

The Ranch House, a popular style, provides good light and ventilation and easy indoor-outdoor access. Good drainage is important or the house may be damp or even suffer from settlement or heaving, and good insulation is needed or parts of the house may be hard to heat.

The following comments pertain to specific features of the property that were noted during my review. They include suggestions that I feel will help make the house a more comfortable home in which to live.

### EXTERIOR

The exterior sidewalls and paint on the outside of the house are in generally satisfactory condition. The few open mortar joints in the brickwork should be properly pointed up with cement mortar to prevent further deterioration. The condition of the paint on the exterior of the house can be described as varying from satisfactory to fair, but some painting is needed. Tree branches which are too close to the house and roof should be trimmed back. Gutters should be maintained clean of leaves, etc. Screens may be installed on top of gutters.

The caulking around window and door frames is, generally speaking, serviceable. However, some touch-up work is needed here and there.

### WINDOWS AND EXTERIOR DOORS

Windows and exterior doors are in generally satisfactory condition. The house is equipped with double pane windows; these will cut down on heat loss and sound intrusion besides adding materially to the comfort of the house. Missing window screens need to be installed.

### STRUCTURE

The foundation walls vary from generally satisfactory to only fair condition. There is some cracking of the rear foundation wall due to lateral pressure from wetting of expansive soil outside the wall. Some reinforcement along the inside of the foundation wall should be installed to provide some control against further disturbance. Columns, girders, and floor joists are in generally satisfactory condition.

The surface drainage around the foundation can be classified as varying from generally satisfactory to only fair along the rear. Evidence of moisture/seepage stains was noted on

the rear foundation walls. This is not serious and can often be controlled by improving surface drainage. Ground slope needs to be improved to provide positive drainage of all surface run-off from the foundation by adding well-compacted impervious clay fill in low to flat areas (noted along the rear and east). A fall of approximately one inch per foot to a distance of not less than 10 feet from the foundation is desirable. Extensions or properly sloped splashblocks should be installed and maintained at all downspouts.

## ROOF

The composition shingle roof surface appears to be in fair condition. There are two or more roof surfaces. When resurfacing is needed, consideration of some surface removal will be needed to satisfy strength requirements.

## HEATING, COOLING, AND WATER HEATER

The heating unit was operated satisfactorily. A clean filter is needed for the heating system.

The central air conditioning system is in operating order. This system should be cleaned, serviced, and adjusted each year prior to the start of the cooling season.

Although in operating order, the separate 40 gallon water heater is old and the need for replacement of same in the not too distant future should be expected. When replacement becomes necessary, you should consider installing a larger tank. Draining some of the tank every six months to remove harmful mineral deposits may help prolong its life.

## PLUMBING

At the time of the review, the plumbing system was in serviceable condition, and water pressures in the various fixtures were normal.

## ELECTRICAL

The electrical system, consisting of a three-wire, 230/115 volt service (12 circuits with 100 amperes available), should be just adequate to serve the present needs of this house. If any additional equipment is to be used, it is suggested that a competent electrician be consulted

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to ensure that no one circuit becomes overloaded and to determine if any additional circuits are necessary. It should be noted that some of the individual outlets of the electrical system are not grounded. Care should be taken to provide grounding for any electrical tools to be used. The do it yourself wiring which was noted needs to be eliminated/corrected (noted in garage). It would be wise to have each of the present circuits fully identified so that you will know what electrical load is on each. Most of the wiring for this house is concealed and could not be reviewed.

## INTERIOR

The interior walls and ceilings are in generally satisfactory condition. A handrailing is recommended along the basement stairway, as a safety precaution.

Automatic smoke or fire detectors are recommended at strategic locations in the building. All such existing or added devices should be tested periodically to ensure proper operation.

## ATTIC AND INSULATION

Ventilation openings in the attic area (noted both gable and roof vents) should be satisfactory. Additional ventilation in the attic is recommended by installing a thermostatically controlled fan behind the gable vent. For fuel savings and summer and winter comfort, insulation should be added in the attic floor to develop an insulating value of R39 since the house is air conditioned. The insulating value of the present insulation is approximately R19. The depth varies with the type of insulation and needs to be reviewed with an insulating contractor.

## GENERAL INFORMATION

This is not intended as a review for termite existence or damage. Termites are not common in this area, but with their insidious habits, you may wish to further review this with an extermination firm. No probings or destructive testing were made on or in this house, nor were furnishings moved, since this would tend to cause damage. Because of the insidious habits of termites, no responsibility for a termite condition that may exist, or may be starting and may not be readily visible, is assumed.

Unless otherwise noted on the check sheets, not all of the appliances, any lawn sprinkler system, or all of the electrical outlets was tested (stove and oven burners were operated,

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garbage disposal operated, dishwasher cycle control operated - not run through each cycle). Some of the appliances are old. It would be wise to review all appliances just prior

to taking title.

Additional data concerning the house are noted on the individual check sheets, which should be considered a part of this report and will also serve as a ready reference if you purchase this house.

This report does not attempt to review conformance with past or present building codes, since such codes are revised periodically and few buildings are changed to meet current code requirements. This is not intended as a review for hazardous materials, molds, or environmental conditions.

As we discussed, this review was limited to the present condition of the visible items discussed above and is not a prediction of the future behavior of the building components. This report is for your exclusive use. No guarantee or warranty explicit or implicit is offered as part of this review. Warranties are available from other sources.

Building reviewed by:

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