

Additional Information – Please Read

ESTIMATED REPLACEMENT CYCLES

The estimated replacement of household mechanical items and appliances will be determined by the amount of usage, quality and the amount of preventive maintenance performed.

ITEM	YEARS OF LIFE
Asphalt & Fiberglass Roof	18-22
Water Heater	12-18
Forced Air Furnace	25-30
Hot Water Furnace	30-40
Circulating Pumps on Hot Water Heating Systems	10-15
Air Conditioning Compressor	10-15
Washer & Dryer	10-15
Disposal	10-15
Dishwasher	10-15
Refrigerators and Cooking Equipment	15-20
Galvanized Water Pipes	35-50
Copper Pipes	60+
Heat Pump (Exterior)	10-15
Plastic Pipes (Supply or Drain)	60+
Septic Systems	25-35
Submersible Pump for Well	10-15
Water Softener	10-15
Sump Pump	3-7
Humidifier	5-7

HUMIDIFER

During a visual inspection it is not possible to determine whether the humidifier is operating properly. It is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

WATER FLOW

Acceptable water flow is based on at least 3 gallons per minute from the highest fixture when at least one other fixture is on at the same time.

SEPTIC TANKS

The check of septic tanks is not included in this visual inspection. In order for a system to be checked, the house must have been occupied within the last 30 days. A dye test is the simplest form of a septic inspection. We recommended that the tank be located and the system be cleaned out before taking possession of the property. Most systems need to be cleaned out every 4-6 years. If solids build up and the baffle is defective, the solids can overflow into the drain field and clog it.

HOSE BIBS

(Outside water faucets) During the winter months it is necessary to make sure the outside faucets are turned off, **unless they are frost proof**. This can be done by means of a valve located in the basement, or crawl space. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when turned off.

POWER USAGE

Electric Range-----	30-50 Amps
Electric Dryer-----	25-40 Amps
Electric Water Heater-----	25 Amps
Electric Central A/C-----	30 Amps
Room A/C-----	10-25 Amps
Electric Heat Pump-----	50-75 Amps

NAIL POPS

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed, and are of no structural significance. Drywall is generally in 4' x 8' sheets. The tape on the seams sometimes loosens or cracks. These may be filled and repainted. These do not generally indicate a structural fault. In some instances, if many nail pops are in the same area, further evaluation is needed to determine the cause.

STUCCO

EIFS-Exterior finishes of this type are prone to water infiltration and may cause hidden damage to the structure. There is usually no visible evidence of such damage. We recommend a detailed inspection by a qualified specialist.

SIDEWALKS AND DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

EXTERIOR WOOD SURFACE

All surfaces of untreated wood need regular applications of paint or special chemicals to resist rot. Porch or deck columns and fence posts, which are buried in the ground and made of untreated wood, will rot within a year or two. All posts and wood members with ground contact should be of treated wood or constructed of wood, which has natural resistance to rot, such as redwood. Decks should always be nailed with galvanized or aluminum nails.

ATTIC VENTILATION

Good ventilation controls condensation in the house. In the winter, fresh dry air replaces moisture-laden air within the house. In the summer, the heated air is exhausted and is replaced with cooler air. The cooler air cuts down on the air conditioning and premature shingle decay. An un vented or poorly vented attic will also result in the decay of the sheathing plywood, causing it to separate and mold to form. A good rule of thumb regarding how to find the number of square inches of venting needed is to find 1/300 of the total square feet of ceiling space. One half of the venting is in the soffit area, and the other half is in the roof area close to the peak, using ridge, turbine, and gable or shingle vents. Most of the time the ceiling area is equal to the foundation size.

An example:

1. House is 30ft. by 50 ft. = 1500 square feet of ceiling.
2. 1500 sq. ft. x 144 square inches in a foot = 216,000 square inches.
3. Divide 216,000 by 300 = 720 square inches of venting.
4. Divide 720 by 2 = 360 square inches of venting in the soffit and 360 square inches of venting in the roof area.

ASBESTOS

Asbestos is a mineral rock, mined from the earth. It is fire resistant and has high tensile strength. It is a poor heat and electric conductor and generally it is impervious to chemical attacks. If inhaled, asbestos fibers have been shown to cause diseases that disrupt the normal functions of the lungs. Friable asbestos contains more than 1% asbestos and can be crumbled or reduced to a powder by hand pressure.

LEAD

Lead is a cumulative poison ending up in the body's bones and tissues. In the early 1900's lead was commonly used in paint, as a pigment, colorer and dryer. During the 1930's and 1940's, nearly all paint was manufactured with some lead. The greater the concentration of lead the higher the quality of the paint. By 1980, however, Congress had passed the "Safe Water Drinking Law," which prohibits the use of lead in pipes. Currently, Federal law requires sellers of real estate to disclose whether or not there is known lead in pipes or paint on the property, and buyers have the right to test for its' presence.

RADON

Radon is a radioactive gas, which comes from the natural breakdown of uranium. Radon gas has been linked to lung cancer. E.P.A. has established 4 pico curie / liters of air as a level at or above which abatement is recommended. This can only be determined by a separate Radon test.

ELECTRICAL

Most parts of any residential electrical system are hidden behind walls and ceilings. Evaluating hidden components is beyond the scope of this inspection.

Most receptacles in older homes are the two-prong ungrounded type. Grounding of receptacles was not required before 1960. Grounding is a safety feature that provides protection in the event of a fault. It is recommended that ungrounded receptacles in the kitchen, baths, garages and outdoors be upgraded to three pronged grounded GFCI outlets. Any appliance with a three-prong plug needs to be provided with a grounded receptacle especially washers, and refrigerators.

MOLD

Homeowners are becoming more aware of the effects of mold. Questions arise regarding mold and its source. This is **NOT** a part of a standard home inspection, and requires a specialist. If you are interested or concerned about mold, please contact a specialist. **DO NOT RELY ON THIS HOME INSPECTION TO FIND, TEST OR DIAGNOSE MOLD, OR ANY OTHER ENVIRONMENTAL ISSUE.**