WARREN ENGINEERING

PRO-ENGINEERED INSPECTIONS

Douglas J. Burgasser, P.E.
Thomas D. Wurzer, P.E.

Inspection:

Date: February 15, 2017

Property: 1 Sample Road
Address: Small Town, NY

Inspector: **Thomas D. Wurzer, P. E.**

Client:

Name: Mr. Joe Smith

Mailing 2 Sample Road
Address: Small Town, NY

INTRODUCTION

At your request, we performed a limited structural and mechanical inspection of the above subject property. The following report is our complete response to that request and it should be read in full. It supersedes any discussions that may have occurred during the inspection.

This inspection and report were done pursuant to a contract (*Agreement for Building Inspection*), which you signed prior to the inspection. You selected our *Standard Inspection*, which is a limited visual inspection and an overview as opposed to our *Comprehensive Inspection*. The contract defines the limitations of our *Standard Inspection*. A sample copy of the contract is included at the end of this written report. The contract you signed should be considered part of this written report. If you have any questions about this report, our inspection, or the contract please call our office immediately for clarification.

GENERAL PROPERTY DESCRIPTION

This is a single-story residence with vinyl sided exterior walls and an asphalt shingle roof surfacing.

The basic construction of these premises consists of block foundation walls and a column-girder system for the support of the first level engineered floor joist members. This is a standard method of construction.

STRUCTURAL

Where visible, the basic structural members appear to be in serviceable condition. Please be aware that since many of the basement walls are finished, and since other walls are partly covered by insulation, our view of structural members was limited. However, at the time of inspection, we noted no visible evidence of significant structural deterioration.

We noted hairline cracks in the masonry block foundations of the garage at the left rear corner outdoors. This is probably due to initial settlement, and this does not appear to be severe. No related corrective actions are considered necessary at this time.

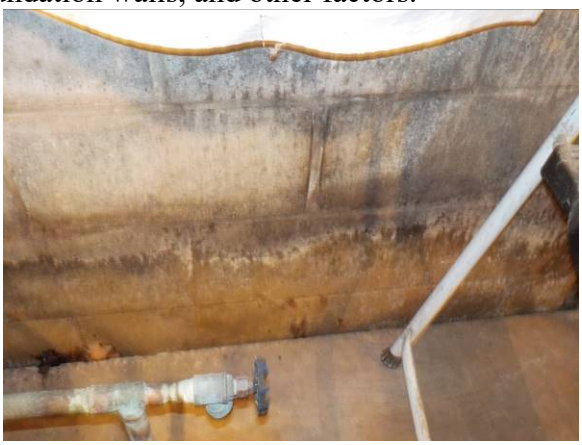
Minor cracks were found at this corner of the garage foundation

Outdoors, along the right exterior foundation wall, we noted horizontal mortar joints between blocks that are wider than others. This could be a condition that existed since the time of original construction, or these joints might have been patched after some initial settlement. In any case, we did not find open cracks or indications of recent movement and the walls are in serviceable condition. Keeping roof and surface runoff directed away from foundations can minimize the chances of future settlement and cracking.

Wider mortar joint on right side of house

As with all homes, there may be problems that are not visible during an inspection where we can undertake no destructive or exploratory actions. A reasonable effort is made to determine the condition of the structure of this house. However, if you do undertake work on this house which involves removal of interior or exterior surfaces, etc. you should recognize the possibility of discovering deficiencies which will require repair. This is part of the nature of owning a home.

As regards basement moisture penetration we offer the following: It is our policy to include in every report a statement regarding apparent basement moisture penetration. Definite evidence of water penetration was found in at least two areas of the basement. This includes the left front corner and the right front corner. Such seepage is typically the result of ground sloping conditions outdoors, but can also be related to soil conditions, the condition of the exterior foundation walls, and other factors.



Seepage and water penetration at front corner wall areas of the basement

Outside the left front corner of the house, the dirt and stone driveway has some low areas where water likely collects. This is probably the primary contributor to moisture seepage near this area in the basement. The driveway should be improved with a proper drainage swale in front of the garage to direct water away from the house, away from the garage, and towards the left side of the garage. One could incorporate underdrainage piping and/or a trench drain as part of this work.

Low spot in driveway near house

On the right side of the house, significant grading improvements are recommended to pitch the ground away from the house better. Further, the gutter downspouts towards the right front corner can be directed away better to minimize water accumulation at this corner. Other landscaping and exterior grading improvements could be made around the house to minimize water penetration as well, such as along the rear of the house.

Poor grading on right side of house

Even with improved grading and proper maintenance to gutters and downspouts it is possible for some degree of water penetration to occur in the basement. If you find that this still occurs, one could drill weep holes in the bottom concrete blocks to allow water to more easily enter the perimeter drainage system. Then the stained and discolored wall areas could be cleaned and painted.

This house has a floating slab basement floor which is standard construction practice. This includes a perimeter drainage trough, which if installed and working properly, should help to

control moisture that enters through the walls. The sump pump was briefly tested and found to be operable.

Sump pump location

We noted at least two locations where the perimeter drainage channel of the basement drainage system had some standing water in it. This is likely due to the quality of original installation along with the buildup of silt and minerals. Where possible, silt and mineral deposits can be removed to improve the performance of the drainage systems. If one finds that enough water stands in the channel or threatens to get on the floors, improving or modifying the drainage systems themselves would be recommended.

As discussed, some basement waterproofing contractors tend to be critical of houses which experience noticeable seepage and they will tend to overstate the severity of seepage and specifically its effect on the structural integrity of the foundation. Extensive perimeter drainage systems and modifications are routinely prescribed. Such systems can be very effective but they are also costly. Whether such a system is justified depends on the amount of seepage that is experienced and the performance of existing systems.

We noted some locations on the right side of the basement where wall insulation has gotten wet. Improving the exterior grading should help to prevent this, and any insulation that is saturated should be trimmed and removed. Saturated insulation is ineffective.

Damp insulation on right side of basement

As a point of information, you should be aware that it is difficult to quantify the amount of moisture penetration and there could at times be more than normal leakage or seepage.

Operation of a dehumidifier in the basement area during the spring and summer months is recommended to help control humidity.

MECHANICAL

Heating/Air Conditioning

There is no central air conditioning. The current owner utilizes window mounted units and these were not tested or inspected.

There is a propane tank behind the house. We did not test or inspect this and we recommend gaining clarification on who owns the tank (the homeowner or the propane supplier). We did not check the clearance of the tank form the house for compliance with any related standards.

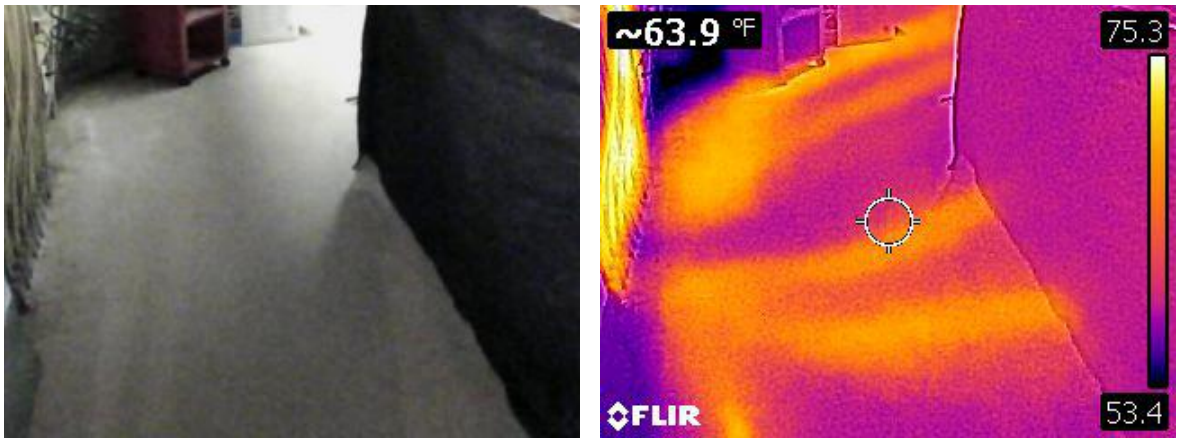
Primary heat for the house is provided by a high efficiency propane-fired forced air furnace that was briefly tested and found to be functional. The thermostat for this is located in the main hallway of the bedroom wing.

Furnace

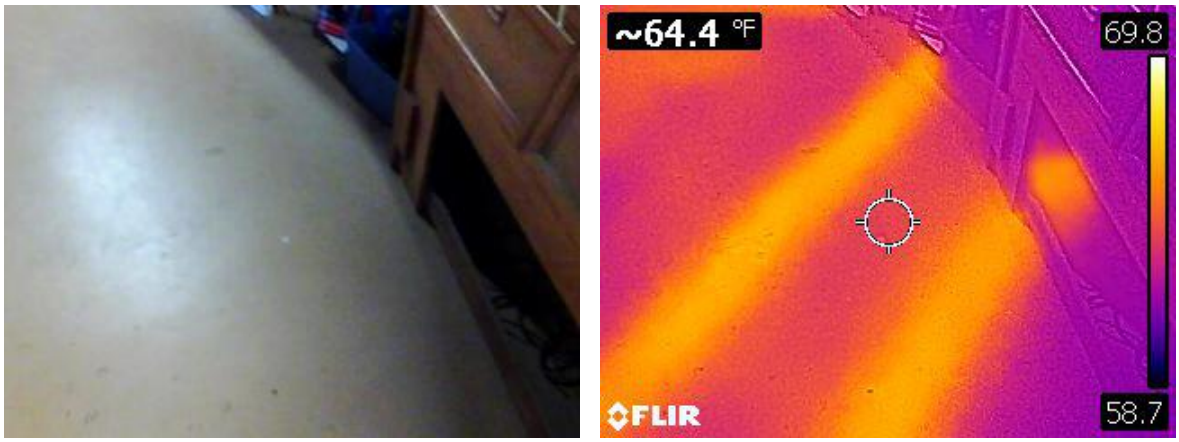
Heating units of this type should be cleaned, serviced and inspected yearly as a preventive maintenance measure and as a safety precaution. This cleaning and servicing should include the motor, blower, filter, and a thorough evaluation of the heat exchanger. If the owner cannot provide evidence of professional cleaning and servicing within the last year, then we strongly recommend such servicing prior to closing. This will serve as a means of better evaluation. The furnace is original from 2002 and is approximately 15 years old.

In the interest of safety, the following recommendation is made: One or more carbon monoxide detectors should be installed as a means to detect this potentially lethal gas which can come from fuel burning appliances (furnaces, fireplaces, stoves, cars, generators, etc.) that are not burning and exhausting properly.

Heat for much of the basement is provided by a propane-fired hot water boiler that provides radiant floor heating. This was briefly turned up and it appeared to be functioning. It is difficult to determine the performance of such systems based on a brief period of operation.



Radiant floor in the basement (thermal images show locations of under slab piping)



Radiant floor in the basement (thermal images show locations of under slab piping)

We noted significant corrosion on manifold piping of the radiant heating system, and related cleaning is recommended. If any leaks are found, repairs would be required. A missing temperature gauge should be replaced for this system and the compression tank is rusty and should be checked by a heating contractor.

Corrosion on piping manifold for radiant floor

Missing temperature gauge and corroded air vent and corroded expansion tank

The boiler for the radiant system does not appear to have been cleaned and serviced professionally for quite some time. We strongly recommend that this be done by a qualified contractor at this time, and this can provide a more conclusive evaluation of the overall system and the boiler. We suspect that the boiler is original to the house.

There is an evaporator coil above the furnace in the basement to allow installation of central air conditioning. Whether or not this coil is compatible with modern central air conditioning equipment is unknown and a heating contractor could be consulted. If it is not, this 4-ton capacity coil would need to be replaced if installing central air conditioning and it could even be removed to eliminate the air resistance of the coil.

We did not see any working central humidifiers at the time of inspection.

We noted some corrugated stainless steel tubing (CSST) utilized for propane piping. By the latest standards, the propane piping should be grounded to the same grounding system as the electrical systems when this flexible tubing is utilized. This was not the case when the house was built, but grounding improvements could be made relatively easily by a plumbing and heating contractor.

Plumbing

Water for this residence is provided by a well. The well pump system was in operation at the time of inspection. The water was not tested for potability and it is strongly recommended that it be so tested prior to closing to assure that it is acceptable for drinking.

It is evident that the well water contains a good amount of minerals and requires a good amount of filtration and treatment. You may wish to have a water treatment specialist examine the treatment equipment and make recommendations on maintenance or improvements.

Water filtration equipment

The compression tank for the well pump system is heavily rusted and replacement is recommended. A pressure gauge near the pressure switch should be replaced.

Rusty compression tank and damaged pressure gauge of well system

The well was not tested for yield/flowability. You may wish to have a formal test conducted to determine the adequacy of capacity of the well. You should also know that there can be seasonal variation to well yield. Therefore, the performance on a given day may not accurately predict performance at another time.

Water pressures were generally adequate. We noted some fixtures with lower pressures such as the faucet in the laundry room. Such fixtures could likely use significant cleaning and servicing to restore better pressures. More frequent cleaning and maintenance for fixtures can be required with well water. We noted significant mineral deposits built up on the shower door in the rear master bathroom, around the toilet in the master bathroom, and elsewhere. These areas should be properly cleaned.

There is a whirlpool tub in the master bathroom. We did not fill this or test this. The owner indicated that this was recently utilized and was functioning. If you want to keep this, we would recommend filling it and testing the jets. Periodic cleaning can be required as well.

There is a steam bath or a steam shower in the master bathroom shower. The owner briefly operated this for us and it functioned. This appeared to be pulsating at different times. Although the owner indicated that this has been how the unit has worked for quite some time, it is our experience that this is unusual. This could indicate that thorough cleaning and maintenance is required. We recommend consulting with a plumber to see if maintenance should be performed. A plumber might recommend other improvements, such as in-line filters before the steam generator as well. The steam generator is in the laundry room.

The on-demand water heater was functioning at the time of inspection. We suspect that this is approximately eight years old, but the exact age is unknown. This should have adequate capacity for the house. One should be aware that it can take a relatively long time for hot water to get to plumbing fixtures with this type of water heater as compared to a standard water heater. Some people find this inconvenient.

Water heater

There is a water filtration system at the kitchen sink. This was not tested or inspected.

Waste disposal for this property is provided by a septic system. It is not possible to determine the condition of a septic system by a brief check of plumbing fixtures. Because septic system repairs can be expensive when required, it is strongly recommended that the system be fully evaluated by a qualified septic contractor either now or prior to closing.

There is a type of tank alert near the electric panel at the right front corner of the basement. This likely is related to the raised bed septic system and this should be checked as part of having the septic system properly inspected.

Electrical

Our investigation of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets and switches, and the visible portion of the wiring. Where possible, the cover of the service panel is removed to investigate the conditions inside. A larger portion of the electrical system is hidden behind walls and ceilings, and obviously, all the conditions relating to these unseen areas cannot be known. When there are deficiencies in the system, some are readily discernible. However, not all conditions that can lead to the interruption of electrical service, or that are hazardous can be identified.

The electrical power entering these premises consisting of a three-wire service, 120/240 voltage and with 200 amperes available, is adequate in capacity to serve the needs of this house as it now stands.

Main panel and septic tank alarm

Ground fault interrupter breakers in the panel, where found, were tested briefly and found to trip off and reset. GFI protection is recommended for wet and potentially wet areas.

Outlets are considered to be generally adequate in number. Please be advised that a sample of outlets, switches, and light fixtures was tested.

There are several built-in smoke detectors and these should be tested periodically as good maintenance. These detectors are probably original, and eventually replacing detectors that are more than 10 years of age is recommended. Modern detectors would also have battery backup provisions.

We did not test or inspect exterior lighting. We also did not test or inspect remote control units for any ceiling fans or other similar accessories.

Several of the exterior weather covers for outlets are broken or missing and these should be replaced.

INTERIOR

Walls and ceilings appeared to be generally serviceable, but the house could use a good amount of cosmetic cleaning and painting maintenance. This includes markings on some of the bedroom walls, various areas of damage to drywall, etc.

We noted a patched seam of the ceiling in the kitchen. The owner stated that a past roof leak occurred and that this was repaired. We did not find stains or signs of active leaks. This could be more professionally repaired from a cosmetic point of view.

Flooring materials vary in condition. We noted worn areas of wood flooring in the front entryway, significantly worn carpeting in the bedroom hallway, worn carpeting in the rear master bedroom, and other signs of wear. Many areas of flooring were not viewed because of stored items and furnishings. In general, some degree of maintenance and replacement of flooring would be justified cosmetically.

In regard to windows and doors we would offer that they appeared to be in generally serviceable condition. Please keep in mind that these were only spot checked and the primary method of evaluation was visual. Some amount of servicing and adjustment or even repair may be necessary. This is common with window and door units. We noted a significant number of damaged screens and several screens were not installed. We recommend verifying exactly what screens are available and you should anticipate at least some degree of screen repair or replacement.

The door between the kitchen and the deck was blocked by some plants. We suspect that the latch for this door is not latching very well, and this will likely require adjustment, along with adjustments to other doors. One could also consider installing deadbolt locks for doors that do not have them, including this rear door.

Windows throughout this house are thermopane. As you may know, as thermopane windows age, they can develop leaky seals which means that condensation will form between the panes. We did not note apparent leaky seals at the time of inspection (obvious condensation or streaking between the panes). However, this can be difficult to see and can develop over time.

Appliances were not tested except as follows: The surface burners on the stove were tested on the high setting and found to be operable, and the bake and broil elements of two ovens were tested briefly and found to be operable. The kitchen range needs a thorough cleaning.

The owner indicated that a hot water piping connection to the dishwasher leaks and that this is turned off. Repairs should be made to restore operation of the dishwasher.

We did not test or inspect the electric clothes dryer or the clothes washer.

There is an exhaust hood above the kitchen range. We did not see any location where this exhausts to the exterior, and improvements could be made if one wants to have exhaust that goes to the exterior.

Prior to taking ownership, please refer to our Pre-title Checklist to confirm that all appliances are operating properly. This is because the condition of appliances can change at any time. Further, we suggest that all manufacturers' literature on the proper and safe operation of all appliances, equipment and systems be obtained from the owner or manufacturer.

The propane fireplace was tested and found to be functional. This could use a thorough cleaning as good maintenance, and this could be coordinated with cleaning and inspection of the other heating equipment.

In the attic crawlspace, there is insulation in the attic floors. Overall, the amount is generally adequate. However, some improvements should be considered.

Attic access

Over the front bathroom shower the insulation has fallen out of place and this should be properly replaced to reduce heat loss. One should also maintain an insulated attic-side cover for the pulldown stairs of the attic to reduce heat loss. There is a storage platform in the attic. There are likely lesser amounts of insulation underneath the platform as compared to other areas of the attic. If one will not use this for storage, more insulation could be installed.

Attic and missing insulation over front shower

Ventilation in the attic appears to have been functionally adequate overall. We would offer that the bathroom fans likely exhaust into the roof overhangs at soffit vents. Although this was not unusual when this house was built, ducting these directly and independently to the exterior is recommended for more positive moisture removal. This is typically coordinated with future repairs such as roof resurfacing.

Ventilation is important for all buildings. Good attic ventilation will reduce the amount of moisture that can develop in insulated attics and it can increase roof shingle and sheathing life by reducing heat build-up, condensation, and mold/mildew formation. Good ventilation along with good insulation can reduce the amount of snow melting from roofs, which reduces the occurrences of ice damming and related leakage.

EXTERIOR

The exterior walls and siding mostly appeared to be serviceable. We found some minor cosmetic damage and vinyl siding pieces could be replaced if a suitable match can be found. Maintenance to the exterior wood trim has been deferred and related painting maintenance is recommended. Any deteriorated trim found should be replaced at the same time.

Weathered trim with peeling paint

The roofs were inspected from the ground and with the aid of a "drone". The asphalt shingle roofs are likely original from 2002, making them 15 years of age. The average expected life of a roof of this type is typically published as 20 years. Therefore, the roofs should be considered at least in the latter half of their average expected life and they could be in the later years of their life. Please be aware that a few areas were snow covered and could not be directly viewed.

Front and rear overhead views of house from "drone"

With any roof, regardless of age, minor leakage should be expected from time to time. This can occur along the edges of the roof, at joints between different roof surfaces, house walls, roof penetrations and around the chimney. Normally, these conditions are relatively easily repaired. Roofing contractors often recommend complete resurfacing when only a repair is needed. If such a recommendation should be made, we suggest that you obtain <u>independent</u> opinions before undertaking any work.

Gutters and downspouts mostly appeared to be serviceable, but periodic repairs and cleaning should be anticipated. Further, some of the downspouts could use better extensions to properly direct water away from the foundations of the house and garage.

The PVC drainage pipes utilized for downspouts that run underneath the deck are leaking in a few areas and repairs are recommended when weather permits. The end of these pipes should be extended further away from the decks as well.

Extend gutter drainpipe away better

The deck areas appeared to be generally sturdy. Improved railings are recommended for the deck steps for safety, such that they can be grasped more easily.

There is some type of roof underneath the deck. Although we did not find evidence of active leakage, roofs in such areas can be problematic, since access is difficult to obtain if any repairs are required in the future. You may eventually wish to completely remove this roof assembly, at least partially from beneath or completely if replacing wood decking with synthetic decking in the future.

Roof under deck

Please be aware that our view of areas of the deck was limited because of snow cover. We found at least one loosening deck board on the right side of the deck that could be secured better.

The driveways are in poor condition overall. Maintenance has been deferred. Properly grading the driveway areas to improve drainage and to eliminate 'pot holes' is recommended. Then, properly applying additional stone or gravel is recommended. This could be relatively costly due to the length of the driveway.

The garage door opener appeared to be in serviceable condition. The garage floor has settled in at least one area creating a low spot where water collects. This is bothersome and can accelerate deterioration of the floor over time. Eventually making improvements or repairs to the floor could be justified.

We noted some old mud dauber nests is in the garage that could be removed. We noted other wasps' nests on the exterior roof overhangs that should be removed. Periodic treatments for bees and wasps can be required for most homes.

ABOUT MOLD:

It has been reported that for some individuals the presence of mold may aggravate certain respiratory conditions or cause more serious health problems. We are not mold experts and we do not inspect for the presence of mold. This is a specialized area of expertise. We strongly urge anyone who is concerned about mold or who may be susceptible to mold to contact a mold expert. More information can be obtained from the EPA or from the county health department.

CLOSING

Maintenance for the property has been deferred in some respects. When this is the case, you should be aware that other repair requirements could become readily apparent once items are moved out of the house and when undertaking other maintenance and repairs.

This report is furnished at your request in strict confidence by us as your agent and employee for your exclusive use as an aid in determining the physical condition of the subject premises. You may be required to provide the information contained in this report to other parties in order to comply with disclosure obligations under federal, state and/or local law(s). However, no disclosure of this report to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of us toward such other parties.

This report is not to be construed as a guaranty or warranty of the premises or equipment therein or of their fitness for use. Furthermore, this report is not to be used as a basis for determining the value of such premises or whether same is or is not to be purchased.

The primary purpose of this report is to provide a general understanding of the property under consideration. We look for problems; particularly those we would consider major deficiencies. Any building will have minor items deserving attention. Often, these are matters of personal preference. It is not the intent of our inspection to detail every defect we might find. Furthermore, this report is not an exhaustive technical evaluation. Such an evaluation would cost many times more and would involve a much greater commitment of time.

Owning any building involves some risk. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider relevant to your ownership. Further, without disassembling the building, not everything can be known. This report is intended to cover only such portions of the premises and the equipment therein as may be examined visually without removing surface materials.

You, as a responsible buyer or owner, should examine the portions of this building for which you are most able to judge acceptability. This includes such things as floor coverings, degree of floor slopes, interior wall and ceiling finishes, appliances, etc. As Professionals, it is our responsibility to evaluate readily available evidence relevant to the major systems in this building. We are not responsible for conditions that could not be seen or were not within the scope of our service at the time of the inspection.

Since the condition of equipment and materials can change unexpectedly, damage can occur during the moving process, and conditions can be seen that were not visible when the premises were furnished, we suggest that the house be visited just prior to transfer of ownership to confirm that everything is operating properly and in good order. We have prepared a "Pre-title" checklist to use for this purpose, which has been provided to you. We strongly recommend that this list be used as a guide during any pre-closing walk-through or similar process.

I trust that the foregoing report plus our conversations at the time of inspection will provide the information you require. However, if you have any questions, please contact me.

Very truly yours,

Thomas D. Wurzer, P. E.
NYS Licensed Professional Engineer #073747
NYS Licensed Home Inspector #16000012228

TDW/tlk
Encls.

AGREEMENT FOR
Building Inspection

This is to confirm that [Client Names] have retained Warren Engineering (the inspector) to inspect the property at [Street Address, City, State] on [Date] at [Time].

Option 1 - Standard Inspection

This is a visual and functional inspection to identify significant deficiencies and/or repairs needed, as well as to provide a general understanding of the building. This is a limited inspection based on visible and functional evidence readily available during the inspection (without moving furnishings, etc.) and is the opinion of the engineer performing the inspection. The use of specialized testing or diagnostic procedures is not included as part of this inspection, unless otherwise noted. Equipment, items and systems will not be dismantled.

The areas of the building addressed include: Structural condition; electrical; plumbing; water heater; heating and air conditioning; basement moisture penetration; general interior condition; built-in kitchen appliances; examination of fireplaces from the interior of the building; attic and accessible crawlspace insulation and ventilation; general exterior condition including siding, roof, gutters, chimneys, porches, trim, and storm windows. The roof and chimney(s) are examined from the ground, and may be examined by accessing the roof surface when conditions allow (e.g. weather, roof height, roof slope, roof texture) utilizing a 12 foot ladder or access from upper floor windows.

Areas and items not examined or addressed, due to their specialized nature or lack of accessibility **(unless otherwise noted)** include: Swimming pools/spas; water treatment/filters; water wells; docks, bulkheads or retaining walls; playgrounds, tennis courts, or other recreational or leisure equipment; lawn or fire sprinkler systems; septic systems; portable appliances (e.g. washers, dryers, window air-conditioners); wood stoves; security and fire alarm systems; telephone, networking or television systems; exterior insulation and finish systems (EIFS); pests including rodents, termites and other insects; environmental or health hazards including radon gas, lead, asbestos, combustible gas leaks, magnetic fields, underground fuel storage tanks, chemicals or contaminated soil. This is not a compliance inspection or certification for conformance to past or present codes or regulations of any kind.

MOLD EXCLUSION: This inspection does not include any examination for mold, mildew, fungus, or other similar organic substances.

The inspection is not a guarantee or warranty regarding the condition of the building and it is agreed that inspector's liability will be limited to the amount of the fee charged.

Home inspectors are licensed by the NYS Department of State. Home Inspectors may only report on readily accessible and observed conditions as outlined in this pre-inspection agreement, Article 12 B of the Real Property Law and the regulations promulgated thereunder including, but not limited to, the Code of Ethics and Regulations and the Standards of Practice as provided in Title 19 NYCRR Subparts 197-4 and 197-5 et seq. Home inspectors are not permitted to provide engineering or architectural services. As professional engineers, we are permitted to provide engineering services, if required as part of the inspection process.

If immediate threats to health or safety are observed during the course of the inspection, the client hereby consents to allow the home inspector to disclose such immediate threats to health or safety to the property owner and/or occupants of the property.

At your request, as a convenience, we can arrange for additional inspections by independent specialists. Additional inspections by specialists will only be performed as part of this agreement if noted specifically in the fee description below.

ACCEPT STANDARD INSPECTION: Fee: $(as quoted)

_____ Date: _____
Client Signature (One signature binds spouse and/or other clients)

Option 2 - Comprehensive Inspection

This is an exhaustive inspection to identify significant deficiencies and/or repairs needed as well as to provide a general understanding of the property. This inspection is not limited to readily visible evidence. As opposed to the standard inspection, this inspection will include: Much greater on-site time by the inspector; invasive testing and probing as needed to determine structural condition; exploratory dismantling of mechanical systems; services provided by other contractors and consultants; other laboratory or instrument testing.

This inspection includes the areas included in the standard inspection; and also includes a much more comprehensive examination and testing as defined on the back, or next page (page 2), of this document.

(Acceptance signature space for the Comprehensive Inspection is on page 2 of this document.)

Option 2 - Comprehensive Inspection (continued)

In some cases, the customer may wish to consider a more comprehensive "battery" of inspections in addition to our limited visual inspection to give greater assurance of property condition.

This is available and can be quoted separately. (A minimum of $4,000 would be charged). This would include: Our visual examination but of much greater duration to assess the property in greater detail. It would also be accompanied by the following additional inspections which we would fully coordinate.

Heating system evaluation by a heating specialist
Fireplace/chimney evaluation by chimney specialist
Roof/Gutter/Flashing evaluation by roofing specialist
Plumbing evaluation by plumbing contractor
Electrical evaluation by electrician
Termites/Ants/Pests evaluation by exterminator
Well (where applicable) flow and potability test
Swimming pool (when applicable) evaluation by swimming pool specialist
Special Structural Condition evaluation by structural specialist
Soils/Hillsides (where applicable) evaluation by geotechnical engineer
Radon Test
Mold testing and evaluation by an industrial hygienist
Other Toxic Substances evaluation only at the direction of the customer
Other - as determined necessary by mutual agreement of inspector and customer or as determined necessary by the inspector during the inspection

The typewritten report would include an explanation of all of the findings of our visual inspection and all of the additional inspections.

This offers distinct advantages over the limited visual inspection. Contractors who are expert on specific areas can focus strictly on those areas and can use testing methods and devices including dismantling that can go far beyond the limited visual inspection. The drawbacks are cost which is typically several times the cost of the limited visual inspection and a greater time commitment.

ACCEPT COMPREHENSIVE INSPECTION: Fee: _____ (A minimum of $4,000 but will be dependent on scope agreed upon)

_____ Date: _____

Client Signature (One signature binds spouse and/or other clients)

PRE-TITLE CHECKLIST

The attached report is intended to focus on the major engineering systems (structure, heating & cooling, plumbing and electric) in the building you are considering. While spot checks of many components were made during the inspection and significant deficiencies (if present) were noted in this report, it is important to understand that the condition can change at any time. Damage can occur during moving, leaks can occur, or components can fail. Often weeks and months pass between our initial inspection and your closing on the property. Therefore we highly recommend one more visit be made to these premises before taking title. **This checklist is offered as a guide for you to personally check conditions during your pre-closing walk through.**

Allow sufficient time to comfortably complete the list. Please note that not all of these items will apply to every building.

Property Address_____ Date Completed_____

_____By _____

	OK	NOT OK		OK	NOT OK
DISHWASHER	____	____	WINDOWS	____	____
GARBAGE DISPOSAL	____	____	LAWN SPRINKLER	____	____
KITCHEN STOVE	____	____	SWIMMING POOL EQUIP	____	____
REFRIGERATOR	____	____	SIDEWALKS	____	____
CLOTHES WASHER	____	____	DRIVEWAY	____	____
CLOTHES DRYER	____	____	SEPTIC/WASTE SYSTEM	____	____
WATER PUMP	____	____	AIR CONDITIONING	____	____
LIGHT FIXTURES	____	____	GARAGE DOOR OPENER	____	____
PLUMBING FIXTURES	____	____	HEATING SYSTEM	____	____
FIREPLACE/STOVE	____	____	SECURITY SYSTEM	____	____
BROKEN GLASS	____	____	TILE WORK IN BATH	____	____
LEAKS (WALL, CEILING)	____	____	DOOR LOCKS & LATCHES	____	____
			(ALL KEYS AVAILABLE)	____	____

MISCELLANEOUS ITEMS AND NOTES _____

_____

_____

Your involvement in making this final inspection will assure you of the house you deserve.

This Pre-Title Checklist is provided compliments of: ***WARREN ENGINEERING***