasteners (stainless)	65 to 100+
Steel Beams	200+
Steel Columns	100+
Steel Plates	100+

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

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

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

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

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

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

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

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

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

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

***Batteries should be changed at least annually.**

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

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

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	Life Expectancy in 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+
Rockwool	100+
Wrap Tape	80+

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

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

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

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

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

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

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

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

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

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

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

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

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

Site and landscaping elements have life expectancies that vary dramatically.

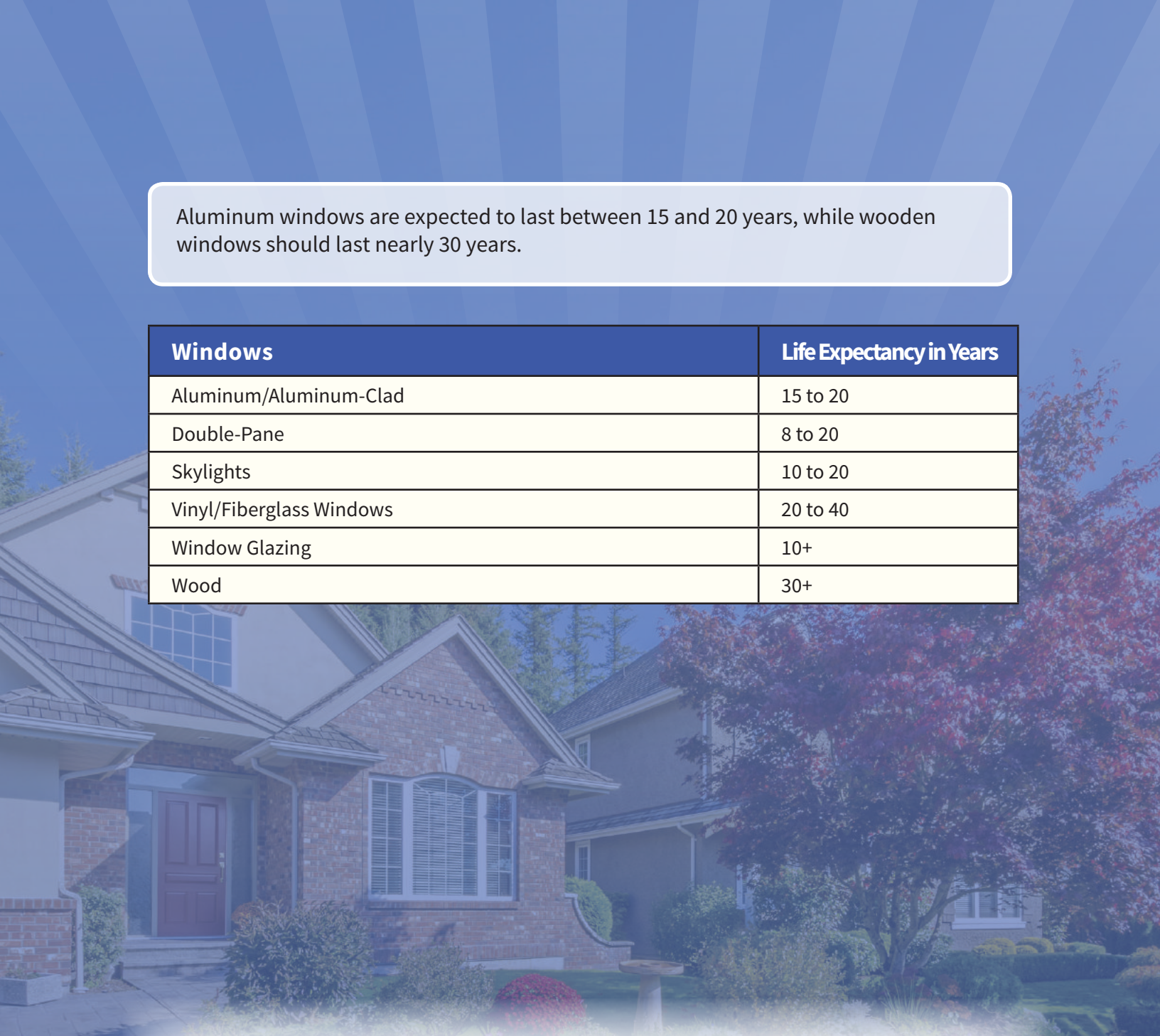
Site & Landscaping	Life Expectancy in Years
Asphalt Driveway	15 to 20
Brick and Concrete Patio	15 to 25
Clay Paving	100+
Concrete Walks	40 to 50
Controllers	15
Gravel Walks	4 to 6
Mulch	1 to 2
Polyvinyl Fencing	100+
Sprinkler Heads	10 to 14
Underground PVC Piping	60+
Valves	20
Wood Chips	1 to 5
Wood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

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

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

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

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



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

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