THREE RIVERS INSPECTION & ENGINEERING, INC.
INSPECTION REPORT

Address Here

January 20, 2004

PART ONE

BACKGROUND DATA

Date of Inspection:	January 19, 2004
Date of Report:	January 20, 2004
Property Location:	Address here
Time Inspection Started:	11:30 A.M.
Time Inspection Completed:	1:30 P.M.
Outside Temperature at Time of Inspection:	20 degrees F
Weather Conditions at Time of Inspection:	Dry
Previous Days Weather Conditions:	Snow, snow on ground
Inspectors:	Russell Kowalik and Scott Latosky

1153 Stowe Avenue
McKees Rocks, PA 15136
Phone: 412.331.5665
Fax: 412.331.6205

PART TWO

INSPECTION RESULTS

IMPORTANT NOTES

Identification of right, left, front, and back in this report is based on the view from the street, facing the house. Note that this applies to all issues, both interior and exterior (unless otherwise stated).

Three Rivers Inspection & Engineering, Inc. meets the requirements of the Pennsylvania Home Inspection Law that took effect on 12/20/01.

Inspection report notes required by the Pennsylvania Home Inspection Law to be included in the home inspection report:

> A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection.
>
> The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.
>
> If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report. (See the note below.)
>
> > Information which is not required verbiage per the Home Inspector Law: Any section of this report which is presented as a certified engineering report will be clearly identified as such (i.e., marked with an engineering license number and signed by Russell J. Kowalik, Professional Engineer.)
>
> This home inspection is not to be construed as an appraisal and may not be used as such for any purpose.

OVERALL ASSESSMENT OF HOME:

This house is in good overall condition but has several issues to be addressed before the house can proceed into the future on a normal maintenance and repair cycle.

LISTING OF MATERIAL DEFECTS:

(As defined in the Home Inspector Law, a material defect is a problem with a residential property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. Also, as noted in the Home Inspector Law, the fact that a structural element, system, or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.)

Electrical Safety Issues

SERVICE

The service entrance cable carries the electrical supply from the top of the exterior wall to the electric meter and then to the interior fuse box. The outer protective jacket on this cable is frayed to the point that the ground wire, which is wrapped around the circumference of the cable, and the conductors have been exposed to the atmospheric elements.

The ground wire is not insulated and is not designed to be exposed to inadvertent human contact or to long term contact with water, which could flow down inside the outer jacket of the cable and be retained within the cable jacket. While there is usually no current in the ground wire, the ground wire is an important safety feature and may become brittle and broken as a result of such exposure to the elements.

The conductors that do carry current are insulated but the insulation is designed to be protected from contact or inadvertent physical damage by the outer cable jacket.

In addition, the frayed service entrance cable may allow water to flow down the inside of the cable jacket and into the electric meter or the fuse box. Water in the fuse box or electric meter is dangerous because of the danger of electrical shocks and because it can rust the internal electrical parts.

This service entrance cable should therefore be replaced.

Note that the fuse box will likely need to be replaced with a circuit breaker box when the new service entrance cable is installed. This is because the electrician will be required to connect the new service entrance cable to the fuse box in accordance with prevailing electrical codes. Most likely, the electrician will not be able to meet code requirements, such as for cable bend radii, with the existing fuse box.

Note that replacement of the fuse box with a circuit breaker box will resolve various issues, such as the following:

> All of the 30 amp fuses installed in the fuse box exceed the maximum rating (20 amps) that would provide proper protection of the circuit wiring. This could mean that one or more of these circuits tends to be overloaded with the proper fuses installed (with the proper fuses continually blowing). If this is the case, it may be necessary to install additional circuits. Install proper 20 amp fuses. If the proper fuses blow too often, do not solve the problem by increasing the fuse amperage rating. This can allow the circuit wiring to overheat.
>
> There are a few fuses in the fuse box that are double tapped (i.e., two circuits are being powered from one fuse). Double tapped fuses will be more likely to blow regularly (depending on the electrical load carried by the circuits). Also, the terminal screws associated with the fuses are designed to accommodate the secure attachment of one circuit wire only. Loose wires can cause local overheating.

MISCELLANEOUS

The 30 amp fuse in the basement ceiling that protects the furnace should be changed to a 20 amp fuse, as discussed at the inspection.

The first floor front room front wall electrical outlet has reverse polarity. That is, the hot wire is secured to the terminal screw to the longer receptacle slot. This is a code violation. Repair in accordance with prevailing electrical codes.

A gas stove requires a 110 volt electrical outlet and has a grounded plug. The stove is powered via an extension cord that is routed along the floor into the neighboring room, which is plugged into a non-grounded electrical outlet. Have a properly grounded receptacle installed near the stove to eliminate the use of extension cords.

Secure the loose electrical outlet box on the exterior back wall.

Suggestion: It is suggested that the two prong electrical receptacle on the exterior front wall at the front porch be replaced by a Ground Fault Interrupt type receptacle. This will allow grounded plugs to be inserted and the Ground Fault Interrupt receptacle will shut off power very quickly in the event of a shock condition (before anyone gets hurt). This is especially important for electrical outlets in outside locations.

Basement Dampness and Mold

The front of the basement becomes wet. The asbestos floor tiles have been loosened by this chronic dampness. Stored items (i.e. cardboard boxes) have been damaged by infiltrating water.

To reduce the rate of infiltration (and possibly to stop it altogether), consider installing a gutter along the front edge of the awning to stop rainwater from cascading to the ground immediately outside the front foundation wall. In addition, regrade the ground outside the front foundation wall to cause rainwater coming down off the front yard slope to flow away from the house. In addition, seal the joint between the left side walkway and the left side foundation wall and seal the cracks in the concrete.

A basement with this extent of dampness facilitates the growth of mold.

What appears to be mold was observed on wall surfaces and on the bathroom door in the front basement room. What appears to be mold was also observed on shelving in the cabinets along the front foundation wall in the front right corner of the basement.

Molds affect individuals differently, and while most common molds can be safely removed without the assistance of a professional, some molds are toxic and the average homeowner should not attempt the abatement of these types of mold. Laboratory testing would be necessary to identify the different types of mold. Abatement of toxic mold, which may require removal of building materials, is an expensive process and should be done by qualified professionals.

For authoritative further information regarding mold in the home, refer to the following EPA web site:

http://www.epa.gov/iaq/molds/moldguide.html

Note that Three Rivers does not perform a comprehensive mold evaluation. For such an evaluation, which may identify mold in other locations in the house, hire an indoor air quality expert.

Note: It is suggested that a dehumidifier be operated. Running a dehumidifier will reduce the volume of water that condenses on the cooler inside surfaces of the foundation walls

Windows

The following window issues were noted:

The windows have wood exterior sills (that rest on the brick sill, outboard of the metal frame). A few of these wood sills have deteriorated to the extent that the metal frames have crushed down into the wood. This results in a trap for water that causes rainwater to pool adjacent to the metal frame. This will likely lead to more deterioration and crushing.

The second floor back left room left wall window is missing a lock. Fit a lock to this window.

The second floor back left room back wall left window would not open with moderate force. Repair as necessary.

The second floor back left room back wall right window and second floor front left room left wall window are missing hand cranks. Fit these windows with cranks so the windows may be opened.

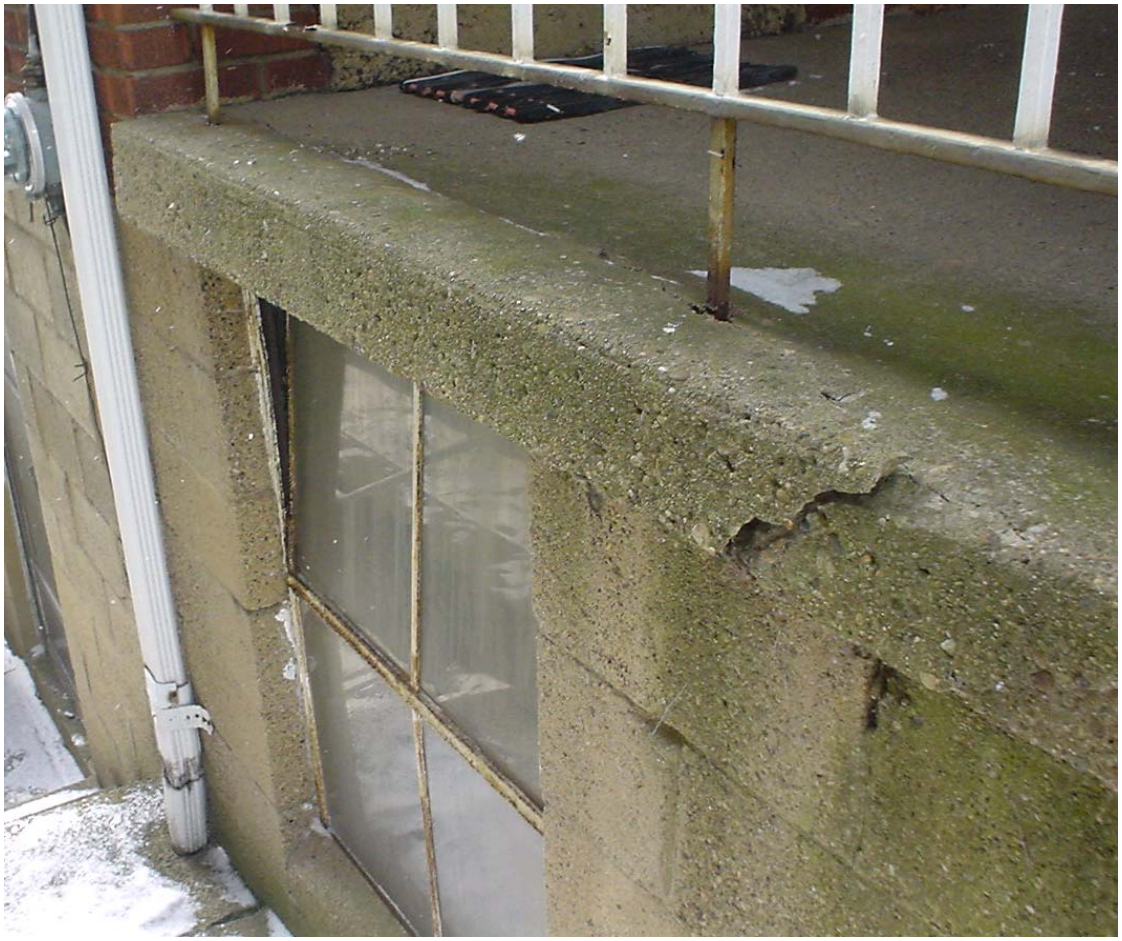
The glazing putty that is installed on the exterior of the sashes to seal and hold the glass panes in place is deteriorating on several windows. Chip out the dried and deteriorated putty and install new putty. This will improve the weather tightness of the windows.

Note that these are the original, single pane windows that can be expected to sweat and freeze up in cold weather and be relatively drafty.

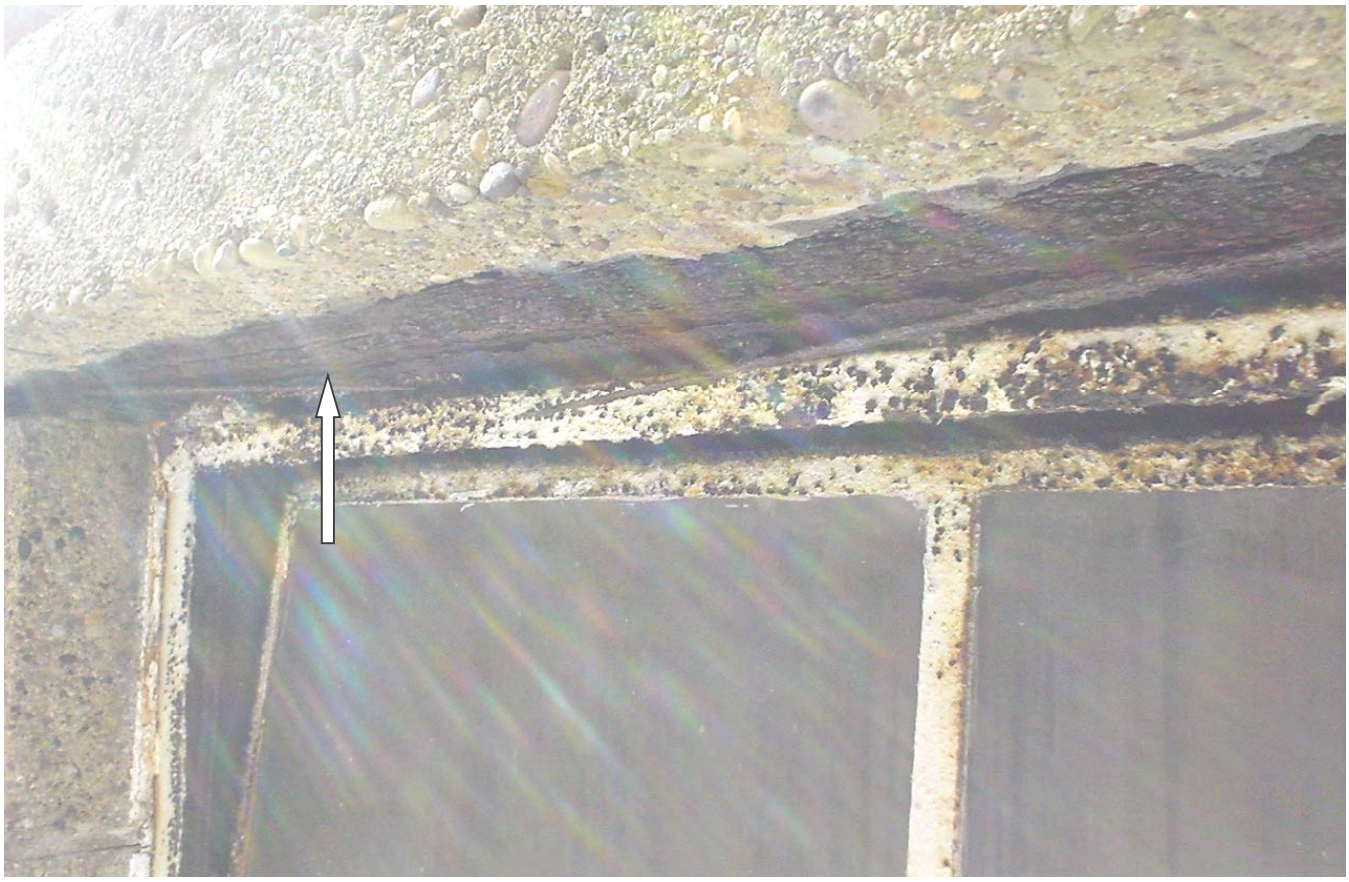
Strong consideration should be given to replacement of these windows.

Foundation Window and Front Porch

The window opening in the wall below the left edge of the front porch has a steel lintel that spans across the top edge. Rust has accumulated above the steel lintel. The accumulated rust has pushed up on the concrete slab porch floor. This upward push has cracked off a piece of concrete in the area above the window. The upward push has also lifted the entire slab by a fraction of an inch above the foundation walls. See the photos below.



Cracked concrete above window.



Remnants of rusted steel lintel that pushed upward on concrete and down on window.

Suggested repair: Remove the window, lintel and loose concrete. Install a new lintel. Pour a new section of concrete. Install a new window and caulk around the perimeter between the bottom of the concrete slab and the foundation wall.

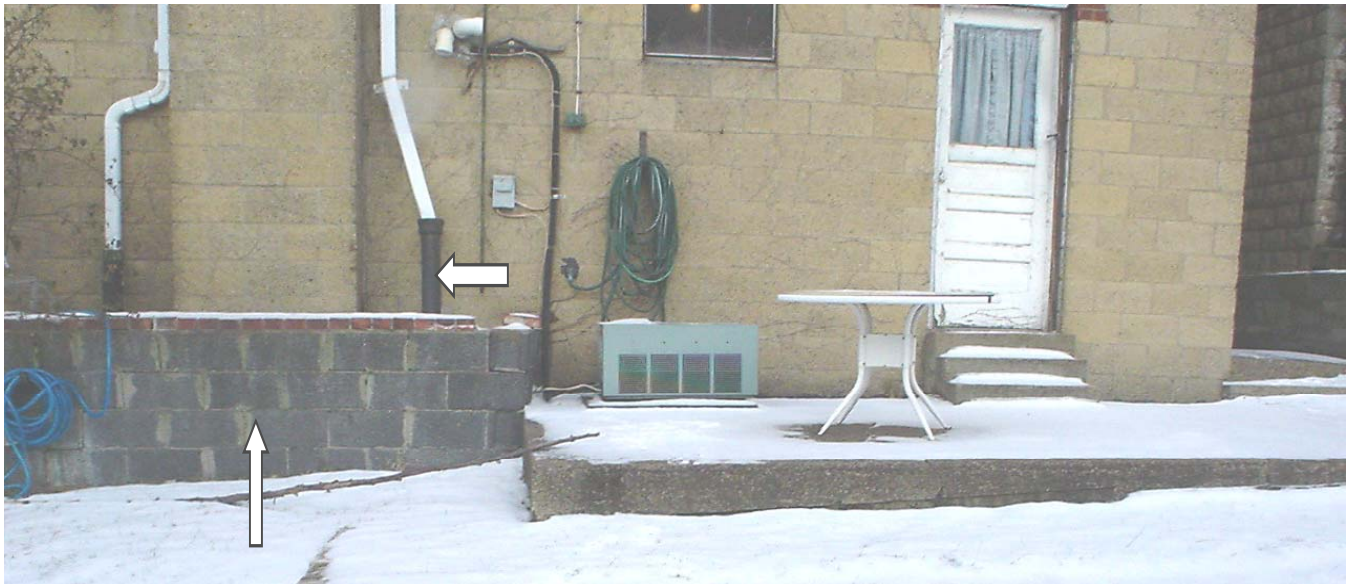
Walkway

The left side walkway has a landing outside the basement entry door that traps water coming down off the steps toward the front. During the inspection, this landing area was covered with a thick layer of ice. This presents a significant slip/trip hazard. In addition, the walkway toward the back of the house has cracked and heaved to the extent that a slip/trip hazard has been created. It is suggested that the landing and the walkway to the rear be replaced.

Retaining Wall and Downspout Drainpipe

The concrete block retaining wall around the back chimney is starting to collapse. It is suggested that this wall be removed before it falls. See the photo below.

The underground drainpipe for the downspout at the back of the house was filled with ice. It appears that the underground drainpipe is clogged. Clearing the clog could be as simple as snaking the drainpipe or the clog could be a result of a permanently damaged underground drainpipe. Repair as necessary to avoid having the downspout water overflow onto the ground adjacent to the house foundation wall. Note that the overflowing water has most likely contributed to the deterioration in the retaining wall that surrounds the downspout.



Retaining wall and clogged downspout.

RELATIVELY MINOR REPAIR ISSUES WHICH SHOULD BE ADDRESSED NOW OR IN THE NEAR FUTURE:

(The issues in this section can be important to buyers because of their relative urgency but these issues have a relatively minor cost of repair and do not represent "unreasonable risk to people" and therefore do not fall into the "material defect" category.)

Plumber Issues

MISCELLANEOUS

The concrete basins in the washtub are cracked through and the basins leak onto the floor. Usually, repairs to these cracks are not effective over the long run. Therefore, it is suggested that washtub be replaced with new a plastic washtub.

The basement bathroom commode bowl is cracked. Replace the commode.

NATURAL GAS LEAKS

Two natural gas leaks were found using a combustible gas meter. The leak locations were marked with red tape. One leak is located at the water heater local shutoff valve and one leak is located at a threaded connection in the front of the basement. Have a plumber in to make the necessary repairs. The plumber may conduct a pressure test on the entire system. This test is performed at a higher differential pressure than normal gas line pressure. Using this technique, it is possible that other leaks may be located (including leaks in joints not accessible for inspection with a combustible gas meter).

The natural gas pipe in the front basement room along the left wall intended for a space heater should be capped if a space heater is not to be immediately installed. The shutoff valve at the end of this pipe could leak (or be inadvertently turned on) and cause a significant gas leak.

Birds

Two dead birds were found on the floor in the cabinets along the front foundation wall in the front right corner of the basement. The bird carcasses should be removed and the area should be properly cleaned (following all appropriate precautions). Note: There were no obvious routes that would have allowed the birds to enter the house.

REPAIR ISSUES WHICH SHOULD BE ADDRESSED BUT WHICH DO NOT REQUIRE IMMEDIATE ACTION:

(The issues in this section are provided as a road map for repairs, which do not require near-term action. This is primarily because the conditions discussed are (1) not expected to degrade significantly in the near-term; (2) not expected to cause other problems and (3) not related to significant safety issues.)

Miscellaneous Exterior Issues

Replace the metal cap that is missing from the utility shut off valve access located between the sidewalk and street.

Seal the sidewalk cracks with an appropriate caulking and patch any deteriorated areas with concrete patching compound to avoid additional damage from trapped, freezing water.

The top of the chimney is covered with a troweled concrete cap that seals the terra cotta flue liner to the chimney top. This cap prevents rainwater from soaking in to the less water repellant top faces of the uppermost chimney bricks. This cap has deteriorated. The cap should be removed and replaced. Note that a few bricks have been damaged (spalled) by being chronically soaked with water. At this point, the brick spalling is primarily an appearance issue. The rate of future brick spalling should be significantly reduced by the repair of the concrete cap. In addition to fixing the cap, consider having a masonry contractor or chimney sweep coat the chimney with a sealant that allows the bricks to breathe but keeps liquid water from soaking in. This will likely help avoid further brick spalling.

Water Heater

The prevailing building codes require vent pipe material to be made from heavier gage galvanized sheet steel. A portion of the water heater vent pipe is made from light gage aluminum sheet. This type of material does not provide adequate protection against burn through (which could allow carbon monoxide to escape into the basement atmosphere). A “per code” vent pipe should be installed above the water heater.

When the new flue pipe is installed, secure the metal flue pipe from the water heater into the hole through to the chimney flue. The flue pipe is loose in this hole (which can allow downdrafts to enter the basement atmosphere and which can allow the flue pipe to be knocked out of the chimney flue). Seal the gap around the flue pipe with concrete or mortar.

Add a length of 3/4 inch steel or plastic pipe to the water heater relief valve outlet port. The pipe should be long enough to reach to within a couple inches of the floor. The purpose of the pipe is to direct any hot water that may come out of the relief valve safely to the floor.

Miscellaneous Interior Issues

The kitchen sink has drainpipes that are becoming corroded. Consider replacement of these pipes before they start to leak.

Consider adding 6 inches of fiberglass insulation in the attic floor to help save on energy costs. The attic is not insulated. In addition, the upstairs rooms will likely be more comfortable during especially hot and cold weather.

The second floor bathroom shower enclosure tiles should be regrouted between the ceramic tiles (where the grout is missing or deteriorated) and caulked between the tiles and the tub. This will help keep water out from behind the tiles and preserve the stable bond between the tiles and the wall surface behind.

The following door issues were noted:

- The second floor back left room door does not latch when the door is closed. Adjust the location of the strike plate in the doorjamb to enable this door to latch when closed.

- The second floor back left room front wall sliding closets doors are missing a door. Install an additional closet door.

The second floor front left and back left sliding closet doors are missing or have broken floor brackets (which hold the doors in place when the doors are slid open). Install brackets for these doors, as discussed at the inspection.

Secure the loose railing along the stairwell up to the second floor.

Install fasteners or a lock on the attic hatch cover. Person from the other unit can enter the house via the attic.

MAINTENANCE ISSUES TO BE ADDRESSED IN THE NEAR FUTURE:

(The issues noted in this section are considered to be part of the normal house maintenance.)

Filter

Replace the furnace filter. The installed filter is dirty and is blocking airflow (and wasting significant amounts of energy dollars). Replace this filter every couple of months during the heating and cooling seasons.

Exterior Painting

The exterior wood trim on the house should be painted in the relatively near future, especially in the spots where the paint is starting to peel.

When painting, seal around the exterior perimeter of the back basement door (or re-install the storm door that has been mostly removed).

NOTATIONS:

Report Addenda

Refer to Addendum A (starting on page 19) for a description of the systems and components in the house. It is suggested that this addendum be read carefully because it contains such information as the age of the furnace versus the normal life span of a furnace.

Refer to Addendum B (starting on page 23), which describes the scope of the inspection performed (i.e., what the inspector looked for during the inspection).

Refer to Addendum C (on page 30) for an important discussion of the limitations of the inspection process.

Central Air Conditioning System

The central air-conditioning system was not operated during the inspection because to do so could possibly have caused damage to the system. The compressor in the outside unit should not be run when the outside air temperatures have been cool or cold (either during the inspection or the previous night). Because the system was not operated, its proper functioning could not be verified.

The outside unit of the central air conditioning system, which is where the expensive repairs usually occur, is approximately 9 years old. This puts this unit well into the second half of its statistically expected life span (which is sometimes stated as 10 to 12 years).

Miscellaneous Notes

Snow obscured the grounds and walkways.

The floor tiles in the basement front room may contain asbestos. Also, the mastic that secures the tiles to the floor may contain asbestos. Further information regarding asbestos in the home can be found at the following web site: http://www.epa.gov/iaq/pubs/asbestos.html. If an update of the basement flooring is planned, it is recommended that the existing tiles be covered over with the new material (rather than chip up the existing tiles which could release asbestos into the atmosphere).

The washing machine and dryer were not inspected.

The individual window air conditioning units were not inspected.

The basement hair salon sink is not serviceable.

Use of Report

This report is intended for the use of the direct Three Rivers client and is not intended for third party dissemination. Three Rivers Inspection & Engineering, Inc. accepts no responsibility if this report is relied upon by third parties (for instance, if this report is relied upon by a party not the client for a subsequent sale of this property).

Gas Line Replacement Insurance

The natural gas piping from the street to the house is the homeowner's responsibility. This piping has a finite life span and will eventually develop leaks. Occasionally, the gas company checks for leaks in these underground pipes. If a leak is found, the underground piping will need to be replaced by a plumber, at significant expense to the homeowner.

Home inspection companies are not equipped to perform a satisfactory check of the underground gas pipes. For this reason, Three Rivers Inspection & Engineering, Inc. strongly encourages homeowners to enroll in the exterior gas piping replacement program offered by Peoples, Columbia and Equitable Gas, as a minimum. The cost for this insurance is approximately $4 per month. Considering the cost of gas line replacement (at least $1000), this insurance is a good deal. Note that there is usually a 30-day waiting period before the insurance becomes effective. Therefore, it is suggested that insurance be obtained as soon as possible.

PART THREE

ISSUES REQUIRED TO BE REPORTED PER AMERICAN SOCIETY OF HOME INSPECTORS GUIDELINES:

Report signs of water penetration into the basement:

See the discussion above.

Report signs of water penetration into living spaces:

None.

Report signs of abnormal or harmful condensation on building components:

None.

Report whether the garage door operator automatically reverses or stops when meeting reasonable resistance during closing:

Not applicable.

Report aluminum branch circuit wiring:

No single strand aluminum wiring which is the type to be concerned about.

ADDENDUM A
DESCRIPTION OF SYSTEMS AND COMPONENTS

Property Address: Address here
Date of Addendum: January 20, 2004

It is suggested that this report section be carefully read because it contains important information, such as the age of the furnace versus the normal life span of a furnace.

STRUCTURAL COMPONENTS

Type of Foundation:

Concrete block.

Type of Floor Structure:

Wood joists with wide diagonal board subfloor.

Type of Exterior Wall Structure:

Front, back and left walls are wood frame with fiberboard sheathing. Right wall is concrete block.

Type of Interior Wall Structure:

Wood studs with plaster on rock lath or plasterboard.

Type of Ceiling Structure:

Wood joists with plaster on rock lath or plasterboard.

Type of Roof Structure:

Wood rafters with board sheathing.

Access method for inspection of crawl space:

Not applicable.

Access method for inspection of attic:

Via second floor closet wall hatch.

EXTERIOR

Type of Wall Cladding Materials:

Brick.

ROOFING

Type of Roof Covering Materials:

Fiberglass shingles with greater than 10 years of estimated remaining life span.

Report methods used to observe the roofing:

Via ladder.

PLUMBING

Water Supply Piping Materials:

Copper is visible.

Distribution Piping Materials:

Copper is visible.

Drain, Waste and Vent Piping Materials:

Cast iron and copper are visible.

Type of Water Heating Equipment:

Gas fired water heater with a capacity of 40 gallons and an age of 5 years. Water heaters generally last at least 10 years. Replacement costs are approximately $300.

Location of main water shut off valve:

Basement.

ELECTRICAL

Service Amperage and Voltage:

100 amps, 240 volts. (Adequate)

Fuses or Circuit Breakers:

Fuse box. (See discussion in main body of report.)

Service Entry Conductor Materials:

Aluminum.

Service Type (Overhead or Underground):

Overhead.

Location of Main and Distribution Panels:

Main: Basement. Distribution: Not applicable.

Wiring Methods:

Older cloth covered Romex style cables, primarily.

HEATING

Energy source:

Natural gas.

Type of Heating Equipment and Distribution Type:

Forced air furnace.

Age of furnace is approximately 8 years. This places the furnace in the first half or at approximately mid life of the normally expected life span of 15 years to 20 years.

The furnace heat exchanger has a design that does not provide access for a visual examination for cracks or other types of breaches. Breaches in the heat exchanger can allow carbon monoxide to leak into and mix with the heated air. The heat exchanger was determined to be acceptable based on a lack of carbon monoxide in the heated air.

CENTRAL AIR CONDITIONING

Energy source:

Electricity.

Cooling Equipment Type:

Typical with cooling coils over furnace heat exchanger and outside compressor unit. (See discussion in main body of report.)

INSULATION

Insulation and vapor retarders in unfinished spaces or absence thereof:

None. (See discussion in main body of report.)

FIREPLACE AND SOLID FUEL BURNING APPLIANCE

Type of fireplace or solid fuel burning appliance:

Not applicable.

Type of chimney:

Not applicable.

ADDENDUM B
SCOPE OF INSPECTION

The following systems and components, if applicable, were inspected.

Important Note:

If the systems and components listed below are not specifically addressed in the inspection report for this property, they are judged to be in satisfactory condition/working order. Please note that the
Following list merely details the maximum extent of our inspection.

EXTERIOR INSPECTION

FOUNDATION AND RELATED FEATURES (See Note at the beginning of this Addendum)

Foundation stability; foundation mortar/pointing condition; hose bib function; electrical ground stake condition, if visible and accessible; window well structure/drainage; encroaching vegetation

WALLS AND RELATED FEATURES (See Note at the beginning of this Addendum)

Encroaching vegetation; wood siding and paint condition; wood siding too close to ground; aluminum siding condition; hardboard siding condition; brick condition; brick mortar/pointing condition; wall stability/soundness; non-roof flashing condition

PORCHES/BALCONIES (See Note at the beginning of this Addendum)

Column condition; deck/railing condition; structural stability

DOORS/WINDOWS (See Note at the beginning of this Addendum)

Door security/weatherproofing; window sill/frame/glass condition; awning stability/condition, if installed

EXTERIOR TRIM (See Note at the beginning of this Addendum)

Soffit, facia, door/window trim, shutter paint and general condition

GUTTERS from ground (See Note at the beginning of this Addendum)

Overhanging trees; visible leakage

ELECTRICAL SERVICE (See Note at the beginning of this Addendum)

Service wires acceptable location; service wires contacting trees/objects; drip loop/weather head design/location; service entrance cable condition/ampacity; electric meter seal intact; electric meter secure

GROUNDS DRAINAGE (See Note at the beginning of this Addendum)

Proper grading; visible water service pipe leaks; apparent stability of hillsides

MECHANICAL EQUIPMENT (See Note at the beginning of this Addendum)

Central air conditioning equipment condition; heat pump equipment condition

DRIVEWAYS/WALKWAYS/ETC. (See Note at the beginning of this Addendum)

Driveway condition; sidewalk and walkway condition; patio condition; retaining wall design/condition; stair design/condition

DECKS/FENCES (See Note at the beginning of this Addendum)

Deck design/condition; fence design/condition

DETACHED GARAGE (See Note at the beginning of this Addendum)

Garage door condition/operation; entry door condition; electrical fixture/receptacle operation/safety; hose bib function; overall structure condition including roof covering

HOUSE ROOF (See Note at the beginning of this Addendum)

Condition/method of installation of roofing material; roof flashing design/condition; skylight design/condition; gutter design/condition/cleanliness; chimney design/condition

BASEMENT INSPECTIONS

GENERAL BASEMENT (See Note at the beginning of this Addendum)

Basement living spaces; stability of foundation walls; evidence of water infiltration (See Note 1 below); condition of concrete flooring; condition of floor drains; sill plate and floor joist rot/insect problems (See Note 2 below); stability of floor joists; functioning of sump pumps; SEE NOTE 3 BELOW FOR EXCLUSIONS RELATING TO ASBESTOS, LEAD PAINT, ETC.

Note 1: Three Rivers Inspection & Engineering, Inc. personnel use state of the art moisture detection equipment in an effort to detect latent moisture problems. Sometimes, however, a dry period before the inspection will cloak a water infiltration problem. The combination of a dry period with the intentional or unintentional concealment of visible evidence of past water infiltration can cause a water infiltration problem to go undetected. Three Rivers Inspection & Engineering, Inc. personnel make every effort to avoid missing water infiltration problems.

Note 2: Because extermination of wood destroying insect infestations and repair of damage caused by the infestations can be expensive, it is strongly recommended that the services of a qualified pest inspector be obtained. Three Rivers Inspection & Engineering, Inc. personnel can either provide such a service or subcontract for the services of a qualified pest inspector. Three Rivers Inspection & Engineering, Inc. personnel perform a thorough general inspection and, in doing so, may identify wood destroying insect infestations. Note, however, that a pest inspection is conducted with a different focus than apples during

a general inspection. Therefore, a pest inspection will be more reliable in identifying wood destroying pest activity than a general inspection.

Note 3: When a substance suspected to include asbestos is found in the home, this report will be so annotated. However, locating all possible sources of asbestos is not included in the scope of the inspection provided by Three Rivers Inspection & Engineering, Inc. Three Rivers will, upon request, provide the names of companies qualified to perform this type of inspection. Also, Three Rivers does not report on the possible presence of lead paint, urea formaldehyde, or other similar potentially harmful substances. Upon request, Three Rivers will provide the names of companies qualified to perform these types of inspections.

PLUMBING SYSTEM (See Note at the beginning of this Addendum)

Condition of visible portion of water service piping; condition of water distribution piping; safety, condition and functioning of water heater; condition and design of drain, waste and vent system

Note: Every effort is made to run a significant amount of water from a variety of plumbing fixtures. This is done for two main reasons: (1) Some plumbing leaks don’t show up until a significant volume of water has been run. (2) A blockage or partial blockage of the sewer line from the house outside to the municipal sewer line may not show up until a significant volume of water is run into the sewer. The blockage will likely show up as a back up of water from the basement floor drain. Often, however, a partial blockage will not appear until a significant volume of sewage including solids is flushed into the sewer system. This condition, of course, cannot be duplicated during the inspection process.

NATURAL GAS DISTRIBUTION SYSTEM

Check of each accessible connection, fitting and valve for leaks using a combustible gas meter; identification of improper gas pipe routing;
under certain circumstances, overall gross check of the piping system downstream of the gas meter by use of the check dial on the meter

Note: The underground portion of the exterior gas piping cannot be checked by Three Rivers Inspection Services. This portion of the gas piping, which is the homeowner's/building owner's responsibility, is occasionally surveyed by the gas company. If a leak is detected in this piping, the gas company will require the gas piping from the street to the house/building be replaced (at significant cost to the owner). See the note in the inspection report regarding the advisability of obtaining gas company supplied insurance coverage for this eventuality (if available).

HYDRONIC HEATING SYSTEM (See Note at the beginning of this Addendum)

Boiler leaks; relief valve design; acceptability of flue piping and chimney; visual evaluation of combustion efficiency; radiator functioning

FORCED AIR HEATING SYSTEM (See Note at the beginning of this Addendum)

Heat exchanger leakage (See Note below); acceptability of flue piping and chimney; visual evaluation of combustion efficiency; air flow at each accessible register; acceptability of return system; condition of air filter

Note: Three Rivers Inspection & Engineering, Inc. personnel perform a thorough visual inspection of the furnace heat exchanger. Every possible effort will be taken to identify cracks and rusted-through areas in the heat exchanger. This inspection includes a heavy reliance on mirrors to view as much of the heat exchanger internal surface area as possible. However, the heat exchanger internal surface is not entirely accessible. Therefore, it cannot be stated with 100% confidence that cracks or rusted-through areas do not exist. As a back up to the visual examination, Three Rivers employs various other techniques (including carbon monoxide testing of the heated air stream) to help determine whether a heat exchanger is breached.

CENTRAL AIR CONDITIONING SYSTEM (See Note at the beginning of this Addendum)

General evaluation of system; temperature differential achieved, weather conditions permitting; condition of primary condensate drain

HEAT PUMP SYSTEM (See Note at the beginning of this Addendum)

General evaluation of system; temperature differential achieved; functioning of auxiliary and emergency electrical heating coils

ELECTRICAL (See Note at the beginning of this Addendum)

Proper wiring practices; condition of main and distribution panels; condition of service entrance cables; proper grounding of system

INTERIOR INSPECTIONS

INSPECTIONS COMMON TO ALL ROOMS

Receptacle wiring adequacy; function and condition of windows and interior doors; wall/ceiling evidence of structural problems; floor stability; recessed lighting safety - where visible from attic; safety of fireplace and wood stove installations

BATHROOMS

Functional water flow rate; shower enclosure water damage; sink and tub plumbing design and function; toilet leakage and function; exhaust fan function; shower stall leakage (See Note below)

Note: A thorough visual inspection is made to determine whether a shower pan that provides the waterproof layer under a walk-in shower is currently leaking. Also, the shower is operated at length and a state of the art moisture detection equipment is employed to identify damp plaster. However, it cannot be stated with certainty than no defect is present or
that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use. Past leakage from actual use may have dried if the shower had not been used recently.

KITCHEN

Sink plumbing design and function; microwave function; stability of built in cabinets; exhaust fan function; stability of countertops and flooring; refrigerator, dishwasher and stove function (See Note below); garbage disposal function

Note: The refrigerator inspection includes confirmation of cooling and the general visible condition. Not included are evaluations of the thermostat or the self-defrosting characteristics. The dishwasher inspection includes an evaluation of the filling and draining capabilities and of the gaskets but not of the actual washing capability. The stove inspection includes verification that the burners/elements and oven operate. Not included is an evaluation of the timer, thermostat or self-cleaning features.

ATTIC

Stability of roof structure; adequacy of ventilation; evidence of roof leaks; adequacy of insulation

ADDENDUM C
THE INSPECTION PROCESS

Three Rivers Inspection & Engineering, Inc. provides the most thorough standard-scope home inspection available. We use state of the art detection equipment and we never hurry the inspection process. We use our considerable experience to try to identify even hidden problems, based on visible evidence often associated with the hidden problems. However, it is an impossibility to detect every possible problem or blemish in the house. In order to adequately determine all problems, it would take between 3 and 4 person-days, inserting video cameras in the chimneys, moving furniture and personal articles, lifting numerous dropped ceiling tiles, looking behind insulation batts, dismantling furnaces and bringing in various specialists to address all aspects of the house. The cost of such an inspection would be a minimum of $2000. Instead, Three Rivers inspects in conformance with the widely accepted standards of the American Society of Home Inspectors. Three Rivers believes that the costs involved with performing a more thorough scope of inspection are not warranted on a usual basis. That is, the small possibility of finding additional significant problems not uncovered by the standard-scope inspection is not worth the certainty of paying close to 10 times the price of a standard-scope inspection. However, the decision to pursue a more thorough scope of inspection during the inspection period is certainly an option available to the client.