

USEFUL INFORMATION: PLEASE READ...

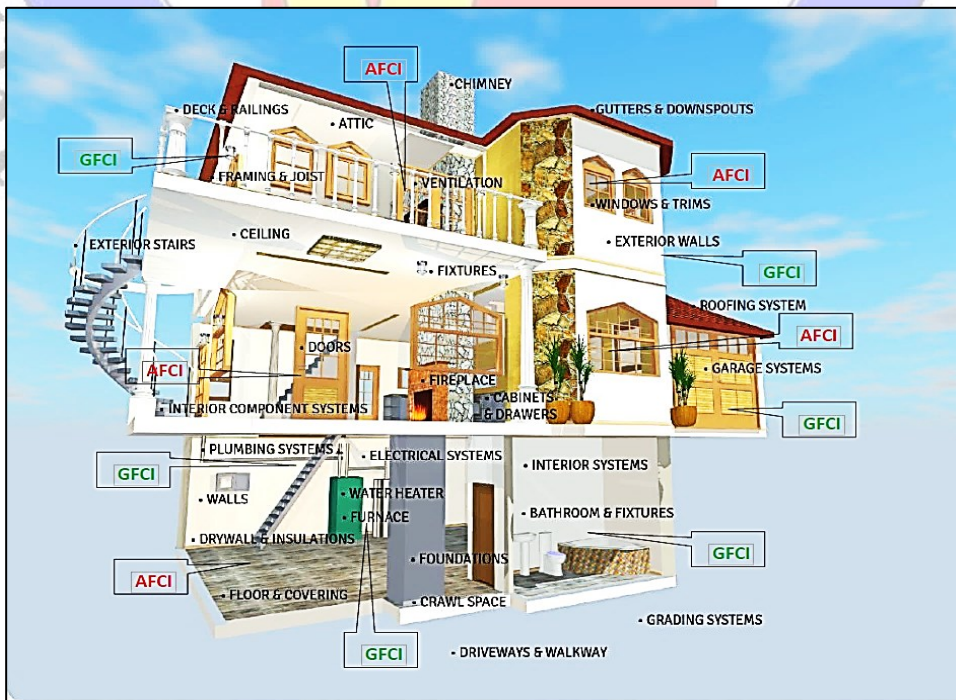
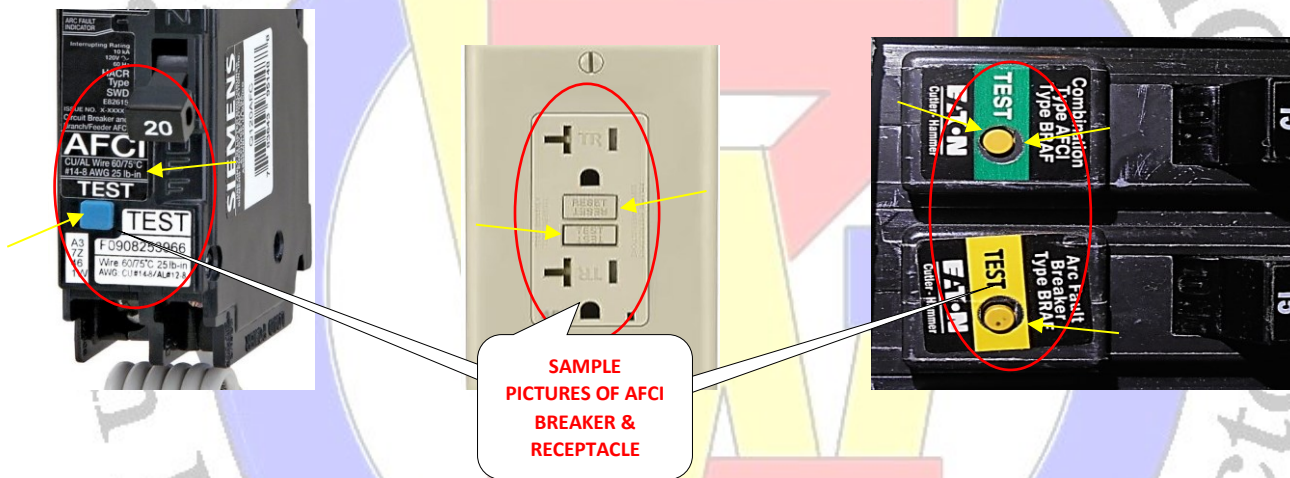
2008 NEC® AFCI Code Language

The 2005 NEC® will require combination-type AFCI protection in the bedroom effective on January 1, 2008. The 2008 NEC® has recently been approved by the National Fire Protection Association Standards Council for publication and will be available for purchase in September of 2007. In short, the 2008 NEC 210.12 expands the AFCI protection requirement into other rooms of the house.

The NEC Code Panel has taken the next step in the requirement of AFCI by expanding protection into several additional rooms, using language that parallels the language found in 210.52

(A) (Requirement for receptacle installation). A few other areas such as closets and hallways were also added.

(B) Dwelling Units. All 120-volt, single-phase, 15- and 20-amp branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch.



Rooms **AFCI** & **GFCI** required

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Required Ground Fault Protection

A ground fault circuit interrupter (GFCI) must protect ALL receptacles listed below:

- Bathroom receptacles
- Outdoor receptacles
- Garage receptacles
- Kitchen receptacles that serve counter top surfaces; Countertop receptacles within 6 feet of any source of waters
- All receptacles in unfinished basement
- Sump pumps and ejector pumps
- Crawl spaces at or below grade
- Spas, Hydro massage, Hot tubs and associated electrical components.
- Pretty much any location where water and electricity might mix.
- Every basement and garage must have at least one receptacle, and all must be GFCI protected. At least one receptacle must be installed inside the garage and in each unfinished basement.
- Any receptacles that may be installed for laundry or other specific purposes.

Required Arc Fault Circuit Interrupter protection - 2008 NEC 210.12 (A)"

An arc fault circuit interrupter - AFCI is a device (usually if not always a breaker) designed to give protection from arc faults. An AFCI breaker will trip whenever an arc is detected. In all dwellings an arc fault circuit interrupter must protect All 120 volt 15- and 20-amp single phase receptacles in family rooms, living rooms, parlors, recreation rooms, dining rooms, libraries, dens, sunrooms, recreation rooms, closets, hallway, or similar rooms. In other words, pretty much all receptacles inside of a dwelling except the bathrooms, kitchen, laundry, and garage must be GFCI protected.

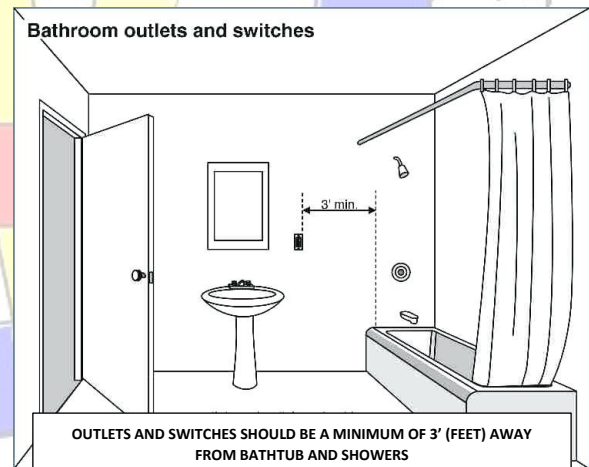
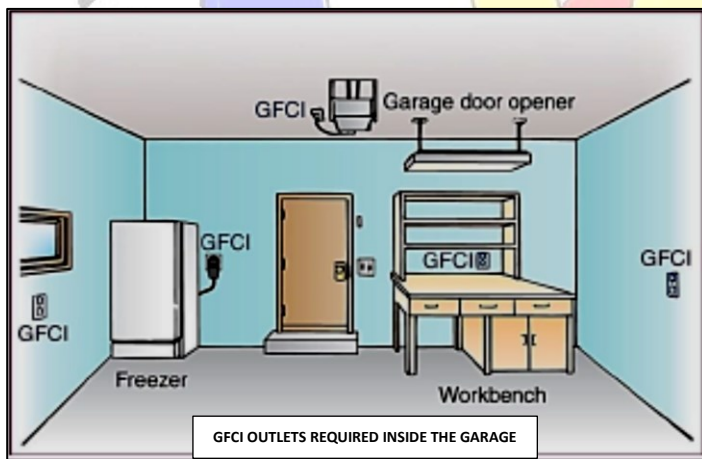
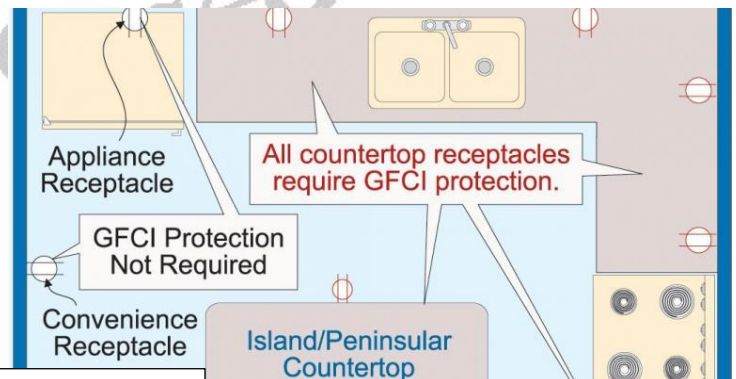
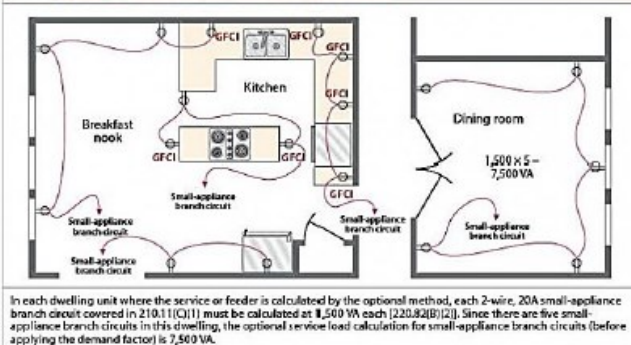


FIGURE 1 SMALL-APPLIANCE BRANCH-CIRCUIT LOAD CALCULATION

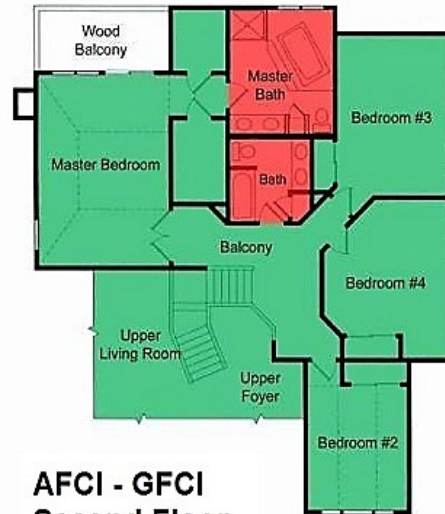


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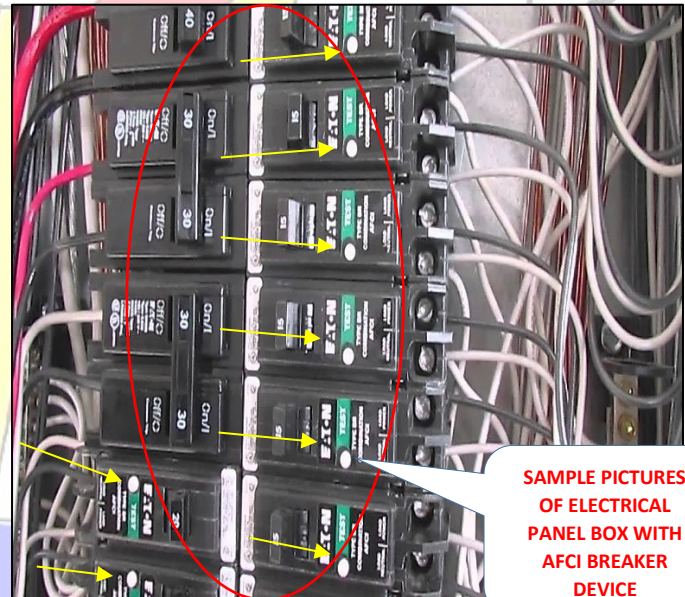
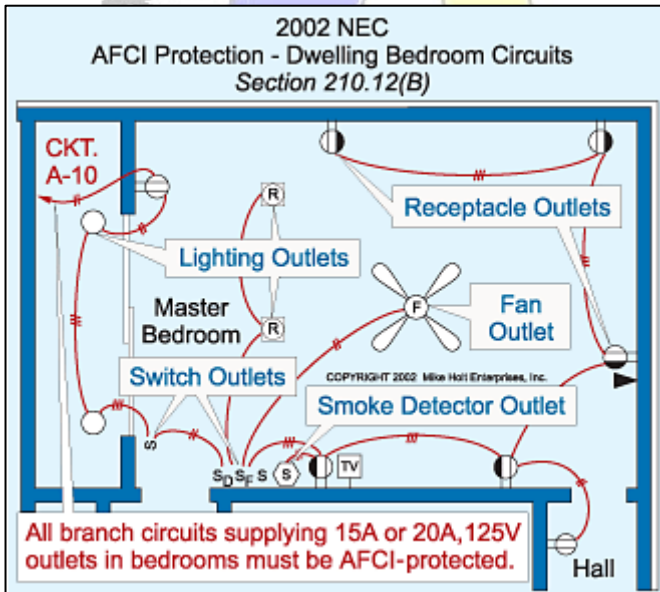
**AFCI - GFCI
First Floor
Required Areas**

AFCI Required ■
AFCI Not Required ■



**AFCI - GFCI
Second Floor
Required Areas**

AFCI Required ■
AFCI Not Required ■



CHANGES IN THE 2014 EDITION

Now let's look at the changes to Section 210.12 that were made in the 2014 edition. The change to be discussed is shaded just like it is in the NEC.

Dwelling Units. All 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by any of the means described in 210.12(A)(1) through (6):

AFCIs have test buttons, as do ground-fault circuit-interrupters (GFCIs). Pushing the AFCI test button periodically is important to verify that the device is still providing arc-fault protection. A device that is hidden behind obstacles or is in a hard-to-reach location will probably not be tested often, if at all. In recognition of the importance of periodic testing, the NEC now requires that AFCIs be installed in a readily accessible location, as is the case with GFCIs.

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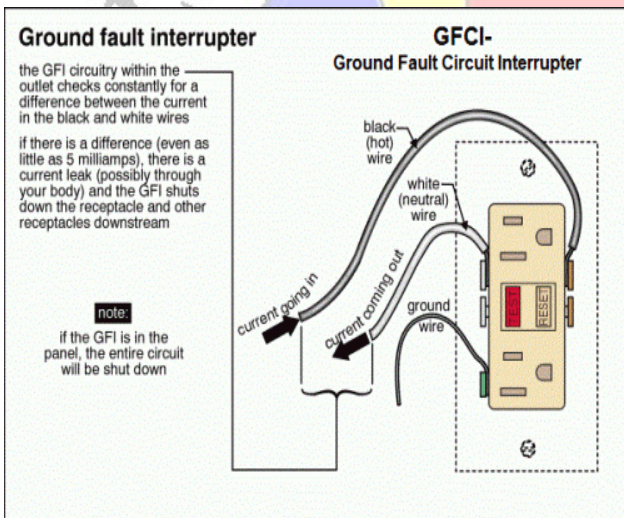
As of **January 1, 2008**, all 120 volts, single phase, 15 & 20 amps branch circuits supplying outlets installed in; dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closet, hallways, or similar rooms or areas, shall be protected by an **AFCI (Arc Fault Circuit Interrupter) device**.

AFCI – Protect against fire cause by arcing (current jumping from one conductor to another, such as damage cord).

GFCI OUTLETS - Needed and required at all kitchen counters, in the garages, crawl spaces and unfinished basement, sump pump, ejector pump and garages. GFCI should be tested monthly to insure they are functioning well, always check the reset button if functioning.

SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS:

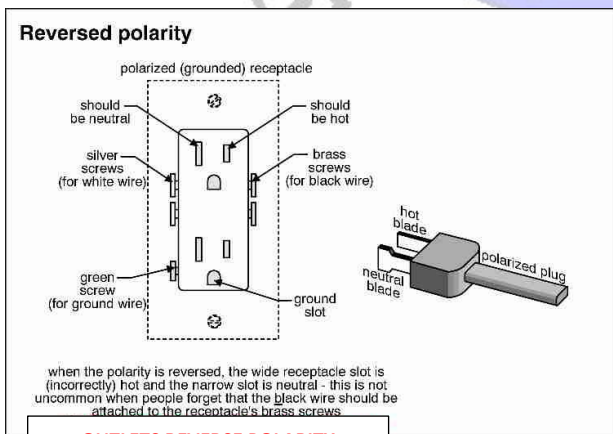
If no smoke and carbon monoxide detectors are presently installed in the building or house, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment, as well as in the hallway ceiling outside all sleeping room and at least one carbon monoxide detector inside the house also near sleeping area and furnace room. Smoke detectors are required to install in all levels of the house within 15' (feet) from all sleeping areas.



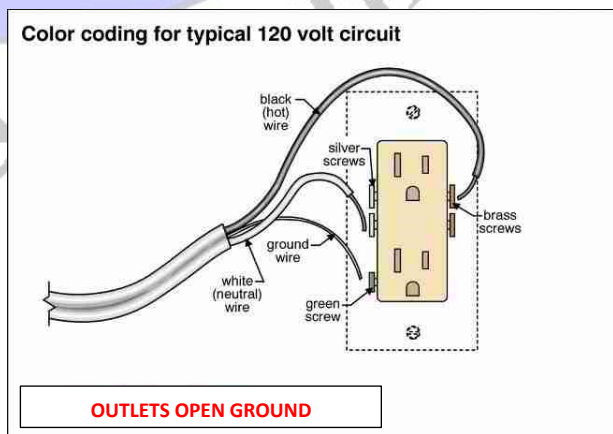
SAMPLE OF SMOKE AND CARBON MONOXIDE DETECTOR IN ONE

What is carbon monoxide (CO) and how is it produced?

Carbon monoxide (CO) is a deadly, colorless, odorless, poisonous gas. It is produced by the incomplete burning of various fuels, including coal, wood, charcoal, oil, kerosene, propane, and natural gas. Products and equipment powered by internal combustion engines such as portable generators, cars, lawn mowers, and power washers also produce CO



OUTLETS REVERSE POLARITY



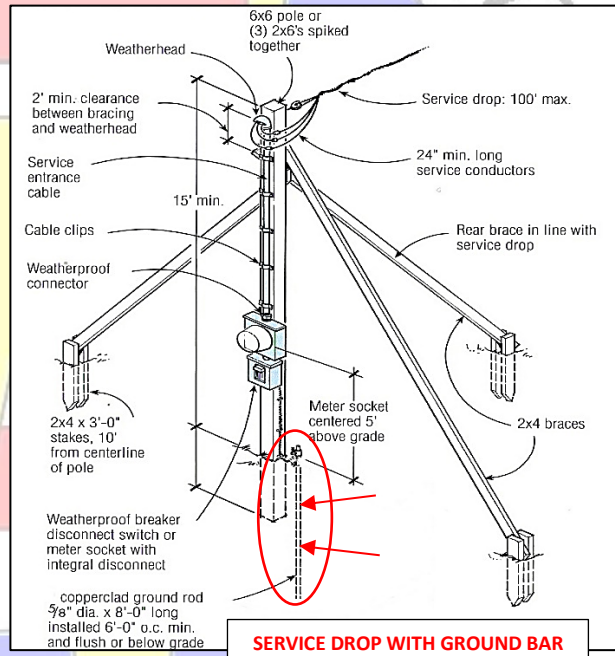
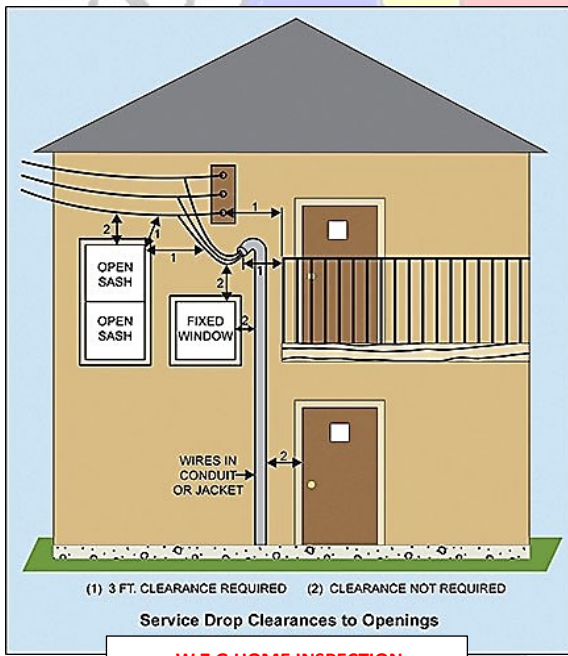
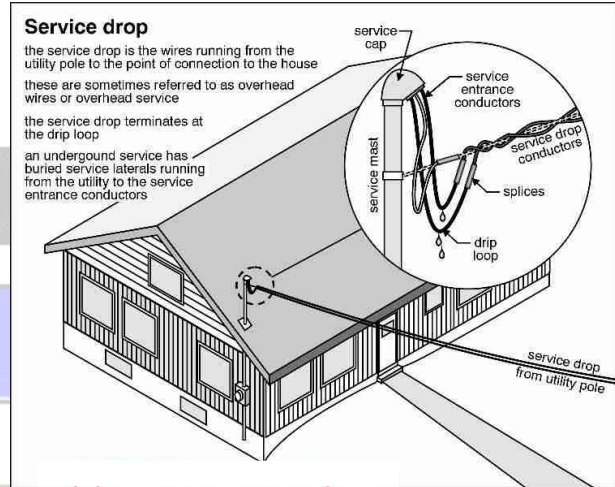
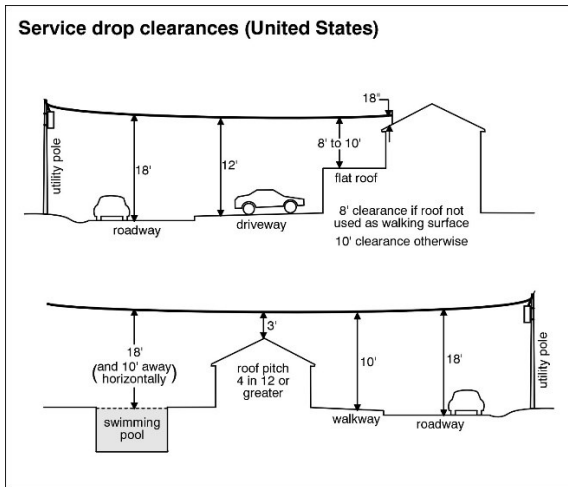
OUTLETS OPEN GROUND

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Why we need electrical grounding?

The grounding system at a building provides an easy path for electricity to flow to earth should a problem, such as a short circuit, occur.

Allowing current to flow to earth through the ground system helps assure that a circuit breaker will trip, or fuse will blow should a problem occur. Properly operating these overcurrent devices help prevent fire and shock.



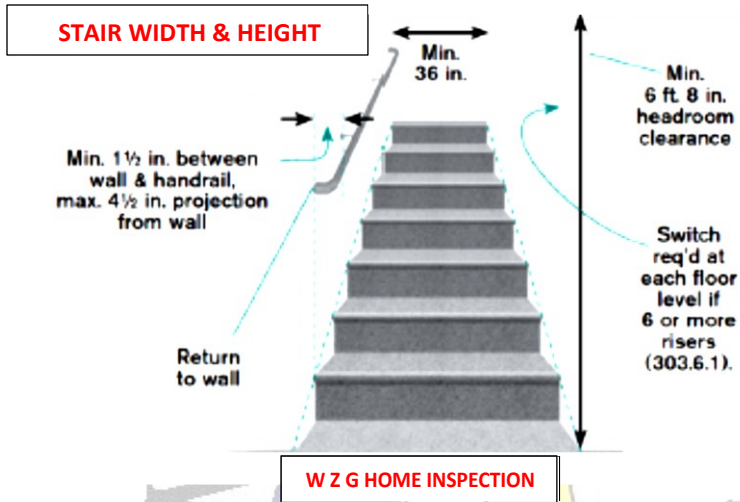
Install **smoke alarms** inside each bedroom, outside each sleeping area and on every level of the home, including the basement. On levels without bedrooms, install **alarms** in the living room (or den or family room) or near the stairway to the upper level, or in both **locations**.

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Stairways

Stairways shall not be less than **36 inches (36")** (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height.

Handrails shall not project more than **4 ½ inches (4")** (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than **31 ½ inches (31.5")** (787 mm) where a handrail is installed on one side and **27 inches (27")** (698 mm) where handrails are provided on both sides.

Risers

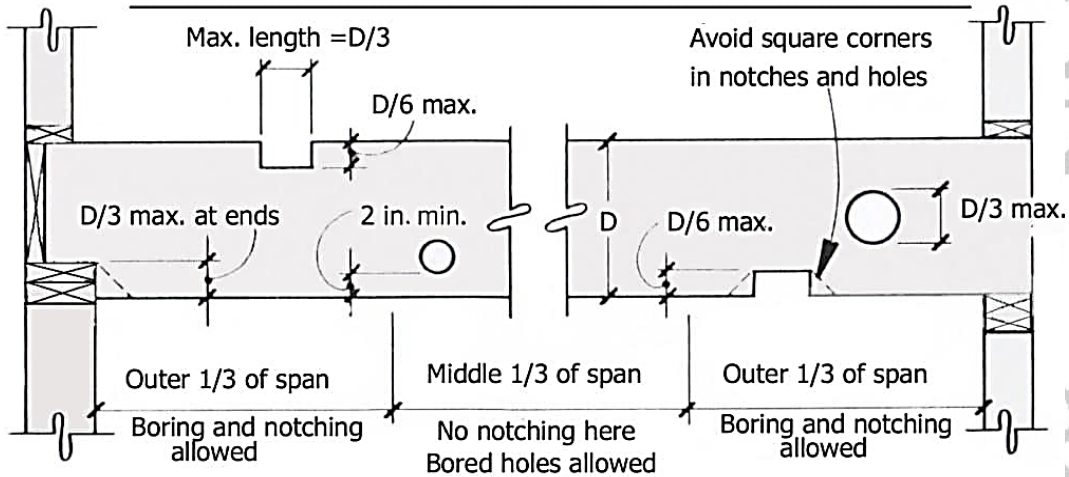
The maximum riser height shall be **7 ¾ inches (7 ¾")** (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of 4 inches (4") diameter (102 mm) sphere.



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Guide to Notching and Boring Joists

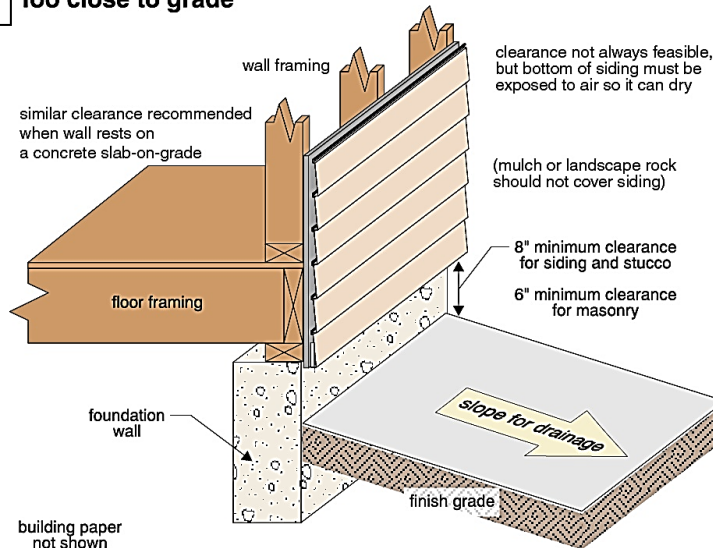
Joist Size	Max. Hole	Max. Notch Depth	Max. End Notch
2x4	None	None	None
2x6	1-1/2	7/8	1-3/8
2x8	2-3/8	1-1/4	1-7/8
2x10	3	1-1/2	2-3/8
2x12	3-3/4	1-7/8	2-7/8



Note: D = Depth of Joist (in.)

EXTERIOR SIDINGS CLEARANCE

Too close to grade

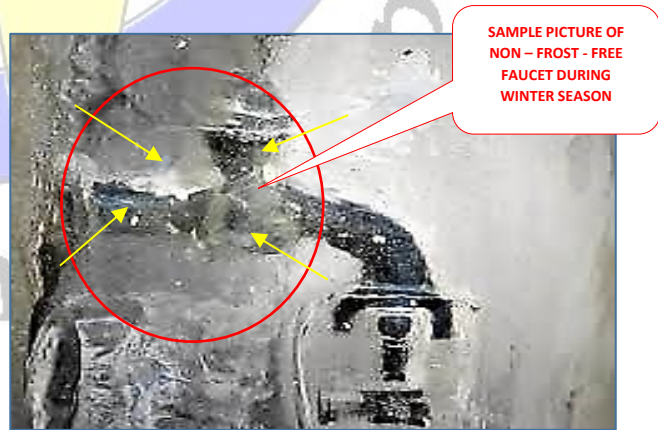
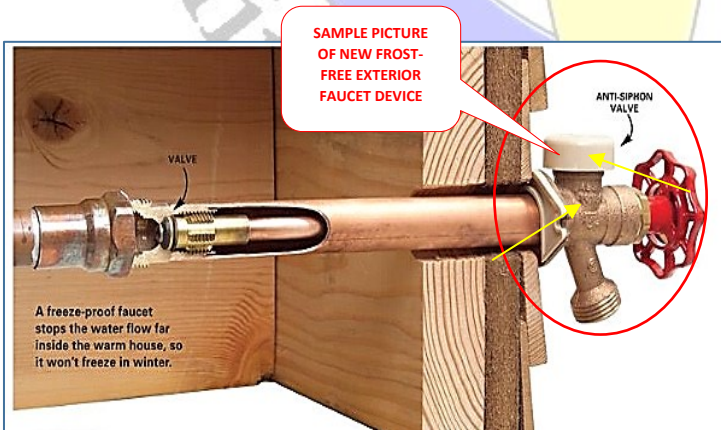
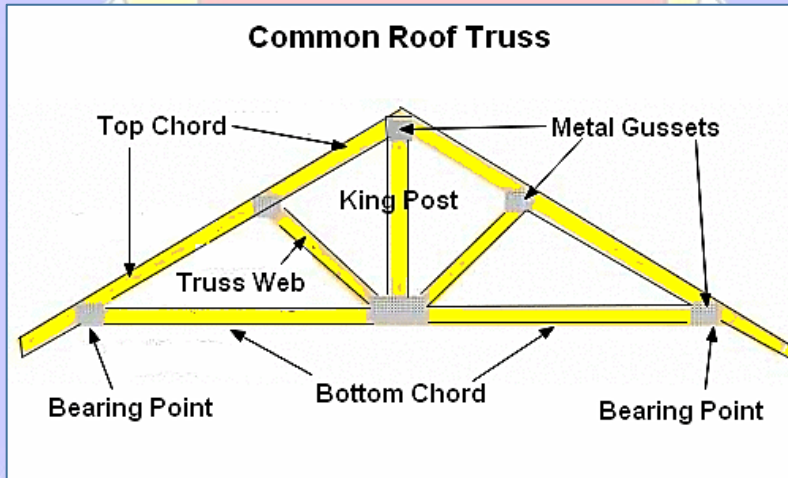
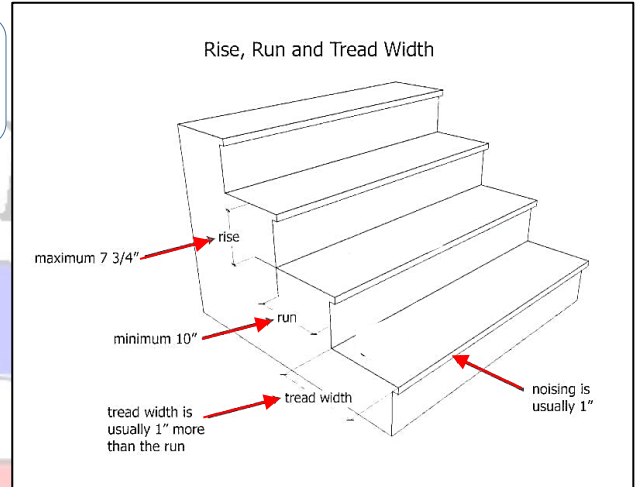
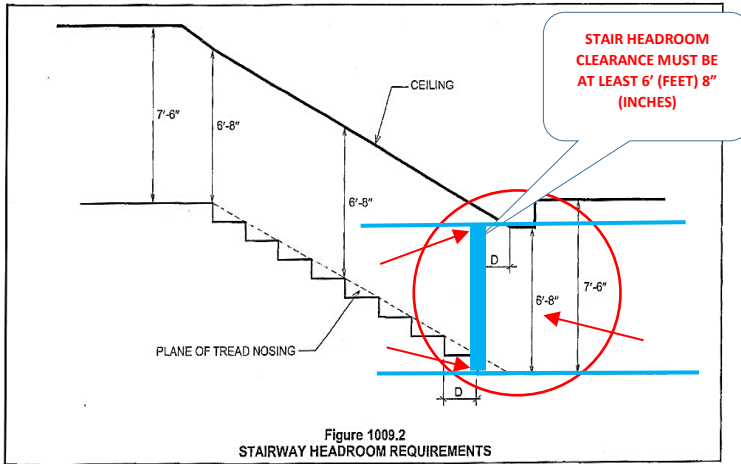


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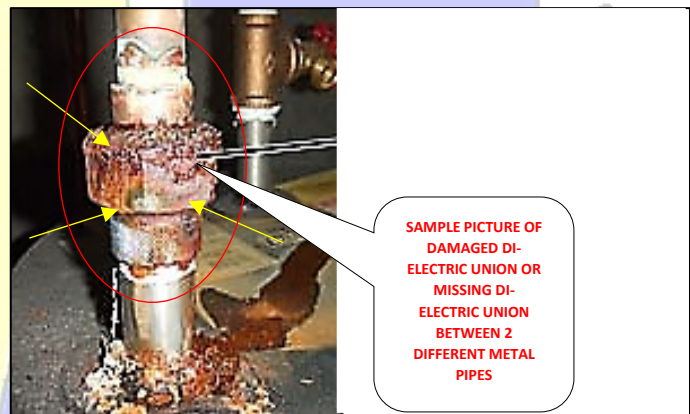
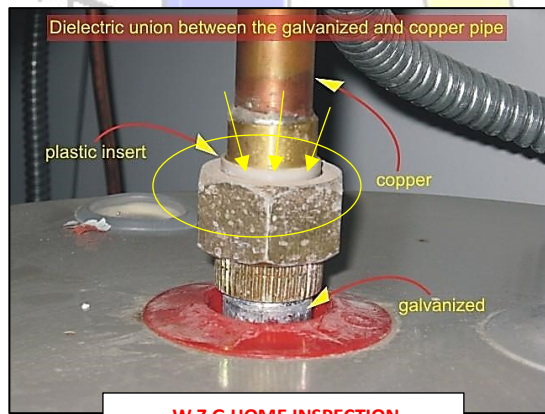
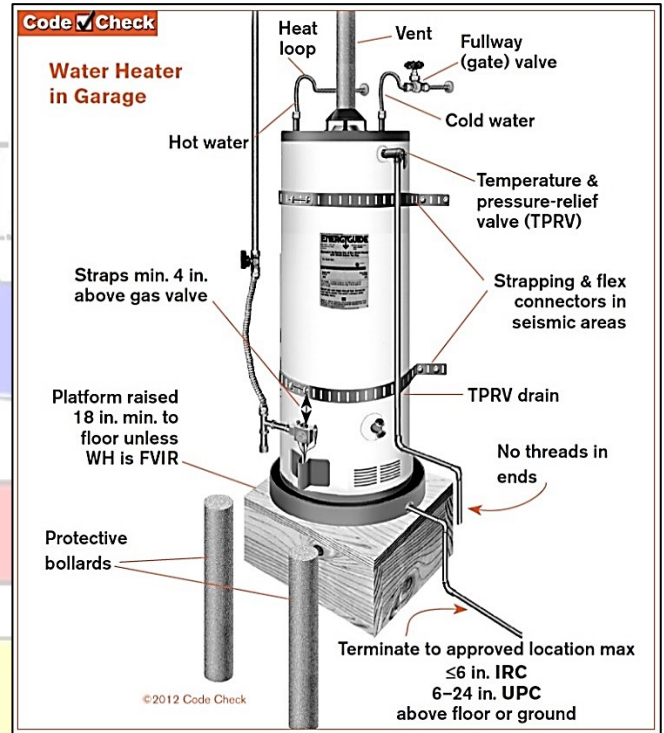
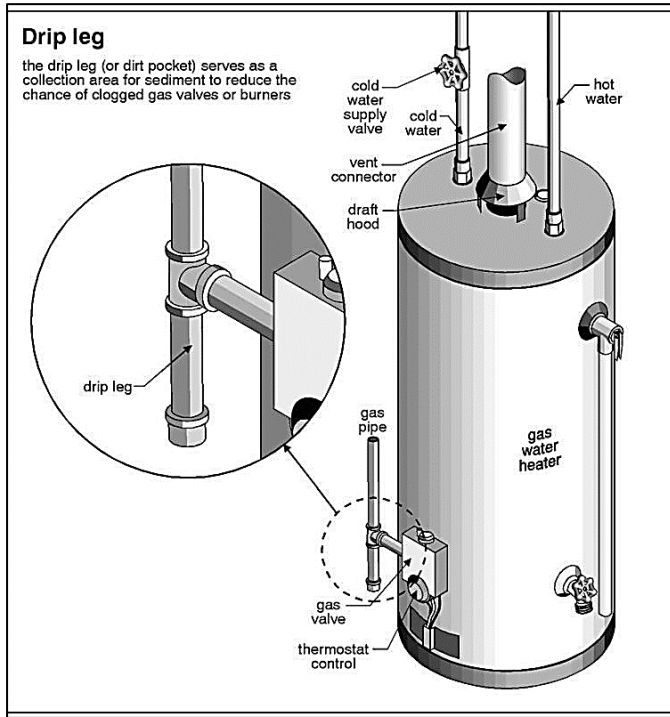
The best way to prevent this mess is to disconnect the hose each season. Another way to have some peace-of-mind is to install a frost-free faucet. A **frost-free outside faucet** is designed so that the pipe extends through the sidewall of the house, and combined with the flow valve, remains in the heated interior to prevent freezing.

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Missing di- electric union in between copper and galvanized water pipes creates corrosion. A di- electric- union separates the metal with plastic.

ABOUT AIR CONDITIONING:

If the outside temperature has not been at least 65*(F) for the past 24 hours, an air conditioning system cannot be checked or test without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on time of inspection or refer to licensed and qualified HVAC technician to check for evaluation prior to closing.

ABOUT HEATING UNIT:

If the outside temperature is over 90*, A heating unit Cannot be checked or tested without possibly damaging the unit, In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on time of inspection or refer to licensed and qualified HVAC technician to check for evaluation prior to closing.

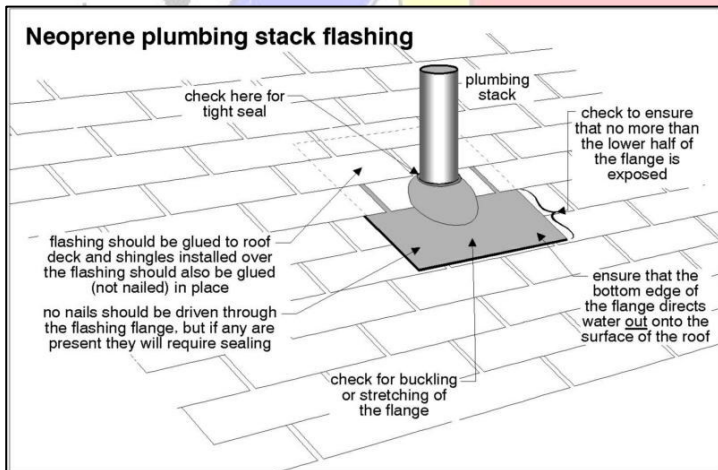
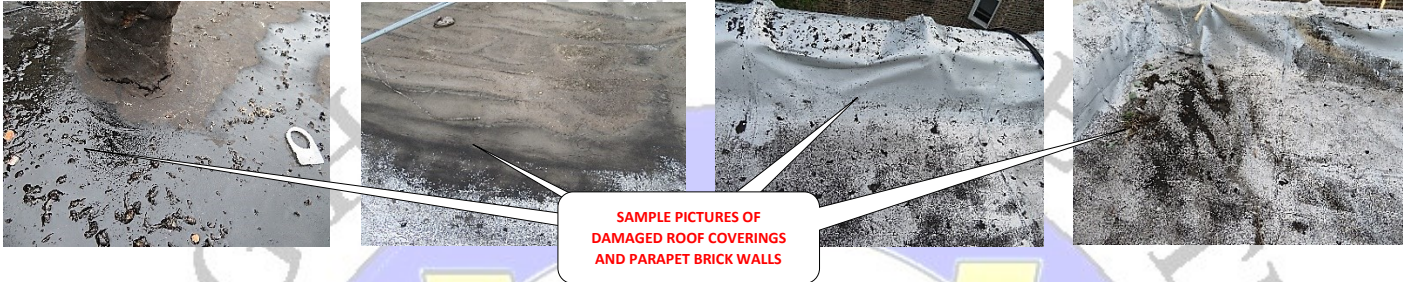
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ABOUT ROOFING:

Many roofs are hazardous to walk on. In most cases they can be satisfactorily be inspected from the ground with or without binoculars or from a window with a good view of the roof. Most of the roofs, such as asbestos cement, late, clay, concrete tiles, shingles, and shakes may be seriously damaged by persons walking on them. Accordingly, the home inspector will base the inspection reports on visible evidence, which can be seen without walking on the roof.



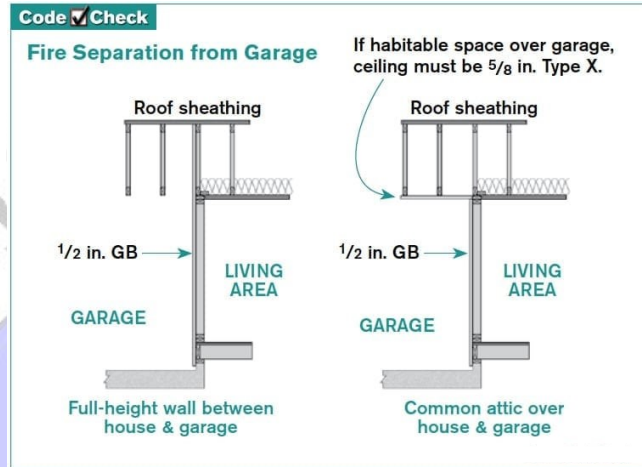
Neoprene Flashing is a family of synthetic rubbers that are produced by polymerization of chloroprene. Neoprene exhibits good chemical stability and maintain flexibility over a wide temperature range.



Trimming or removing of tree branches will be recommended if they are the cause of the damaged sections of a building or obstruction of service wires. Trees, shrubs, and other vegetation can cause safety hazards and power outages if they grow into or near power lines. In support of safety, home owners regularly trim or remove trees that are dead, dying, or diseased, or growing near or under power lines

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Fire separation between the garage and house:



FIRE WALL. A fire-resistance-rated wall having protected openings, which restricts the spread of fire and extends continuously from the foundation to or through the roof, with sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall.

Dwelling/garage fire separation: The wall between a house and garage must be separated by 1/2" drywall. This also applies to structural members, and this extends to the attic in a common-sense type of way; the garage needs to be separated from the house. If there are habitable rooms above the garage, 5/8" type X (fire-rated) drywall must be used at the ceiling. The image above, courtesy of the fine folks at [Code Check](#), illustrates above.

In short, the garage needs to be separated from the house in case of fire, but this is not a fire-rated assembly, nor is it a firewall. The best term for this required separation is a **fire-separation wall**.

Separation	Material
From the residence and attics	Not less than 1/2-inch gypsum board or equivalent applied to the garage side. Vertical separation between the garage and the residence attic shall extend to the roof sheathing or rafter blocking.
From all habitable room above the garage	Not less than 5/8-inch type X gypsum board or equivalent.
Structural members supporting floor/ceiling assemblies or garage ceiling used for separation required by this section	Not less than 1/2-inch gypsum board or equivalent applied to the garage side of structural members supporting the floor/ceiling assemblies or garage ceiling. Structural members include, but are not limited to walls, columns, beams, girders, and trusses.
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

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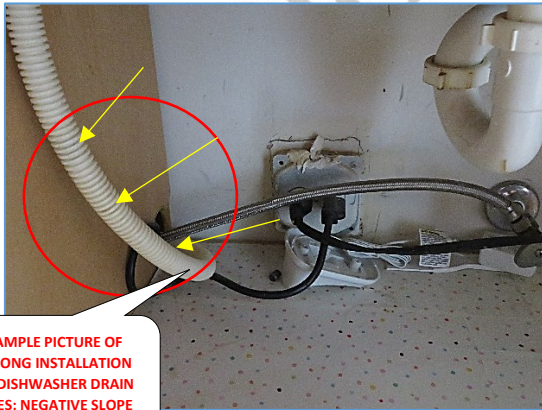
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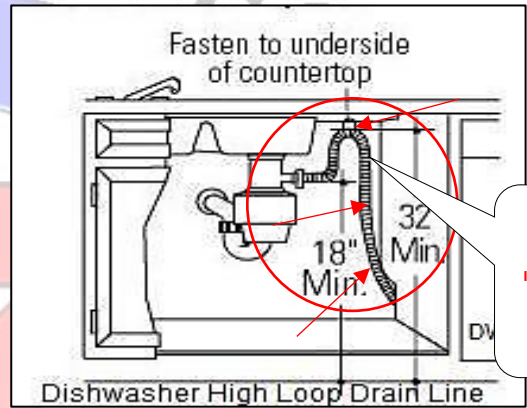
Most Common Dishwasher Installation defect:

An improperly installed drain hose is by far the most common defect that I find with dishwasher installations, but it's also one of the easiest things to get right. In the picture below, which was featured the wrong way, drain lines was installed in negative slope, means there is no loop upward before going in to the bottom of the unit.



SAMPLE PICTURE OF WRONG INSTALLATION OF DISHWASHER DRAIN LINES; NEGATIVE SLOPE

SAMPLE PICTURES OF CORRECT AND WRONG INSTALLATION OF DISHWASHER LINES UNDER SINK CABINETS

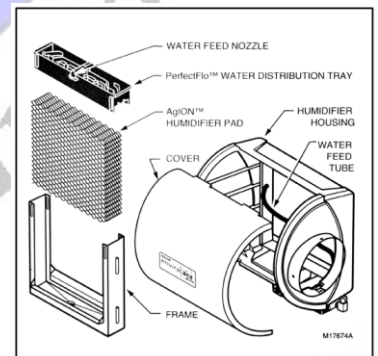


SAMPLE PICTURE OF CORRECT INSTALLATION OF DISHWASHER DRAIN LINES

Furnace tune – up and clean – up:

A Furnace tune- up ensures systems is ready to heat; This may mean testing the burners in your gas furnace to make sure they're lighting properly without yellow flames or ensuring the furnace will turn on at the correct temperature.

Among the leading ways to prevent a breakdown and make sure it runs like a lean machine is with yearly scheduled tune ups on your furnace unit including humidifier if installed.



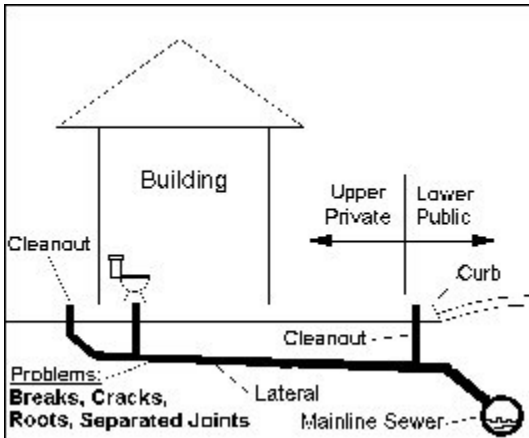
Air filter should be **cleaned every 30 to 60 days** to provide proper air circulation throughout the house and help protect the heating and cooling system.

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SEWER OR DRAINAGE SYSTEMS:

The condition of the underground drainage and waste piping cannot be determined by this inspection. I (inspector) strongly recommend that you (client) make an inquiry with the current owner as to the condition of underground drainage and waste piping and if there is any history of sewage back-ups into the house.



FOUNDATION WALLS:

“Any crack or opening in the foundation walls (or floors) is a potential source for moisture entry. I strongly recommend that the (you) client make an inquiry with the current owner as to whether there has been any moisture, seepage or flooding into the house foundation”

“I only observed the readily visible portion of the foundation and structure. Foundation surfaces hidden behind finishes cannot be observed at the time of inspection. Defects maybe present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement” Some foundation cracking is typical or settlement and/ or shrinkage and does not usually indicate a structural deficiency.

FIREPLACE and CHIMNEY:



All fireplace and chimneys (if present) should be cleaned and inspected annually by a qualified chimney sweep” If one or more fireplaces or solid fuel burning stove were present, the majority of the chimney(s) could not be seen, and only visible and readily accessible portions of the fireplaces or stoves have been reviewed.

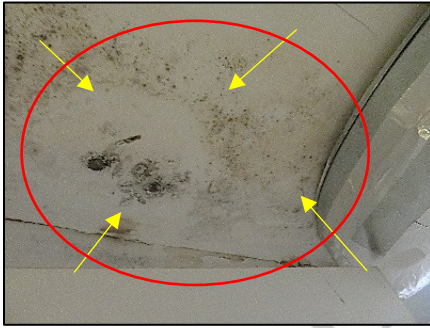
Flue defects may exist that can only be discovered through an NFPA Level 11 Chimney inspection performed by a qualified chimney sweep.

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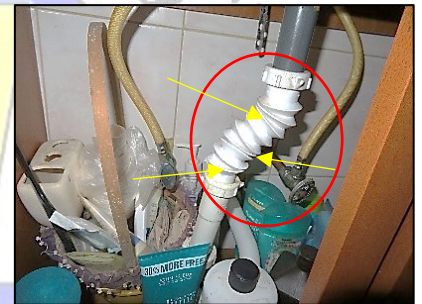
MILDEW OR MOLD:



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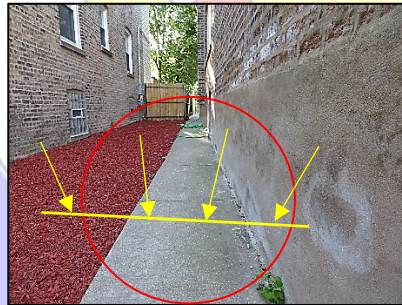
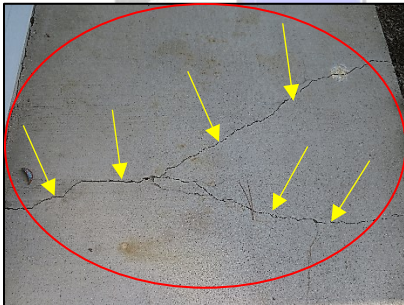
Mildew is a form of **fungus**. It is distinguished from its closely related counterpart, **mold** (British English: mould) largely by its color, molds appear in shades of black, blue, red, and green, whereas mildew is white. It appears as a thin, superficial growth consisting of minute **hyphae** (fungal filaments) produced especially on living plants or organic matter such as wood, paper, or leather. Both mold and mildew produce distinct offensive odors, and both have been identified as the cause of certain human ailments.

FLEXIBLE DRAIN PIPES:



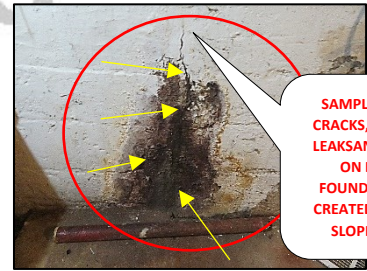
The **accordion-style flexible drain or waste pipes** is against the code. The major problem with them is **they collect the dirt and grime** that's supposed to flow down the drain. The zigzag sides are great for slowing down the flow of water and letting the gunk sit and collect. Making matters worse, since they slow down the flow of water, gunk can easily collect further down the pipe, especially if they pipe already isn't 100% clear.

CRACKED/ BROKEN OR NOT LEVEL WALKWAY OR DRIVEWAYS:



Cracked, broken and irregular sidewalks, uneven walkways, driveways and walking surfaces and bad ramps cause thousands of injuries every year. It is amazing so many of these dangerous surfaces go unrepaired in our state. **Property owners and other people in control of the area may be held responsible** if someone is injured because of the cracked or uneven sidewalks or other hazardous walkways.

Walkway or grading is in negative slope, **it means that slope is towards in to the property, poor grading, and drainage**. Water should run away from any structure to help prevent moisture intrusion. If the soil around a house slope towards the house. Or if water pools around the perimeter of the foundation, that moisture can create hydronic pressure in the soil that can move the foundation, **causing cracks and leaks that can lead to extensive damage and expensive repairs**. Those moisture also provides a haven for wood destroying organisms because it provides a water and food source for all insects and other vermin.



SAMPLE PICTURE OF CRACKS, MOVEMENTS, LEAKS AND MOISTURES ON BASEMENT FOUNDATION WALLS CREATED BY NEGATIVE SLOPE WALKWAY

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FLEXIBLE DRYER VENT CAN PREVENT FIRES

Although metal pipe was always the preferred method of venting, almost everyone remembers the flexible white plastic dryer vent hose kit sold in hardware stores. As it turns out, these combustible white plastic hose kits are deadly when improperly used as dryer venting and are the reason for many dryer vent fires. However, until recently they were still commonly used as dryer venting, and many homes still vent their dryers using this dangerous product.

You need to exercise care when choosing this type of flexible metal dryer vent. When you go to the hardware store, you may see flexible duct that is labeled with a UL listing of UL 181B "Closure Systems for Use with Flexible Air Ducts and Air Connectors." However, this standard is for flexible plastic and metal heating and cooling ductwork, and vent fans such as those used in bathrooms. These products are not approved for use as dryer vents.

Make sure to replace any plastic or metal foil, accordion- type ducting material, as plastic is not approved for dryer use and some metal foil ducts may not approve, either.

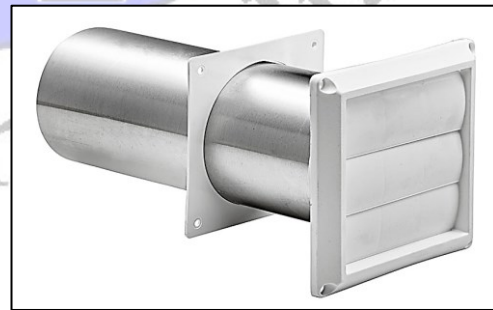


BAD AND DANGEROUS DRYER VENTS

*Just say No to white vinyl and flexible metal foil accordion vent pipes; Super dangerous, strongly **FIRE HAZARD***



GOOD DRYER VENT



BEST DRYER VENT

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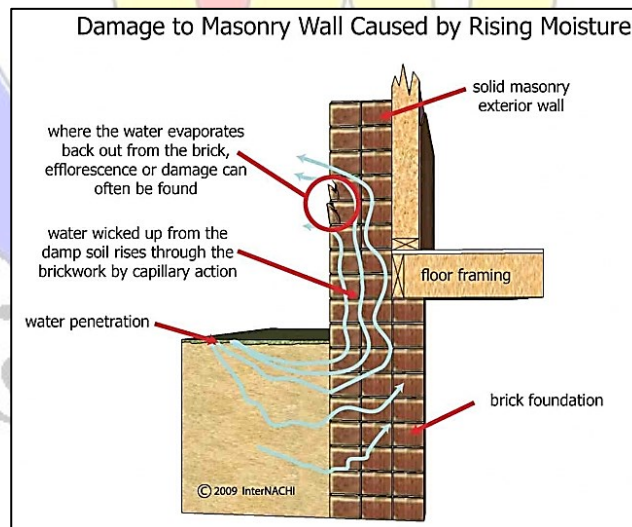
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USEFUL INFORMATION: PLEASE READ...

EFFLORESCENCE:

In **chemistry**, **efflorescence** (which means "to flower out" in French) is the migration of a **salt** to the surface of a porous material, where it forms a coating. The **essential process** involves the dissolving of an internally held salt in water, or occasionally in another solvent. The **water**, with the **salt now held in solution**, migrates to the surface, then evaporates, leaving a coating of the salt. A chemical reaction in between the water rain and bricks or concrete walls. In what has been described as "primary efflorescence", the water is the invader, and the salt was already present internally, and a reverse process, where the salt is originally present externally and is then carried inside in solution, is referred to as "secondary efflorescence".

Efflorescence's can occur in natural and built environments. On porous construction materials it may present a cosmetic outer problem only (primary efflorescence causing staining), but can sometimes indicate internal structural weakness (migration/degradation of component materials). Efflorescence may clog the pores of porous materials, resulting in the destruction of those materials by internal water pressure, as seen in the spalling of brick.



Moisture is the presence of a liquid, especially water, often in trace amounts. Small amounts of water may be found, for example, in the air (humidity), in foods, and in some commercial products. **Moisture** also refers to the amount of water vapor present in the air. Any household produces **moisture** by cooking, washing, bathing, and exercising. Even breathing brings **moisture** into the air. Your family and pets bring many liters of water into your home every day. **Moisture** can also enter your house from the soil through the basement or crawl space.

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USEFUL INFORMATION: PLEASE READ...

BARED LIGHT FIXTURES INSIDE THE CLOSET



An exposed incandescent light bulb is always a fire hazard inside the closet; See pictures attached.



Don't start a closet fire and burn your house down either; it doesn't take that much effort. Improperly installed closet lights and wrong types of closet light fixtures might easily create a closet fire. All it takes is a turned ON exposed incandescent type light bulb, and a piece of your clothing, or other combustible type material touching it or just being close to it. Every time you turn that closet light fixture ON, ignition temperature of a combustible material next to the light bulb will gradually drop. You might not even notice when the closet fire starts until it is too late... at least make sure that you have functional smoke alarms.

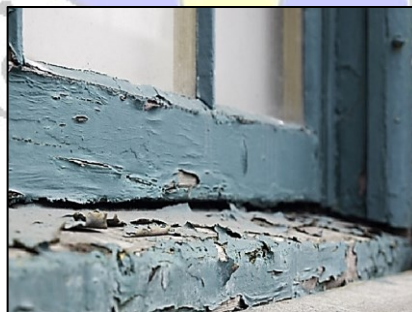
MOIST ON WINDOW PANES:



If you have condensation on your windows, you're most likely wondering how it got there and if it's going to cause a problem. Condensation is a natural process that occurs when warm, moist air encounters a cooler surface. You likely see this happen frequently on the mirror in your bathroom after a shower, on a cold glass of ice water or even on the windows in your home. Most often, condensation can be wiped away, but when you can't wipe it away on your windows, you likely have a bigger problem.

The appearance of condensation between a double pane of glass indicates that the windows are not doing their job properly. The air-tight seal holding the insulating gas inside has failed, letting all the insulating gas out. When this occurs, water vapor could get between the two panes if the temperature of the glass drops below the dew point of the surrounding air.

CHIPPING AND PEELING PAINTS



Lead-based paint does not present a health hazard as long as the paint is not **chipping, flaking**, crushed, or sanded into dust. ... High levels of exposure to **lead** may cause **lead poisoning** and other issues such as anemia and **impaired brain and nervous system functions**. Exposure to **lead-paint dust or chips** can cause serious health problems. Children and pregnant women are at higher risk. If you own rental property, it is your responsibility to repair **chipping or peeling lead painted surfaces**.

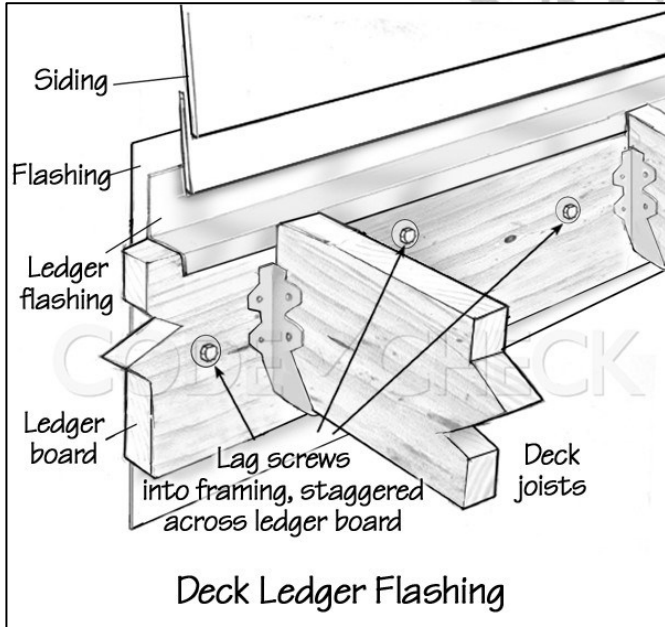
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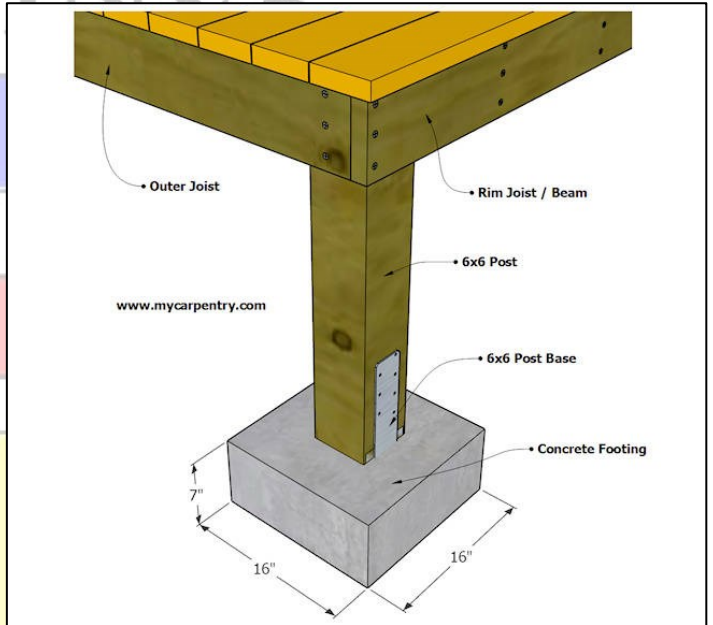
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USEFUL INFORMATION: PLEASE READ...

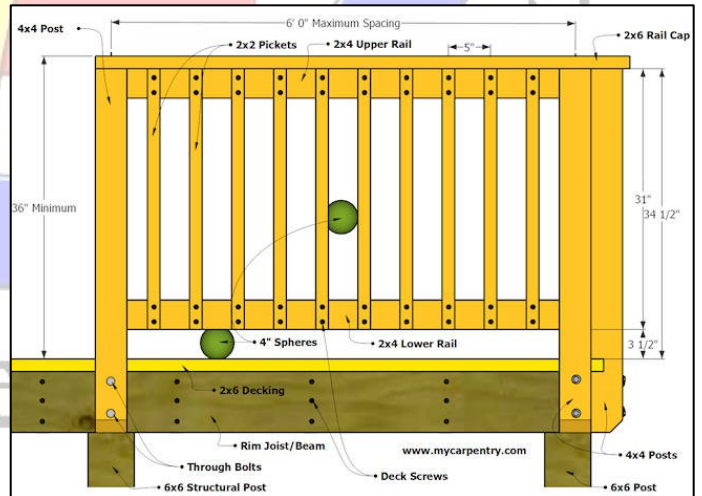
**SAMPLE PICTURE OF PROPER LAG BOLTS/
SCREWS AND JOIST HANGER INSTALLATION:**



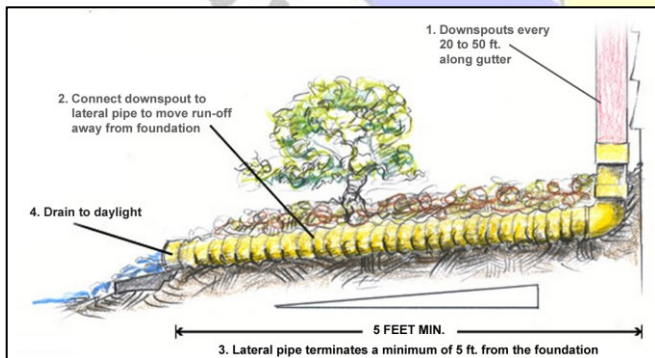
PROPER CONCRETE FOOTINGS INSTALLATION:



RAILINGS AND GUARDRAILS MEASUREMENT:



PROPER DOWN SPOUT EXTENSION INSTALLATION



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USEFUL INFORMATION: PLEASE READ...

DEAD BOLT LOCK ON DOORS



Where they go: On exterior doors, typically 6 to 12 in. above the keyed entry (locking door handle) or handle set (handle and dead bolt combination) for added security. **Double-cylinder dead bolts** require keys to open the lock from the interior as well as the exterior. This makes it more secure—burglars can't unlock the door by breaking door glazing or a sidelight and reaching in— *but it can be very dangerous if there's a fire and you need to make a fast exit in smoky, poor-visibility conditions.* Proponents suggest hiding a key nearby, but building codes in many areas require single-cylinder units that have a turn piece on the inside.

DEADBOLT DOOR LOCK TYPES



DEADBOLT LOCK TYPES:

- Single Deadbolt Lock – Most residences have single cylinder deadbolt lock
- Doubled Cylinder Lock – Has a key cylinder on both the inside and outside of the door – *Safety and fire hazard.*
- Lockable Thumb turn or combination Deadbolt
- Vertical Deadbolt Lock

SAMPLE PICTURES OF EXHAUST VENT PIPES TERMINATED ON ATTIC AREAS:



A vent fan evacuates warm and usually very humid air from your bathroom or kitchen (you're most often venting steam from a shower or from boiling pots/pans). Your attic is an enclosed "cold zone"; it has the same temperature as the outside, which in winter across the northern US will be below freezing. If you exhaust this warm air into the attic, the water will condense onto your rafters and freeze, then thaw, *wetting the wood and causing weathering damage, mold and rot over time.* Even if it comes out right next to a roof vent, if the air can mingle with attic air, condensation onto wood can still occur.

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A Message from the Inspector



THE BUILDING INSPECTIONS

This building inspection is being conducted in accordance with nationally recognized standard of practice and is for the purpose of identifying major deficiencies which might affect your decision whether to purchase, although minor problems may mention this report does not attempt to list them all.

I am urging you to personally attend and accompany the inspector during the examination of the building. The information you gain from this will be of great value to you. This report will summarize all the information related to the building.

It is important for you to understand exactly what your professional property inspector can do for you and what the limitations are in the inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture, lift carpeting, remove panels, or dismantle any items or equipment.

An inspection is intended to assist in evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components.

The results of this inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied.

PROBLEMS WITH THE BUILDINGS

This report is not guaranty or warranty. I cannot eliminate all your risks. There are warranty programs which may be obtained to insure you against failure of some of the major systems of the property.

Property buyers, after the settlement and occupying the building, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage which could have been prevented if the inspector advice and recommendations have been followed.

After occupancy, all buildings will have some defects which are not identified in the inspection report. If a serious problem occurs that you feel that report did not give you sufficient warning of, call the inspector. A phone consultation may be able to advise you in assessing proposals offered by contractors for remedying the problems.

Please consult your inspector before you engage a contractor to correct a possible defect unless prior consultation occurs.



Willie Z. Germino

Owner/ Inspector/ Field Observer

*Thank you for giving me the opportunity to serve you.
I appreciate your business and the confidence you have placed in me.
Your referral is greatly appreciated.
Please contact me whenever I may be of further assistance.
Willie*



CERTIFIED INSPECTOR



WILLIE Z. GERMINO

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