

COMFORT HOME REVIEW

康 富 验 屋

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:
Mr

INSPECTION ADDRESS

XXXXXXX Vancouver

INSPECTION DATE

XXXXXXX

INSPECTED BY: Hongwei (Henry) Liu
778-238-6025



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COMFORT HOME REVIEW

康 富 验 屋

SUMMARY REPORT (摘要)

Client: Mr

Address: NA

Realtor: XXXXXXXX

Inspection Date:

Start: 9:00 am End: 11:30 am

Inspection Address: XXXXXXXXX Vancouver

Inspected by: Henry Liu(刘宏伟) License: 53115 Accredited Home Inspector 277 Tel: 778-238-6025

Address: #XXXXXXXXXXXXXXXXXXXXX

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property. (摘要提供您需要维修或需进一步咨询组件或系统的预览，但非局限于此。请阅读完整报告，我们工作的必要性是基于全科检验而建议维修、修缮，因此免除任何附加的责任，而各类专业人员的评估及由此的修缮建议可能会影响您对物业的正常评价)

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How to read the report (读报告指南)

1. General comment and brief introduction are in the front of each section (component or system) of the report, as well as some maintenance tips, which are provided to clients by courtesy. (我们针对房屋的每个组件或系统基本功能、检验以及部分的维护在各项前提提供了简单的介绍。)
2. General property conditions listed at the end of reports may adversely affect the building. This is for clients to know as preferred. Please be advised these are not necessarily related to this inspection. (在报告的最后我们提供了可对房屋造成负面影响的一般状况，请注意，这并非针对该物业)
3. Please note the English description retains the power of final interpretation. (英文描述有最终解释权)
4. The dedicated inspection report will be addressed by (针对该物业检验具体描述采用如下格式)

Narrative Color Legend: ★Normal Text (基本描述)

★Normal Text---Attention (提请关注)

Structure (结构)

Components and Conditions

Identification of Roof Structure (屋顶结构)

- ★ The roof structure is damaged, which dish roof is visible from roof top; cracked and bend rafters are noticed at attic. The contractor evaluation and repair is required. It looks like an impact damage, which owner enquiry

is suggested. (屋顶结构受损, 从屋顶上看有局部凹陷, 阁楼观察有木梁开裂和弯曲, 需要专业评估并维修。应该寻问屋主是否有过重物击打所致)



Basement and Renovation Evaluation (地下室及翻新评价方法)

- ★ The basement was elevated but not tall enough to finish for living space. It seemed structurally sound but remodel and renovation permit should be requested to make sure safety. So do the property electrical, plumbing and drainage, also the buried oil tank removal clearance, which had been updated. (地下室是后期提升的, 但是高度不足以装修成生活空间, 尽管看起来结构安全, 但是应该索取改造、翻新许可, 包括有过翻新的电、水管、墙基排水的翻新许可, 另外还有地下油缸的移除证明)



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Exterior Components (屋外组件)

Components and Conditions

House Wall Finish Observations

- ★ The house exterior wall finish is under acceptable condition but spotty and regular maintenance services are required. The east side of house is not accessible, therefore no observation and inspection are in the area. (外墙状况正常, 个别位置需要正常维修, 物业东侧无法进入, 因此没有观察和评价)



Downspout (屋顶排水)

- ★ The disconnected downspouts should be serviced.(断开的落水水管需要修缮)



Windows (窗户)

- ★ Most windows are single glazed. Some window panes have cracks damage.(大部分窗子为单层玻璃，个别窗玻璃有裂缝)



Landscaping (庭院)

- ★ Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. Also the garden and trees on the property should be trimmed. (植物生长过于靠近建筑，建议至少12" 间隔，庭院植物、树木应该剪枝)



Fences & Gates (围墙及门)

- ★ Sections of the fence are leaning or damaged and should be repaired or replaced. (有破损，建议维修更换)



Lights (灯)

- ★ A few exterior light fixtures are not working, and should be serviced. They may be controlled by timer or sensors. Please ask seller for more information. The basement walkout light installation is required. (个别灯不工作, 需要维修; 或者是传感器控制, 需向屋主了解, 地下室室外门加装照明)



Fascia & Trim (檐板)

- ★ The fascia board and trim, should be serviced. (檐板个别需要维护)



Porches/Decks/Balconies/Solariums/Patios (外廊平台等)

Components and Conditions

Porches (门廊)

- ★ Components of **Porches** are in acceptable condition but the back porch joist hanger is undersized, which contractor service and secure is suggested. (前后门廊状况正常, 但是后门廊的木梁墙上紧固件偏小, 建议专业维护、加固)



Grading & Drainage (室外场地及排水)

Components and Conditions

Area Drains (局部下排水)

- ★ The basement walkout drain has not been serviced for a long time. Therefore the roofer cleaning and inspection service is required including the drain tiles. (地下室门前的下水口长期没有清理, 需要排水专业人员清理、检查, 包括对墙基排水管)



Roof (屋顶)

Components and Conditions

Roofing Observation (屋顶观察)

- ★ Many areas on roof have been repaired (or patched) before. It appears that there may have some leaking before (also ceiling stains). Although there is no visible active leaking during inspection, the roof replacement is required ASAP. (很多地方修补显示曾经有过漏水, 室内天花也有印记, 虽然在检验中没有漏水, 但是应该尽快更换)

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Electrical (电)

Components and Conditions

Service Entrance (进线)

- ★ The utility company's overhead conductor lines are being stressed by tree limbs that should be trimmed away. (悬挂进线受压于树枝, 剪枝)



Water Heaters (热水器)

Components and Conditions

Common Observations (观察)

- ★ The water heater is functional but 12 yrs old is close to life expectancy. The probability of failure is high. (工作正常, 但是已经12年接近使用寿命, 损坏的可能性比较大)



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Drain pan & Discharge pipe (接水盘和排水管)

- ★ We cannot find a floor drain nearby to avoid flooding damage in case a leak. (没有在附近发现地漏, 避免漏水损害, 请询问屋主)

Combustion Air Vents (新风口)

- ★ The CAV is not found for gas burning facilities, which the combustion should be compensated by room air. The CO alarm installation is suggested for safety. (设备房没有找到助燃新空气进口, 设备燃烧需要室内空气补偿, 建议加装一氧化碳报警器以为安全)



Waste & Drainage Systems (下水系统)

Components and Conditions

Type of Material (材料)

- ★ The visible portions of the drainpipes are new ABS and an older cast-iron type on main, which are old & not as dependable as modern ABS drainpipes. (可见部分为ABS和老式铸铁, 理论上铸铁基本到使用寿命)



Interior (室内)

Components and Conditions

Furnished Residence (装修过空间)

Over all interior condition (室内状况)

- ★ The interior appears old property like single glazed windows, old plumbing fixtures and added bath exhaust fan no outside vent in place, also tenant occupied lack of maintenance condition such as worn flooring, cracked ceiling/wall, loose doors and unfinished bedroom window casing. Some services are required right away ex. dripping bath tub drain, smoke detector update and basement stairs handrail installation for safety, also loose kitchen sink tap. The interior has the moldy smell which may result from the pets and none operable windows in living and dining. Asbestos is not avoidable in old timer. Therefore, professional cleaning, evaluation and renovation is suggested.) (室内有老旧物业特征如单层玻璃窗，老式水龙头浴缸及卫生间排风扇无室外出口，加之租客占用缺乏维护，状态欠佳如磨损的地面材料、开裂的天花墙壁、松脱的门和未完工的卧室窗口；有些需要立即修缮如浴缸下水漏，加装楼梯扶手、更新烟感，及修缮厨房水龙头。室内有霉味可能与客厅餐厅窗子打不开加之饲养宠物有关，老物业石棉材料不可避免，建议专业清洁、评估或翻新)
- ★ It looks like the gas fireplace insert has broken down. (看似后加燃气壁炉已经损坏，前面加了电的)

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Appliances (电器)

- ★ Some appliances are functional but old and close to life expectancy such as washer, dryer and dishwasher. (有的电器虽然工作，但是老旧接近寿命，如洗衣机、干衣机和洗碗机)



Interior lights (室内灯具)

- ★ There are a few interior lights as shown not working during the inspection but supposed to be only the bulbs out or controlled by timer/sensor. Since this is common in a home, we won't specify them in each of following area unless it is a significant failure. We also suggest clients double checking the lights before moving in if this is your concern because they can fail anytime. (室内有一些灯不工作，应该只是更换灯泡的问题或者被感应器控制，因为该情况在家居中常见，除非是特别重要的损坏我们不会在下面室内的各个部分提及。如果认为很重要，我们还建议客人在搬入前再次检查所有的灯具照明，因为其可能会在任何时间损坏)

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COMFORT HOME REVIEW

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INSPECTION REPORT (报告)

GENERAL INFORMATION (基本信息)

Inspection Address: (地址)	XXXXXXXXXXXXXXXXX Vancouver
Inspection Date: (检验日期)	XXXXXXXXXXXX
Weather: (天气)	Sunny (20-25 C 晴)
Inspector: (验屋师)	刘宏伟 (Henry)
Buyer's Agent: (买家代表)	
Seller's Agent: (卖家代表)	
Structure Type: (结构类型)	Wood frame (木结构)
Foundation Type: (地基)	None livable Basement (半地下室)
Furnished: (完工)	Yes
Number of Stories: (层数)	2
Structure Style: (物业分类)	Single (独立屋)
Structure Orientation: (朝向)	Main Entry- N (正门-北)
Estimated Year Built: (大约建于)	1921
Unofficial Sq.Ft: (大约面积)	2,242 sf
People on Site At Time of Inspection: (现场人)	Agents, buyer

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SCOPE OF WORK (作业内容)

You have contracted with (authorized) **Comfort Home Review** to perform a generalist inspection in accordance with the standards of practice established by HIABC –Home Inspectors Association British Columbia, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. (感谢您对康富验屋的信任, 我们的检验依据BC省验屋师协会的作业标准, 作业基于观察分析, 一般不使用专业仪器, 不做设备拆装和样品分析, 因此检验和报告不会如各类专业甄别的技术深度。我们验屋的目的是鉴别大的缺欠和隐患, 从而寻求相关专业的近一步评估。因此, 请了解我们工作的实质, 按照行业标准, 对普通, 常见的缺欠我们通常不会特别提及)

PLEASE NOTE:

This report is the exclusive property of **Comfort Home Review and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.** (报告是客人和康富验屋专有, 非授权禁止他人使用)

The observations and opinions expressed within this report are those of **Comfort Home Review and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of HIABC –Home Inspectors Association British Columbia, and those that we do not inspect are clearly disclaimed in the contract(authorization) and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.**

(对房屋的评价以报告为准, 依据标准检验各组件, 为了避免报告冗长, 对于某些工作正常的项目可能不会在报告中提及)

In accordance with the terms of the contract(authorization), the service recommendations that we make in this report should be completed well before the close of completion by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

(我们希望检验发现的状况在签约前有相关专业人员做进一步分析评估)

We suggest clients (buyers) check and confirm with the home holder (seller) that the property is under acceptable condition before they move in because anything could happen after this inspection, for example, wall, doors, windows, stairs and floor could be damaged for moving; the appliances could go wrong; water leaking could happen anytime. Our inspection is only a matter of fact of the property condition at the moment. Therefore, we disclaim any responsibility of warranty and guarantee for the property. (我们建议客户在搬入物业之时要检查并和卖家确认整个物业状况可以接受, 因为客观上在验屋后物业存在发生变化的可能, 如墙体、门窗、楼梯和地面都可能因外搬动家俱而受损, 电器可能损坏, 新漏水可能发生。我们的检验只是验屋之时物业的客观实际状况, 所以我们不承担对于物业的保险保证的责任。)

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Structural (结构)

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. (房屋的结构与地下土壤的性质息息相关, 土质的坚硬、疏松, 以及地质的活动、膨胀都会对结构、地基造成影响。事实上由于土质膨胀对结构损害比自然灾害大的多。我们依据作业标准对地基缺欠进行检查, 裂缝或表面受损在地基很常见, 幸运的是大部分裂痕和地基固化或沉降有关, 当然, 我们会尽量提醒客人任何影响结构安全和可能继续活动的损伤。但我们不是专家, 在没主要缺欠迹象下我们可能没有建议客人寻求结构工程师或基础建商, 这并不阻碍客人自己寻求专业帮助的意愿。)

Structural Elements (结构组成)

Identification of Roof Structure (屋顶结构)

- ★ The roof structure is damaged, which dish roof is visible from roof top; cracked and bend rafters are noticed at attic. The contractor evaluation and repair is required. It looks like an impact damage, which owner enquiry is suggested. (屋顶结构受损, 从屋顶上看有局部凹陷, 阁楼观察有木梁开裂和弯曲, 需要专业评估并维修。应该寻问屋主是否有过重物击打所致)



Identification of Wall Structure (墙体结构)

- ★ The exterior walls are framed with wood. (木结构)

Identification of Floor Structure (地面结构)

- ★ The floor construction is joists. (托梁结构)
- ★ The floor construction is concrete. (水泥)

Identification of Ceiling Structure (室内屋顶)

- ★ The ceiling structure consists of standard joists. (托梁结构)
- ★ The ceiling construction is not visible. (看不到)

Basement (地基: 地下室)

General Comments (简单介绍)

This residence has a basement foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although basement foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with basement foundations is that they should be bolted. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. (地下室基础很方便水电气的布线, 大都是由混凝土底脚及高出地面的基础墙结合, 而后由螺栓将地上结构固定。我们不会用仪器去测试基础的水平强度, 但我们会进入可进入的区域以确认螺栓定位和任何的变形及损伤。但对微小的缺欠, 如普通裂缝、墙轻微倾斜、地面不水平这些非重大结构隐患不加评述。事实上并没有评价裂缝的标准, 一般认为小于1/4"没有水平竖直错位就对结构无大碍。在没主要缺欠迹象下我们可能不会建议客人寻求结构工程师或基础建商, 这并不阻碍客人自己寻求专业帮助的意愿。)

Method of Evaluation (评价方法)

- ★ The basement was elevated but not tall enough to finish for living space. It seemed structurally sound but remodel and renovation permit should be requested to make sure safety. So do the property electrical, plumbing and drainage, also the buried oil tank removal clearance, which have been updated. (地下室是后期提升的, 但是高度不足以装修成生活空间, 尽管看起来结构安全, 但是应该索取改造、翻新许可, 包括有过翻新的电、水管、墙基排水的翻新许可, 另外还有地下油缸的移除证明)

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Exterior (室外)

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and remotely controlled components, such as automatic driveway gates, and normally, we do not water test or evaluate subterranean drainage systems - except some comments noted in report, or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil. (除去镇屋公寓等共管单位, 我们会评估如下室外组件: 车道、走道、门、窗、灯、围墙、车棚等。不对单独的建筑物和遥控组件进行检验, 不对下排水管进行水试, 不会提及正常老化和普遍可注意到的缺欠。然而, 硬表面裂缝可能表明土质的膨胀并导致持续运动, 但这只有地质工程专业评估才可确认。)

Site & Other Observations (基本观察)

Older Home Not Conform New Home Building Code (新建筑标准相关性)

- ★ There are examples of construction which do not conform to present building code requirements (such as the fact that there are fewer electrical outlets than required by present standards.) This is not uncommon in older homes that have been renovated. The intent of this report is not to flag code violations (as any older homes, even in fine condition, would not conform in many ways.) (由于建筑标准的更新, 老建筑在一些方面并没有符合新的标准, 这一现象在整修改造中也依旧存在, 我们的检验并不包含建筑标准的审核)

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House Wall Finish (外墙)

House Wall Finish Type (外墙)

- ★ The house walls are finished with a combination of stucco/ wood siding. (外墙为灰泥/木质)



House Wall Finish Observations

- ★ The house exterior wall finish is under acceptable condition but spotty and regular maintenance services are required. The east side of house is not accessible, therefore no observation and inspection are in the area. (外墙状况正常, 个别位置需要正常维修, 物业东侧无法进入, 因此没有观察和评价)



Maintenance Notes (保养)

- ★ The stucco finish was examined and small cracks were noted at various locations. It is believed that no on-going movement is occurring at the present time and that the cracking appears repairable. It should be noted that settlement cracking is a common occurrence in stucco wall surfaces and the cracking observed is believed to be typical of that found in the average home. The stucco wall should be checked & serviced once a year, which means paint the small cracks and caulked the one larger than 1/8". The wall should be totally serviced & painted every 6-8 years. (灰泥外墙局部有裂纹, 沉降裂纹在该类型构造上比较常见, 应该每年检查修补, 每6到8年完整维护涂刷一次。)
- ★ Properly installed & maintained wood siding can last hundreds of years but seldom does. Rot, splitting, loose and paint/stain problem are the usual conditions. Therefore we suggest wood siding should be checked & fixed regularly, also painting or stain should be applied once every 5-6 years. (正确安装和维护的木质外墙可以使用上百年, 但现实中并不多见。朽烂、开裂、松脱和缺乏油漆保护是常见的状况, 因此我们建议对其应该进行定期的检查和修补, 每5-6年应该重新油漆防腐)

Exterior Components (室外组件)

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General Comments (简单介绍)

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows while it was raining that may not have been apparent otherwise. **We suggest annually checking the flashing and caulking of doors and windows, and regularly maintaining if necessary. Normally the caulking needs to be re-applied every 3 to 5 years.** Regardless, there are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why we disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit. (物业的外部涂料和走道、平台等坚固表面的密闭性是非常重要的, 它提供防止侵蚀的保护层。门窗门槛周围没密闭的部位容易进水而造成侵蚀, 而且此状况大多只在下雨时才能发现。我们建议应该每年对门、窗的防水进行检查维护, 防止漏水漏汽, 通常应该每3-5年重新打密封防水胶。双层玻璃窗具有更好的保温和隔噪的功能, 但其密封条经常失效而出现水汽, 不幸的是很多时候难于发现, 在此我们对密封的检验免责。但依据作业标准, 我们会检验房间内有代表性的窗, 而且确认卧室内至少有一个可开启的逃生窗。)

Downspout (屋顶排水)

- ★ The downspouts are made by aluminum. (排水管为铝材)
- ★ The downspouts are discharged below ground level. (地下排水)



- ★ The disconnected downspouts should be serviced.(断开的落水水管需要修缮)



Exterior Doors (门)

- ★ The exterior doors are in acceptable condition. (状况正常)



Windows (窗户)

- ★ The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit. (窗户状况正常, 我们检查卧室里没障碍物的窗, 以确保有紧急出口)
- ★ Most windows are single glazed. Some window panes have cracks damage.(大部分窗子为单层玻璃, 个别窗玻璃有裂缝)



Lights (灯)

- * A few exterior light fixtures are not working, and should be serviced. They may be controlled by timer or sensors. Please ask seller for more information. The basement walkout light installation is required. (个别灯不工作, 需要维修; 或者是传感器控制, 需向屋主了解, 地下室室外门加装照明)



Outlets (插座)

- * Not located

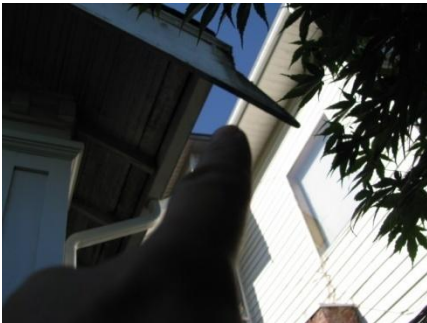
Exterior Hose Bibs (水嘴)

- * The hose bibs are functional, but we may not have located and tested every one on the property. (正常, 但是我们不一定全部都验)



Fascia & Trim (檐板)

- * The fascia board and trim, should be serviced. (檐板个别需要维护)



Drive way & walks (车道和走道)

- * Drive way is acceptable. (车道状况正常)
- * Walk way is acceptable. (走道状况正常)



Landscaping (庭院)

- ★ Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. Also the garden and trees on the property should be trimmed. (植物生长过于靠近建筑, 建议至少12" 间隔, 庭院植物、树木应该剪枝)



Fences & Gates (围墙及门)

- ★ Sections of the fence are leaning or damaged and should be repaired or replaced. (有破损, 建议维修更换)



Porches/Decks/Balconies/Solariums/Patios (外廊平台等)

General Comments (简单介绍)

We cannot guarantee that balcony surfaces will not leak, because their waterproof membrane is concealed and cannot be examined. Therefore, you may wish to ask the sellers if the balcony surface has ever leaked or obtain insurance to cover such an eventuality. (由于看不到防水层, 我们不能保证该组件不漏, 请咨询业主相关问题或寻求保险负责)

Porches (门廊)

- ★ Components of **Porches** are in acceptable condition but the back porch joist hanger is undersized, which contractor service and secure is suggested. (前后门廊状况正常, 但是后门廊的木梁墙上紧固件偏小, 建议专业维护、加固)



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Doors (门)

- ★ The doors are in acceptable condition. (状况正常)

Steps & Handrails (楼梯扶手)

- ★ Components are in acceptable condition but should be evaluated by a specialist and serviced accordingly. (状况正常)



Grading & Drainage (屋外坡面及排水)

General Comments (简单介绍)

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and would recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit; however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health. (潮湿对物业和健康都是损害, 因此需要屋外地面坡度向外, 室内外有至少几寸的位差, 而且屋顶的下水管应排水远离墙基。我们无法做地下的排水检测, 事实上屋主或住户应该可以提供更准确的信息, 如果发现我们认为非正常的状况, 即便没有渗水迹象, 也会建议寻求地基排水专业意见。而且潮湿易造成霉菌滋生, 影响健康。)

Moisture & Related Issues (潮湿相关问题)

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection. (湿气的入侵是长期的困扰, 会涉及多种因素, 难预见, 间断或持续。如果不能直观发现, 通常可由于气味、脱落涂层返碱、金属锈蚀及木质腐烂来判断。当然由于室内的温湿度变化也会出现类似状况。但凡有室内低于室外坡面的情况, 我们不能排除水汽侵入的可能, 这也会造成健康问题, 应寻求专业意见。)

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Interior-Exterior Elevations (室内外地面位差)

- ★ There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that. (有足够的位差, 状况正常)

Area Drains (局部下排水)

- ★ The basement walkout drain has not been serviced for a long time. Therefore the roter cleaning and inspection service is required including the drain tiles. (地下室门前的下水口长期没有清理, 需要排水专业人员清理、检查, 包括对墙基排水管)



Drain tile System (排水管道)

General Comments (简单介绍)

We attempted to evaluate drain pipes by visual inspection only. Sometimes, garden hose bib water may be drained into one of the drain tile inlet for testing, but this is not a conclusive test and only a video-scan of the drain line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor blockages by leaks at some section lines, to major blockages or damage in the most of the system line. The minor ones are easily cleared by removing and cleaning the leaves and debris. However, if tree roots grow into the underground drain tile or there is some damage on the sections of drain tile system, repairs could become expensive and might include replacing the entire system. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the drain tile system line video-scanned before the close of completion. Failing this, you should obtain an insurance policy that covers blockages and damage to the system. However, most policies do not cover the replacement cost & only cover water damage within the house, or the cost of roofer service. (我们尽量通过表象来评估地下的排水状况, 事实上只有录像扫描可以确认地下水管状态, 根据房龄也可做出一定的判断。根据排水管堵塞的程度, 小的可以通过清洗来去除树叶等杂物, 严重的如树根进入或部分坍塌损毁则需较高费用更换。建议寻问屋主是否有过堵塞现象发生, 或者您希望在签约前进行扫描摄影鉴定。)

Type of Material (材料)

- ★ The visible portions of the drain tile above ground are updated PVC. (可见屋外排水管为更新过的PVC)



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Carport (车棚)

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. (我们经常见到车库地面受潮表现为返碱, 一般是水汽透过水泥板或外墙基坡板所致, 对于低于地平面的车库或用空心砖修建的外墙就更常见。同时, 车库上的居住空间从受力结构上比较脆弱, 一般要求支称的梁柱为钢结构, 实际上木结构结合紧固件较为常见, 依照作业标准我们不做受力分析, 客户可以咨询结构工程师。此外, 由于车库的门非定制, 客户应确认其宽度足够您车辆进出)

Single -Car Carport (单车棚)

- ★ The concrete floor is under acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally

threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab. (地面状况正常, 小裂痕比较常见, 通常是水泥固化收缩, 地质运动, 土质膨胀造成, 基本对结构没有威胁)



Roof (屋顶)

There are many different roof types, but all have limited guarantees, and most eventually leak. Every roof will wear differently relative to its age, the quality of its material and design-life, the method of its application, its exposure to the elements, and the quality of its maintenance. Regardless, every roof is only as good as its waterproof membrane, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. In fact, the vast majority of all pitched roofs are not designed to be waterproof only water-resistant. What remains true of all roofs is that regardless of their appearance they can leak, but it's virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or within attics could be old and would not necessarily confirm a leak without corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that roofs will not leak and they do, usually for three to five years. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy or guarantee that it will not leak. The sellers or occupants will often know the age and history of a roof, and we recommend that you ask them about it. However, you should also include comprehensive roof coverage in your home insurance policy, or obtain a roof certification from a local roofing contractor. You should also be aware that if the termite report requires a residence to be tented it requires personnel to walk on the roof, which can damage the roofing material. Therefore, it is essential that you review the termite report, and if the residence is scheduled to be tented that you have a local roofing company inspect the roof after the tenting has been removed. (屋顶是房屋的重要组成部分, 且多种多样, 一般都是有限的保障, 且一定会在某年限渗漏, 这和材料、设计使用年限、施工、周边环境、维护息息相关。同样重要的是屋顶材料下的防水层, 虽然通常我们看不到也无法检查。事实上, 除非漏水正在发生或特殊水实验, 一般状态下是很难确认漏水的。即便屋顶或阁楼有水渍, 在没有其他佐证的情况下, 也不能确认屋顶漏水。因此, 只有装屋顶单位才能保证有限的时间3-5年内不漏。我们尽量估算屋顶状况, 年限, 但不预测有效寿命。客户应该向屋主和住户了解屋顶的年限及发生过的状况。同时屋顶应该在您的保险覆盖内, 或者获取屋顶施工单位的证明。客户另外应知道, 如果涉及白蚁的消除, 有可能会将屋顶罩起, 灭蚁人员会在屋顶作业, 其工作结束后, 应有专业屋顶公司检查屋顶状况。)

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Composition Shingle Roof (合成叠瓦顶)

General Comments (简单介绍)

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate

and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. (这是广泛应用的屋顶材料, 以沥青或玻璃纤维复合覆以小砂砾散射紫外线, 一般声明使用寿命为25年, 但施工单位只保证3-5年不漏。实际的使用年限会由多种因素影响, 当表层的砂砾开始脱落, 表明下面的复合层开始降解, 品质下降, 易发生漏水, 通常从房脊和朝南的位置开始, 但这不表明屋顶要更换, 观察监视是必要的, 常规的维护会延长使用寿命。)

Method of Evaluation (评估方法)

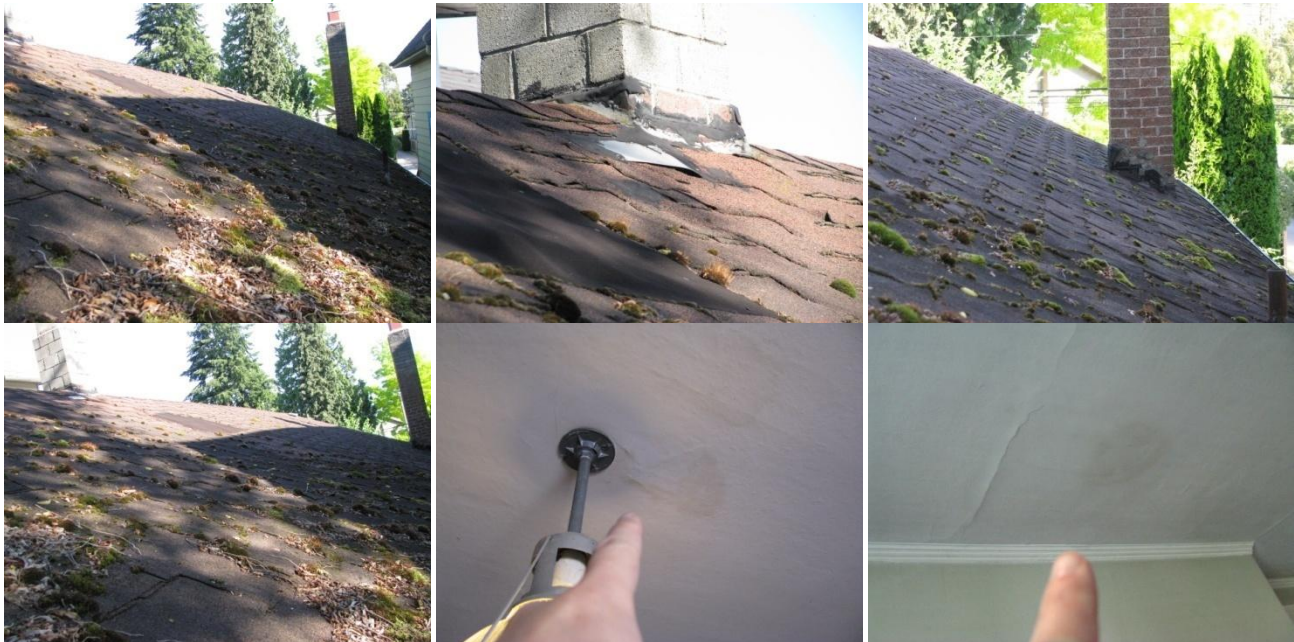
- ★ We were unable to safely access the roof, and evaluated it either from within the attic or from several vantage points with binoculars and a ladder. However, not all the slopes can be seen during inspection. It is assumed that the portions seen were representative of the rest of the roof, but this could not be said with complete certainty. (在屋檐+望远镜观察代表部分)

Estimated Age (使用时间)

- ★ The roof appears to be about 20-25 years. (屋顶大约20-25年)

Roofing Observation (屋顶观察)

- ★ Many areas on roof have been repaired (or patched) before. It appears that there may have some leaking before (also ceiling stains). Although there is no visible active leaking during inspection, the roof replacement is required ASAP. (很多地方修补显示曾经有过漏水, 室内天花也有印记, 虽然在检验中没有漏水, 但是应该尽快更换)



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Flashings (防水)

- ★ The roof flashings are in acceptable condition. (状况正常)



Gutters & Drainage (排水槽)

- ★ The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended. (状况正常)



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Attic (阁楼)

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components. (根据作业标准, 我们不会进入低于36寸, 有管道障碍, 保温完全覆盖过梁的阁楼, 我们会尽量在入口处观察阁楼状况, 屋顶内侧, 保温材料。)

Primary Attic (主阁楼)

Attic Access Location (入口位置)

- ★ The attic can be accessed through a hatch in the hallway ceiling. (入口在过道)



Evaluation (评估)

- ★ Blown-in insulation within the attic obscures the joists and prevented a safe access. Therefore, the inspection of it and its components was limited to what is visible from the access point. (保温材料阻碍, 检验局限于在入口处)

Visible Insulation (可见保温材料)

- ★ The attic floor is insulated with approximately 4-6-inches of loose fiberglass insulation which is acceptable on the buildings at this age. (4-6" 保温层符合当时建造标准)
- ★ The vapor barrier is not found. (应该没铺有阻汽层)

Framing (结构)

- ★ The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed. (檩椽结构)

Ventilation (通风)

- ★ Ventilation is provided by a combination of eave, roof vents, and should be adequate. (通风由屋檐/屋顶出风口提供)

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Electrical (电)

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency as a latent hazard and recommended upgrade, which should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of completion, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature. (电的系统 and 组件繁多, 已经存在的系统和组件未必符合当前的安

装要求，而新的标准是不对以往的施工追溯的。我们的检验不是安装安全标准检验，我们检查系统和组件的基本安全性，测试代表性的开关、插座等，指出任何缺欠和隐患，进一步应由有资质的电工评估改造，这个工作应该在签约前进行，因为专业电工可能会指出更多缺欠是我们不可能发现也无法负责的。我们会建议，所有的电路应有地线保护，一些位置如室外，浴室、按摩浴缸的插座都应应为漏电保护类型。)

Main Panel (主配电盘)

General Comments (简单介绍)

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect once there are more than 6 circuits. Each circuit within the panel should be clearly labelled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one. (国家安全标准要求电箱必须是封闭的，容易接近，正前方至少3尺的空间，超过6条回路应有主开关，每条回路应清晰标注，我们尽量测试更多的开关、插座等。)

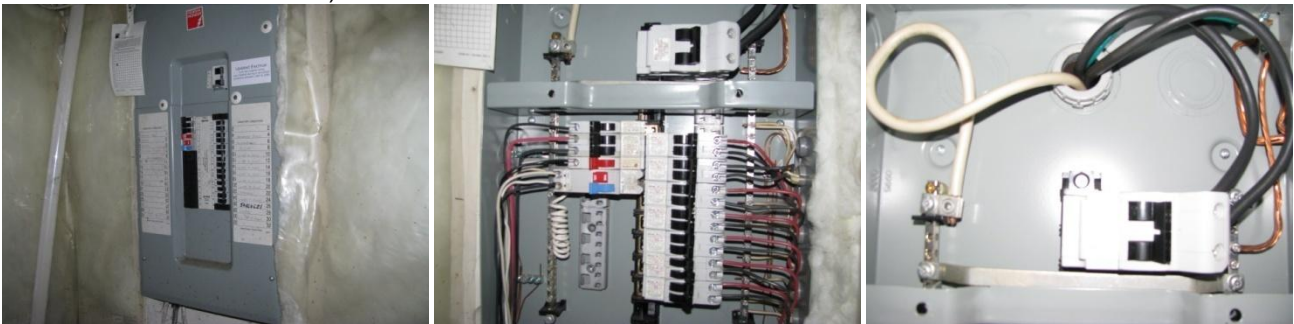
Service Entrance (进线)

- ★ The utility company's overhead conductor lines are being stressed by tree limbs that should be trimmed away. (悬挂进线受压于树枝, 剪枝)



Panel Size, Location & Observation (供电容量/位置)

- ★ The residence is served by a 100 amp, 110/220 volt panel, located inside the basement. (总容量100A, 110/220V电盘在地下室)



Panel Cover Observation (电盘观察)

- ★ The exterior/interior of panel cover is under acceptable condition. (状况正常)

Wiring Observations (布线观察)

- ★ The visible portions of the wiring have no visible deficiencies. (无明显缺欠)
- ★ The service entrance cable is aluminum. (进线为铝材)
- ★ The residence is wired predominantly with a modern vinyl conduit known as Romex. (布线主要为Romex)
- ★ The distribution wires, which can be visible, are copper. (室内回路为铜线)

Circuit Breakers (断电保护开关)

- ★ There are no visible deficiencies with the circuit breakers clearly marked but we do not test the accuracy of the controlled circuits. (无明显缺欠, 但我们不确认其标注的准确性)

Outlets (插座)

General Comments (简单介绍)

- ★ The representative sample of receptacles which were tested were all grounded. (检察到的插座都有地线保护)



Number of Outlets (插座数量)

- ★ The number of electrical outlets is minimal. There are fewer electrical outlets and circuits in this home than are required by present standards. This is generally not a safety issue (unless light gauge extension cords are used to compensate for this) as much as an issue of convenience. However, addition and more outlets and wirings are recommended to install. (数量偏少, 考虑增加)

Plumbing (上下水)

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Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. (通常上水的组件很多, 材料也不统一, 铜一向被认为是最可靠的材料, 其内部也不易结垢, 如果有镀锌管存在, 一旦有堵塞或裂纹应更换。城市供水压力一般为80PSI, 对物业的官线偏高, 通过入屋前减压阀调低致45-60PSI, 否则易导致管件的泄漏)

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. (下水管的材料品种从目前流行的ABS到曾经使用的铸铁、镀锌管, 沥青管品种繁多, 由于很多是看不到的, 我们只能通过年代及下水的状况来判断管线的条件。)

Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This

could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists. (下水的堵塞是常见的, 如果是在主下水发生, 维修需要一定的花费, 保险起见, 客户可以做摄像扫描检验以确认管道通畅, 也可确认下水与公共污水处理相连。)

Potable Water Supply Pipes (供水管)

Service Piping into House (房屋供水)

- ★ The service piping into house is copper. (进水管为铜)



Water Main Shut-off Location (进水总开关)

- ★ The main water shut-off valve is located at the west of the basement wall. (总开关在地下室西侧墙壁)



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Garden Shut-off Location (室外水管的截止阀)

- ★ The interior hose bib shut off valves should be turned off & left the exterior hose taps open before winter to avoid frost damage. It is also important to remove the hose from the tap adaptors. Some houses do not have the interior shut-off, which the insulation cover is recommended on the exterior taps during the winter. (冬季前应该将室外水管的室内截止阀关闭, 将室外的打开, 并且将软管从水龙头移除来避免冻裂; 对于没有室外室外水龙头室内截止阀的物业, 建议冬季室外水龙头上加保温)
- ★ The garden hose bib shut off valves are located at basement but please ask seller to confirm. (室外水管截止阀在地下室下, 但是请寻问屋主来确认)



Pressure Regulators (调压阀)

- ★ A functional pressure regulator is in place on the plumbing system. (调压阀在线)



Water Flow (Pressure) (水压)

- ★ The water flow and pressure is functional & acceptable. (水压流量正常)

Copper Water Pipes (铜管路)

- ★ The copper water pipes are in acceptable condition. (状况正常)



Gas Water Heaters (燃气热水器)

General Comments

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior. (热水器的种类很多, 容量从15到上百加仑, 一般厂家保证5到8年使用, 通常实际使用年限会稍长, 有的甚至到20年才漏。总之最终会漏, 因此最好底部安装接水盘通到室外, 同时每年至少冲洗一次去处沉积物, 温度一般设定在110F除菌-140F避免烫伤。还应装有减压阀排水管, 防震紧固件确保安全。)

Age Capacity & Location (年龄容量位置)

- ★ Hot water is provided by a 2008, 47 gal water heater that is located in the basement. (47加仑2008热水器在地下室)

Common Observations (观察)

- ★ The water heater is functional but 12 yrs old is close to life expectancy. The probability of failure is high. (工作正常, 但是已经12年接近使用寿命, 损坏的可能性比较大)



Water Shut-Off Valve & Gas Shut-Off Valve (水, 气的截止阀)

- * The shut-off valve is in place & looks functional. (水的截止阀看起来状况正常)
- * The gas control valve is in place & looks functional. . (燃气的截止阀看起来状况正常)

Vent Pipe & Cap (排风管)

- * The vent pipe is functional. (状况正常)

Relief Valve (泄压阀)

- * The water heater is equipped with a mandated pressure-temperature relief valve. (已经安装)

Drain Valve (泄污阀)

- * The drain valve is in place and presumed to be functional. (已经安装)

Drain pan & Discharge pipe (接水盘和排水管)

- * We cannot find a floor drain nearby to avoid flooding damage in case a leak. (没有在附近发现地漏, 避免漏水损害, 请咨询屋主)

Combustion Air Vents (新风口)

- * The CAV is not found for gas burning facilities, which the combustion should be compensated by room air. The CO alarm installation is suggested for safety. (设备房没有找到助燃新空气进口, 设备燃烧需要室内空气补偿, 建议加装一氧化碳报警器以为安全)

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Seismic Straps (防震加固)

- * The water heater is not seismically secured, which is recommended. (建议防震加固)

Waste & Drainage Systems (下水系统)

General Comments (简单介绍)

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the

entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of completion. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service.

(我们会尽量评估每个下水状况, 事实上堵塞终究会发生, 小的如在支线或水封可以用化学药剂或手工清除, 如果是连接城市下水的主管线堵塞, 维修工程费用较高。因此客人应询问屋主是否发生过下水不畅, 或采用摄像扫描检验主下水, 再有可寻求保险负责主下水系统, 但一般保险只负责市内下水部分修缮, 对于室外主管的维修不承保。)

Type of Material (材料)

- ★ The visible portions of the drainpipes are new ABS and an older cast-iron type on main, which are old & not as dependable as modern ABS drainpipes. (可见部分为ABS和老式铸铁, 理论上铸铁基本到使用寿命)



Drain Waste & Vent Pipes (下水和出气管)

- ★ Based on industry recommended water test, the drain pipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition. (工作正常, 但是只有视频探测才能最终确认实际状态)

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Heat (取暖)

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of completion, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee. (大部分取暖系统设计使用10-20年, 但缺乏维护可减少运行寿命, 我们检验运行状况结合安装时间评估, 不会拆卸组件, 因此一些如换热器等看不到。另外即便新型的取暖设备也可能产生CO, 涉及安全, 因此希望我们的建议在客人签约前由专业维修单位进行, 或许发现更多问题而影响客户对物业评估。我们的工作不具备保险和担保的责任)

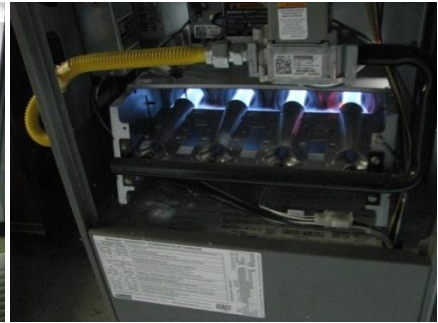
Fuel (热源)

- ★ The heating fuel for this home is gas. (天然气)

Forced-Air Furnaces (热风炉)

Age & Location (年限位置)

- ★ Heat is provided by a single 12 year-old furnace with an input capacity of 88,000 BTU per hour that is located in basement. (工作12年88,000 BTU位于地下室贮藏间)
- ★ The furnace is functional. (工作正常)



Maintenance and Services (保养维护)

- ★ It is suggested that the furnace be serviced every year. Furnace units generally approximately have a 20 to 30 year life span. It is important to keep it serviced on a regular basis. (应定期每年维护, 正常使用年限大约 20-30)

Heat Exchanger (换热器)

- ★ The access to heat exchanger is limited. Consequently, the condition of heat exchanger is based on what we can be seen inside. (观察受限, 可观察到的部分状况正常)

Filter (过滤器)

- ★ It is recommended that the furnace air filter be cleaned or replaced at least every two months during the heating season. A dirty or clogged filter can decrease furnace efficiency. (一般2-3月更换, 以确保正常供暖)



Vent Pipe (排烟管)

- ★ The vent pipe is functional. (工作正常)

Efficiency (效率)

- ★ The efficiency of the heating system is "Medium ". (中等效能)

Thermostats (温控开关)

- ★ The thermostat is functional. (工作正常)



Chimney (烟囱)

Our inspection of chimneys is limited by industry standards. Therefore, we categorically recommend that every chimney be evaluated by a specialist with the transfer of a property. This is important, because experience has taught us that specialists commonly identify deficiencies related to age and/or installation methods, or recommend upgrades that could be expensive. **We also recommend chimney (vent) cleaning by a contractor before property transfer.** Regardless, if you decide not to have a specialist evaluation it would be contrary to our recommendation.

(我们根据作业标准对烟囱进行检验, 建议物业成交前进一步的专业检查, 并且由专业人员清扫)

Inspection Limitation (检验限制)

- ★ The inspection of chimneys and their flashings was limited by deep slope of roof, another building or height etc. (受限于屋顶坡度、高度)
- ★ Moisture problems may result in visible or conceal mold growth. Environmental Consultants can assist if this is a concern. (湿气可能造成霉菌生长, 若需了解需向环境专家咨询。)

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Chimney Construction (烟囱构造)

- ★ The condition of the chimney is acceptable. (状况正常)
- ★ The chimney was built by masonry. (砖结构)



Chimney Flashings (防水板)

- ★ The condition of chimney flashing is acceptable. (状况正常)



Fireplace (壁炉)

★ It looks like the gas fireplace insert has broken down. (看似后加燃气壁炉已经损坏，前面加了电的)



Interior (室内)

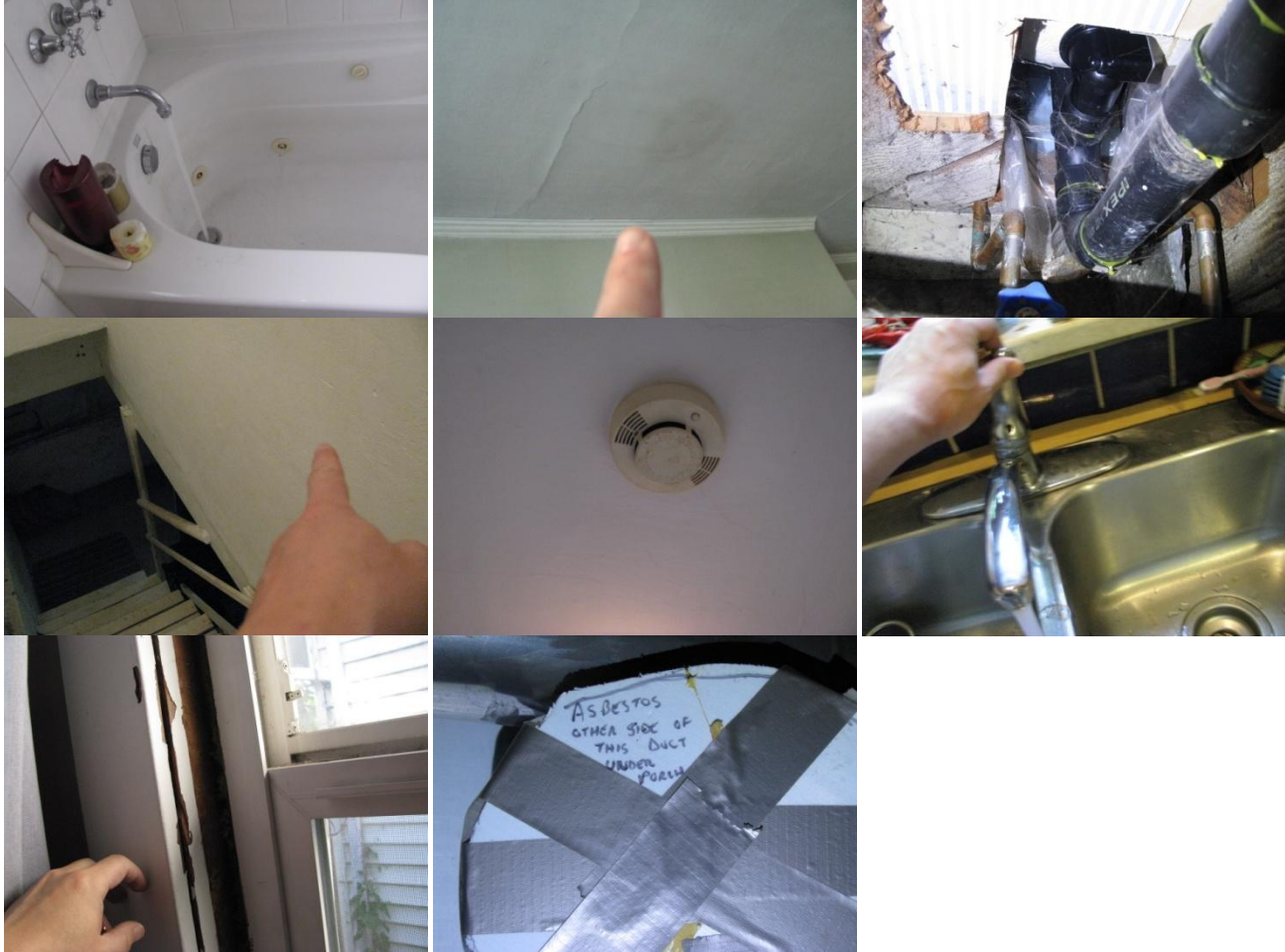
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Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odours from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odours is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of completion. (我们对室内可进入区域的地面、墙壁、天花板、储柜进行检查并测试代表性的门窗、开关、插座，不会检查窗的设计处理，不做挪动家具等动作，对表面的缺欠不做评价。对于门窗周围及墙板接缝的裂纹不做评述，这些裂纹为木结构收缩，一般下沉，地质活动产生，如果不妥善修缮还会一再出现，这里会引起很多争议，最好找专家鉴定。同样还有环境污染物，超出我们检验范围，还包括非污染性的湿气、气味等，有的很难消除，由于每个人的耐受力不同，请客人自己决定。)

Furnished Residence (装修过空间)

Over all interior condition (室内状况)

- * The interior appears old property like single glazed windows, old plumbing fixtures and added bath exhaust fan no outside vent in place, also tenant occupied lack of maintenance condition such as worn flooring, cracked ceiling/wall, loose doors and unfinished bedroom window casing. Some services are required right away ex. dripping bath tub drain, smoke detector update and basement stairs handrail installation for safety, also loose kitchen sink tap. The interior has the moldy smell which may result from the pets and none operable windows in living and dining. Asbestos is not avoidable in old timer. Therefore, professional cleaning, evaluation and renovation is suggested.) (室内有老旧物业特征如单层玻璃窗, 老式水龙头浴缸及卫生间排风扇无室外出口, 加之租客占用缺乏维护, 状态欠佳如磨损的地面材料、开裂的天花墙壁、松脱的门和未完工的卧室窗口; 有些需要立即修缮如浴缸下水漏, 加装楼梯扶手、更新烟感, 及修缮厨房水龙头。室内有霉味可能与客厅餐厅窗子打不开加之饲养宠物有关, 老物业石棉材料不可避免, 建议专业清洁、评估或翻新)



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Appliances (电器)

- * Some appliances are functional but old and close to life expectancy such as washer, dryer and dishwasher.(有的电器虽然工作, 但是老旧接近寿命, 如洗衣机、干衣机和洗碗机)



Interior lights (室内灯具)

- ★ There are a few interior lights as shown not working during the inspection but supposed to be only the bulbs out or controlled by timer/sensor. Since this is common in a home, we won't specify them in each of following area unless it is a significant failure. We also suggest clients double checking the lights before moving in if this is your concern because they can fail anytime. (室内有一些灯不工作, 应该只是更换灯泡的问题或者被感应器控制, 因为该情况在家居中常见, 除非是特别重要的损坏我们不会在下面室内的各个部分提及。如果认为很重要, 我们还建议客人在搬入前再次检查所有的灯具照明, 因为其可能会在任何时间损坏)



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Major Floor Finishes (主要地面材料)

- ★ The major floor finishes are wood and carpet and ceramic tile. (木, 地毯, 地砖)

Major Wall Finishes (墙体材料)

- ★ The major wall finishes are plaster and drywall. (石膏、石膏板)

Major Ceiling Finishes (天花板)

- ★ The major ceiling finishes is plaster. (石膏)

Intercom and Security (保安对讲系统, 非检验范围)

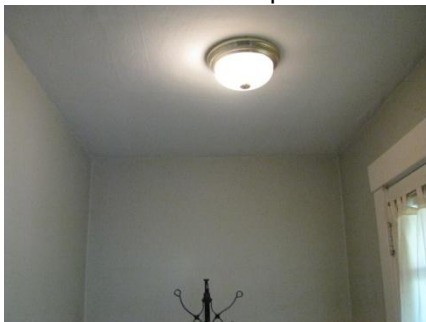
Security System

- ★ The security system of this residence did not include in the inspection. Please ask seller or alarm company for more information.



Main Entry (门厅)

- ★ We have evaluated the entry, and found it to be in acceptable condition. (条件正常)



Doors (门)

- ★ The door is functional. (正常)

Flooring (地面)

- ★ The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- ★ The walls and ceiling are in acceptable condition. (正常)

Lights (灯)

- ★ The lights are functional. (正常)

Living Room (起居室)



Flooring (地面)

- ★ The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- ★ The walls and ceiling are in acceptable condition. (正常)

Windows (窗户)

- ★ The windows can't be opened. (客厅窗子打不开)

Lights (灯)

- ★ The lights are functional. (正常)

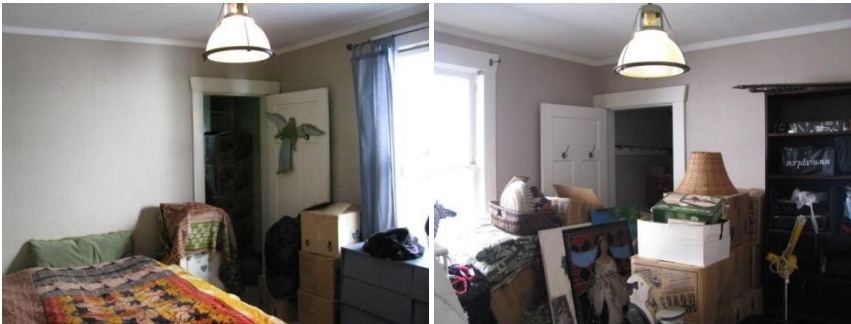
Outlets (插座)

- ★ The outlets that were tested are functional. (检察过的插座正常)

Bedrooms (卧室)

In accordance with the standards of practice, we evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies. (依据作业标准, 我们评估窗可提供足够的光线、通风、紧急逃生, 不会移动家具报告细小缺欠。)

2 Bedrooms (2 卧房)



Doors (门)

- ★ The door is functional. (正常)

Flooring (地面)

- ★ The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- ★ The walls and ceiling are in acceptable condition. (正常)

Windows (窗户)

- ★ The windows are functional. (正常)



Closets (贮藏间)

- ★ The closet and its components are functional. (正常)

Lights (灯)

- ★ The lights are functional. (正常)

Outlets (插座)

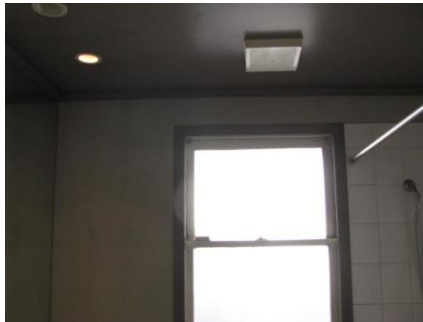
- ★ The outlets that were unobstructed and able to be tested are functional. (检察过的插座正常)

Bathrooms (洗手间)

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants. (依据作业标准, 我们不会检验普通细小缺欠, 不检验桑拿蒸汽室。尤为重要我们不检查淋浴间接水盘)

We suggest that all the tiles, joints, penetrations around tub, toilet and on the wall and floor should be inspected once a year. Grouting and caulking are necessary to possible open joints in order to avoid moisture damage at substrate. (浴室所有的瓷砖、接口等处应该每年检查一次, 对可能的缝隙、开裂做勾缝、打胶处理, 以防止底层受湿气损伤。)

Bathroom (洗手间)



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Doors (门)

- ★ The door is functional. (正常)

Flooring (地面)

- ★ The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- ★ The walls and ceiling are in acceptable condition. (正常)

Windows (窗户)

- ★ The windows that were unobstructed were checked, and found to be functional. (正常)



Sink Countertop (水盆台面)

- ★ The sink countertop is functional. (正常)

Sink Faucet Valves & Connectors Trap & Drain (水嘴, 回水弯及下水)

- ★ The sink and its components are functional. (水盆及组件正常)

Tub Shower (浴盆)

- ★ The tub shower is functional. (正常)



Toilet & Bidet (马桶和洁浴)

- ★ The toilet is functional. (马桶正常)

Exhaust Fan (排风扇)

- ★ The exhaust fan is functional. (正常)

Lights (灯)

- ★ The lights are functional. (正常)

Outlets (插座)

- ★ The outlets are functional and include ground-fault protection. (正常, 有漏电保护)

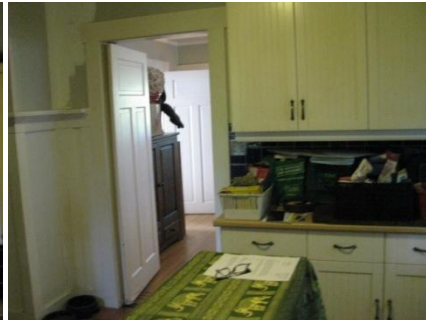


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Kitchen (厨房)

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. (为了更好地服务客户, 我们尽量检验厨房主要电器, 作业标准并不要求此类检验。我们不会进行效能功能多样性测试, 超出10年的电器, 效能都会降低。另外诸如冰箱、微波炉等辅助电器我们不一定检查。)

Kitchen (厨房)



Flooring (地面)

- * The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- * The walls and ceiling are in acceptable condition. (正常)

Windows (窗户)

- * The windows are functional. (正常)

Lights (灯)

- * The lights are functional. (正常)

Outlets (插座)

- * The outlets that were tested are functional. (检察过的插座正常)

Sink Countertop (水盆台面)

- * The sink countertop is functional. (正常)



Sink Faucet Valves & Connectors Trap & Drain (水嘴, 回水弯及下水)

- * The sink and its components are functional. (水盆及组件正常)



Cabinets (橱柜)

- * The cabinets are functional, and do not have any significant damage. (正常无明显缺欠)

Exhaust Fan or Downdraft (抽油烟机)

- ★ The exhaust fan or downdraft is functional. (工作正常)



Dishwasher (洗碗机)

- ★ The dishwasher is functional at inspection. (检查时工作正常)



Gas Range (整体燃气炉)

- ★ The gas range is functional, but was neither calibrated nor tested for its performance. (正常但我们不进行校准)



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Hallway (过厅)

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors. (过厅的检验等同于生活空间，另外包括烟雾报警器、扶手和护栏。)

Floor Hallway (过厅)

- ★ We have evaluated the hallway, and found it to be in acceptable condition. (条件正常)



Smoke Detector (烟雾报警器)

- ★ The smoke detector update is suggested for safety. (建议更新烟感，以为安全)



Flooring (地面)

- ★ The floor has no significant defects. (无明显缺欠)

Walls & Ceiling (墙壁及天花板)

- ★ The walls and ceiling are in acceptable condition. (正常)

Closets & Cabinets (贮藏间和橱柜)

- ★ The closet, or closets, is in acceptable condition. (状况正常)

Lights (灯)

- ★ The lights are functional. (正常)

What could happen afterwards? (验屋后序)

First, thank you for your business with **COMFORT HOME REVIEW**. We believe you are satisfied with the inspection and the report we offered because Integrity-Diligence-Accuracy is our motto to serve the clients. We are consistently and identically doing the inspections at all time. We are sincerely looking forwards to your success in your property search and investment.(首先,感谢您对康富验屋的信任,我们也自信您对验屋及报告满意,诚信勤奋准确是我们一贯的座右铭和操守,我们也诚信祝愿您的投资成功)

Later on you may discover something wrong with the home and you may upset about the inspection. We are sorry to hear that but it is not unusual. There are some reasons. (过后您可能发现房子出现一些问题而对验屋失望,这是遗憾的但并不罕见,有几个原因。)

1. Some problems could only be noticed after moving in, which are impossible to be discovered during several hours' inspection. Ex. shower can only leak when somebody stands there; some roofs or basement only leak under specific conditions; some defects only show when you move the furniture. (一些状况只有在进驻后才能发现,如有的淋浴间只有在有人使用时才漏;屋顶或地下室只有在特定条件下才漏水;有问题只有移开家俱后才能发现,这在验屋过程中是很难做到的。)

2. Some defects might have existed at inspection but no clue as to their existing. It is unfair to assume we could find the condition. (有的缺欠在检验时已经存在但没有任何迹象,这时责备验屋师失职是不公平的。)

3. The main source of blame with us comes from comments made by contractors. Don't be surprised when 3 roofers say replacement is necessary but we said the roof will last a few more years with minor repairs. To think about the liability and profit, certainly contractors prefer replacement to fix. (对我们的责备很多时候源于承包商,当我们说基本维修,屋顶可以再使用几年,大部分承包商会建议更换,出于责任和收益的考量,他们与验屋师意见相左也不难理解。)

4. Contractors may say "I can't believe the inspector did not find this". There might several reasons for this oversight. Ex they do not know what conditions at the inspection environment and weather; when the problem manifested itself, it is very easy to have 20/20 hindsight. (承包商可能会说“无法相信验屋没发现这种状况”。可能有多种原因,如检验当天的天气环境的不同,还有当问题明显暴露后,后见知明显更容易的多。)

In a word, a home inspection reduced rather than eliminated the risk on your investment. It should be clear that an inspection is not an insurance guarantee. It is a help when you are panic on the decision of your investment. It is a general review on the condition of the property and hopefully a list of the property care and maintenance. (总之,验屋只是降低您投资的风险而不是消除投资风险,验屋不具备保险保证。验屋只是在您决定投资困扰时的帮手,而且希望您物业保养维护的一份清单。)

General Property Conditions

物业存在一般状况

1. We provide clients these general knowledge of adverse conditions of property. Please be advised these are not necessarily related to this inspection. (在报告的最后我们提供了可对房屋造成负面影响的一般状况, 请注意, 这并非针对该物业)
2. 为减少报告篇幅, 该内容不作翻译, 客户由自己意愿参考阅读。

Over the past several years we have encountered an increasing number of houses constructed with design features materials and details which make them vulnerable to damage from unintended exterior water infiltration. This is the single family version of the "Leaky Condo Syndrome". The causes are similar. They include building designs which subject "face-sealed" exterior finishes often with inadequate or improperly installed flashing details to excessive wetting from rain. This can result in leaking into wall cavities with limited drying potential causing rot damage to wooden components and sometimes the production of harmful molds. This type of damage is usually hidden and cannot be identified during a typical home inspection which is visual and non-invasive. In cases where houses have characteristics which would increase the possibility of hidden water damage it is recommended that further investigation be carried out by a specialist (often referred to as a "Building Envelope Specialist") who will perform invasive tests to look for elevated moisture levels and damaged components. Repairs to houses suffering this kind of damage can be expensive.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore publicized information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by the environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxins that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed.

However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxin. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually

identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne.

However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service.

However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of completion.