



**5 By 5 Home Inspection, LLC**

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**General Comments & Suggestions**

- As a new owner, monitor any need for improvements to water deflection system function. Consider, adding downspouts at most gutter ends, in and out side corners, around doorways and stoops, mid-section in long gutter lengths, connect downspouts directly from upper roof line to ground level. Generally, downspout runoff water should not flow on top of roofing materials, finished / wall surfaces or to the foundation areas.
- Some re-grading is often needed, at 5" –up, and 5' away creating a deflective sloped pitch from the structure. Brown Soil, consisting of half clay and half topsoil is among the best materials. Often a window well or well extension for height may be needed or added.
- Know and understand that under certain and commonly occurring weather and/or saturated water hydrostatic pressure / expansive soil conditions, foundations and basement walls may seep and/or leak. This occurrence can lead to foundation and wall movement(s) as well as mold/mildew issues.
- Note – It will be the new home-owners' responsibility to preserve, maintain, and take care to avoid all humidity, moisture condensation, water/ice ware/damage, saturation and penetration issues. The Home Owner is responsible to control, deflect and divert roof and bulk surface water away from foundation areas, finished surfaces – the walls, walks, stoops, driveways, patios, porches, decking, balconies, etc...., as well as controlling interior humidity. Building and basement structures are not impermeable, and are very vulnerable to water action, wear, tear and seepage; issues.
- Suggest you inquire directly as to any known mold problems & / or water intrusion, ice dam – repairs damage, events or other conditions which might provide an environment conducive to mold growth & / or basement other structural issues, in the past or currently.
- This report lists the components and systems inspected. Components not found in this report are beyond the scope of this inspection. We urge you to read the inspection agreement, all pages of the report and all comments. The buyer is urged to call for explanation of any information or notes which are not clearly understood.

**● Please see Contract for more complete information and limitations.**

\*These items are beyond the scope of a standard home inspection.  
They may be included in the inspection by special order (which may require an additional charge).

\* Some items not tested as a part of this inspection:

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| <ul style="list-style-type: none"> <li>● <u>Not a Code or Code of Compliance Inspection</u></li> <li>● Heat Exchangers, limited inspection / Access</li> <li>● Gas Meter Operation / flow</li> <li>● Wood Burning, furnaces / stove</li> <li>● Electronic Air Filters / ozone systems</li> <li>● Humidifier / De-Humidifier</li> <li>● Space / Auxiliary &amp; Temporary Heaters</li> <li>● Window Air Conditions / Air Exchangers</li> <li>● Programmable Thermostats</li> <li>● Bugs &amp; Rodents / &amp; Damage</li> <li>● Radon Monitoring / System Evaluation</li> <li>● Sensors / Timers / Photocell / Motion-Inferred / Sonic / Remote Controlled Items</li> <li>● Storm Windows / Screen/ Awnings</li> </ul> | <ul style="list-style-type: none"> <li>● Synthetic Stucco Siding EIFS</li> <li>● Security &amp; Alarm Systems</li> <li>● Intercom / Camera Systems</li> <li>● Central Vacuum Systems</li> <li>● All Low Voltage / Door Bells</li> <li>● Telephone / Internet Systems</li> <li>● Well &amp; Septic Systems<br/>Active or Inactive</li> <li>● Antenna Systems</li> <li>● Gas Space, Wall, Stove Heaters</li> <li>● Air to Air Heat / Fan Exchangers</li> <li>● Air Flow Exhaust or Return Ducts</li> </ul> | <ul style="list-style-type: none"> <li>● Environmental Issues</li> <li>● Duct Tape / Floor Tiles / Insulation</li> <li>● Sprinkler Systems / Any</li> <li>● Pools / Spas / Whirlpools / Sauna</li> <li>● Washers &amp; Dryers / Appliances</li> <li>● Water Softener Systems</li> <li>● Refrigerator / Freezer</li> <li>● Mold / Mildew / Staining<br/>Humidity Issues / Dampness</li> <li>● Shut Off Valves / Controls</li> </ul> |
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Client \_\_\_\_\_ Date \_\_\_\_\_ Inspector: 5 By 5 Home Inspection, LLC

Client \_\_\_\_\_ Date \_\_\_\_\_ By: \_\_\_\_\_  
member

All repair work should always be performed by a qualified Specialist Contractor with permits, as needed.