Home Inspection Report

Prepared for: Archie c/o James Riddle
Inspection #: 202512-62329
Inspection Address: 3231 Williamsville Road,
Houston DE 19954

Inpection Company: **Amerispec**
Office: 302-996-0405
Inspector:Rob Graves Lic # DE H4-0010208

Summary of Major Defect Items

This summary is only a small part of the inspection report, only Major Defect items are described here. If additional directives appear in the header, you must refer to that section of the report for that additional information. The entire inspection report, as well as the inspection agreement, need to be read in their entirety for full disclosure, prior to settlement.

Client is advised that this is not a proposal for execution of work. Cost/estimates are not given; actual cost of repair, replacement, upgrading or maintenance varies between contracting companies; sometimes significantly. This list is comprised from the inspectors general knowledge of similar defects and is not intended to imply and should not be construed as a warranty or guarantee of any kind.

We highly recommend that you have a verification of repairs inspection done. We can perform verification of repairs to ensure corrections were made starting at $149 for the first 60 minutes, $189 for 61-90 minutes, $229 for 90-120 minutes, add on $45 increments beyond 120 minutes. We advise the client to obtain all paperwork from the licensed professionals concerning the work performed.

Major Defect Items: (MD) Item was found to have significant deficiencies and/or significant safety concerns. Further evaluation of the entire system pertaining to the item, by a qualified licensed contractor that specializes in that item / system, prior to settlement is strongly recommended; to repair the item and also address and repair the cause. In addition, any subsequent defects found by the specialist should be repaired/replaced as necessary to ensure proper operation of the system and/or component prior to settlement.

1. Exterior

1.6 Deck/Patio/Porch/Balcony

Major Defect

(1) **Deck/Patio/Porch/Balcony: Major Defect:**
The deck is poorly framed, inadequately supported or over spanned. Recommend repair / replacement as necessary to ensure safety.


1.6 Item 1 (Picture)


1.6 Item 2 (Picture)

(2) **Deck/Patio/Porch/Balcony: Major Defect:**
The deck band is not attached properly to the wall or band of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" (preferred) approximately every 36 inches. Only nails observed. Recommend correcting to ensure safety.


1.6 Item 3 (Picture)

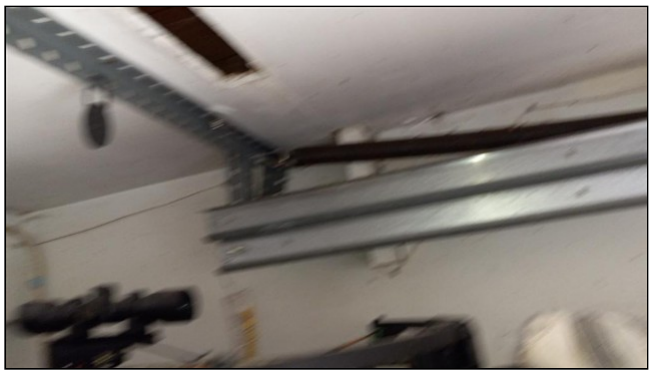

1.6 Item 4 (Picture)

2(A) . Attached Garage

2.0.A Vehicle Door(s)

Major Defect, Maintenance/Monitor

(2) **Vehicle Doors: Major Defect:**
Safety cable is missing at safety spring(s) on garage door hardware. Recommend installing to ensure safety.


2.0.A Item 2 (Picture)


2.0.A Item 3 (Picture)

2.1.A Vehicle Door Openers

Major Defect, Upgrade

(1) **Vehicle Door Openers: Major Defect:**
Door opener is inoperable. Recommend repair / replacement as necessary.


2.1.A Item 1 (Picture)

(2) **Vehicle Door Openers: Upgrade:**
Door opener is wired with an extension cord. While permanent wiring and receptacles may not have been required when the home was built, ideally garage door openers should be powered by a dedicated receptacle. Client should consider installation of a dedicated receptacle as a safety upgrade.

2.1.A Item 2 (Picture)

2.4.A Garage Firewalls

Major Defect

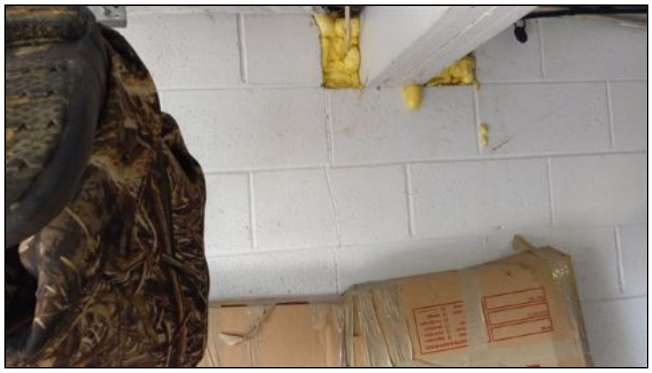
FireWall: Major Defect:
Fire rating of the garage wall is compromised as a result of holes, cracking, loose drywall tape or thru wall penetrations. This is a safety concern. Recommend repairs as necessary to correct.

2.4.A Item 1 (Picture)

2.5.A Foundation Walls

Major Defect

Foundation Walls: Major Defect:
Larger then normal crack observed at: garage at the beam pocket on the left wall. Crack is inside and out. . Inspector can not determine if this condition has stabilized. Recommend further evaluation by a licensed structural specialist and repairs as necessary.



2.5.A Item 1 (Picture)

2.5.A Item 2 (Picture)

2(B) . Detached Garage

2.1.B Vehicle Door Openers

Major Defect

Vehicle Door Openers: Major Defect:

The electric eyes are mounted too far above the floor to protect small children, pets, or property as intended by the manufacturer. Recommend lowering the eyes to within 6 inches of the floor or manufactures specifications to ensure safety.

2.1.B Item 1 (Picture)

2.1.B Item 2 (Picture)

2.1.B Item 3 (Picture)

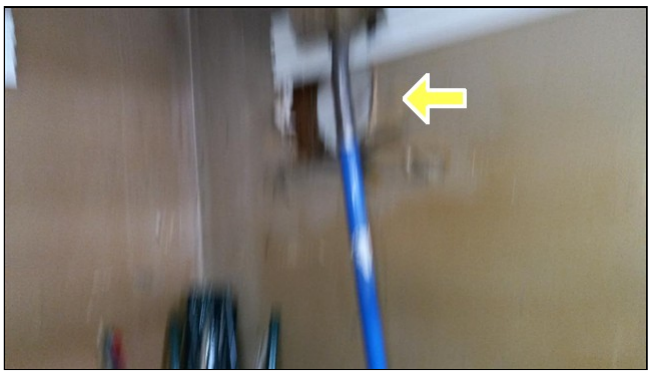
2.6.B Walls (Interior)

Major Defect

Walls: Major Defect:

Drywall is damaged significantly at detached garage . Recommend repair / replacement as necessary.

2.6.B Item 1 (Picture)



2.6.B Item 2 (Picture)

2.7.B Ceiling

Major Defect

(1) **Attic/Ceilings: Major Defect:**

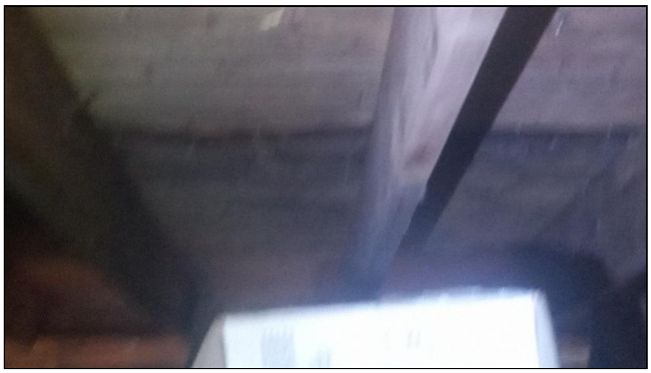
Possible microbiological growth observed at garage attic . Because certain types of microbiological spores may result in adverse health effects, it is strongly recommended that a microbiological inspection be performed by a qualified licensed professional and that corrective measures be taken to eliminate both microbiological growth and moisture related conditions.

2.7.B Item 1 (Picture)

2.7.B Item 2 (Picture)

(2) **Attic/Ceilings: Major Defect:**
Stains observed in the garage attic . Stain tested dry with a moisture meter at time of inspection. Recommend further review and repairs as needed.

2.7.B Item 3 (Picture)



2.7.B Item 4 (Picture)

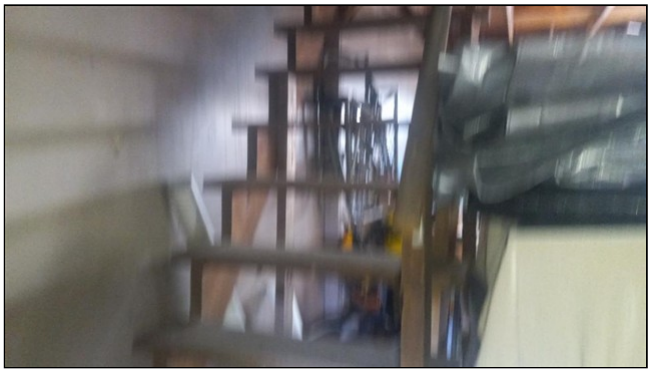
2.7.B Item 5 (Picture)

2.9.B Stairways

Major Defect

Stairs / Stoops: Major Defect:
Spacing between open risers at detached garage are greater than 4 inches on stair unit that is *30 inches or higher*. This is considered improper as a 4 inch sphere can penetrate. And trere are missing and damaged boards. Recommend repairs / replacement as necessary to ensure safety.


2.9.B Item 1 (Picture)


2.9.B Item 2 (Picture)


2.9.B Item 3 (Picture)


2.9.B Item 4 (Picture)

9. Electrical System

9.2 Main Panel Condition

Major Defect, Maintenance/Monitor, Upgrade

(3) **Main Panel Condition: Major Defect:**
Electric panel is mounted directly onto foundation wall without wood spacer which is considered improper. Wood is recommended to be between the foundation wall and the panel box.


9.2 Item 4 (Picture)

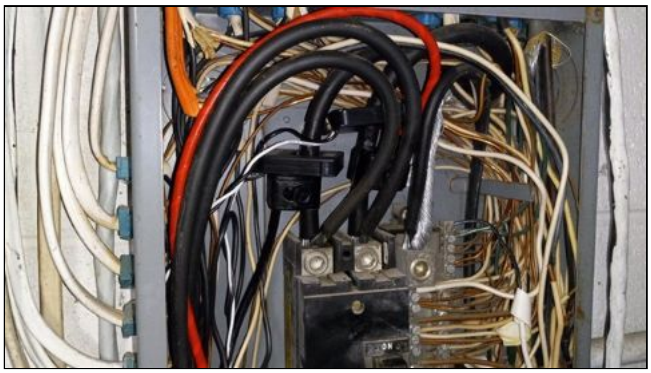

9.2 Item 5 (Picture)

(4) **Main Panel Condition: Major Defect:**
Open knockouts observed in the main panel cover. Recommend installing knockout plugs, as needed, for safety.

9.2 Item 6 (Picture)

(6) **Main Panel Condition: Major Defect:**
Double tapping observed in the main panel. The 100 amp service for the detached garage is double tapped into the 150 amp service lugs. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers. Recommend repair / replacement as necessary.

9.2 Item 8 (Picture)



9.2 Item 9 (Picture)

9.3 Sub Panel Condition

Major Defect

Sub Panel Condition: Major Defect:
The electrical inspection sticker is missing.

9.3 Item 1 (Picture)

9.9 Outlets

Major Defect

(1) **Outlets: Major Defect:**
Receptacle cover is missing at garage attic. Recommend replacing to ensure safety.

9.9 Item 1 (Picture)

(2) **Outlets: Major Defect:**
Outlet is mounted directly onto foundation wall without a wood spacer at laundry room and garage which is considered improper. Wood is recommended to be between the foundation wall and the outlet to ensure safety.

9.9 Item 2 (Picture)

9.9 Item 3 (Picture)

9.9 Item 4 (Picture)

10(A) . Heating System 1

10.1.A Operation / Temperature Readings

Major Defect

(1) **Operation / Temp Readings: Major Defect:**
The emergency back up heat was tested and found NOT to be serviceable with a supply temperature of 61 degrees which is NOT within the normal operating range of 90 - 120 degrees.

10.1.A Item 1 (Picture)

10.1.A Item 2 (Picture)

17. Interior Rooms and Areas

17.2 Ceilings

Maintenance/Monitor

(1) **Ceilings: Major Defect:**
Stains observed in the master bedroom . Stain tested dry with a moisture meter at time of inspection. Recommend further review and repairs as needed.

17.2 Item 1 (Picture)

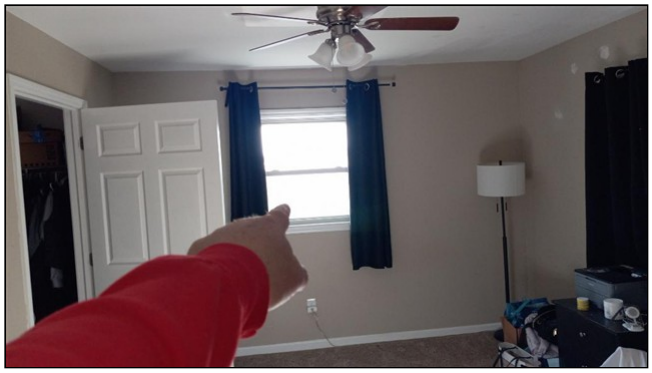
17.2 Item 2 (Picture)

17.2 Item 3 (Picture)

17.4 Windows (representative number)

Major Defect

(1) **Windows: Major Defect:**
Observed both sash wires/cords broken at master bedroom . This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs / replacement as needed to ensure safety.



17.4 Item 1 (Picture)

17.4 Item 2 (Picture)

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Rob Graves

Cover Page
UNDERSTANDING the REPORT

Thank you for choosing AmeriSpec for your inspection. This inspection is a visual inspection of the property for the conditions apparent at the time of inspection only. The purpose of this inspection is to identify items associated with the property being purchased or sold, designated for inspection, that are significantly deficient or unsafe at the time of our inspection and require immediate repair to make them functional. Minor items may be mentioned but general maintenance, cosmetics and improvements are not the focus of our inspection. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report and contact your inspector if you have any questions or concerns.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. It is strongly recommended that you bring your home inspection report with you and use the Final Walk-Through Checklist we provided. Your home inspector may not have been able to identify certain conditions in the home due to lack of evidence, obstruction by personal property or restricted view.

The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. The inspection is performed in compliance with the American Society of Home Inspectors Standard of Practice. If not commented on in the report then the item was not a part of the inspection.

The inspection report should not be construed as a manufacturer specifaction or compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components.

This inspection does NOT take into account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

DEFINITION OF TERMS

Items not found in this report are either beyond the scope of this inspection and were not inspected OR were considered insignificant / minor / cosmetic. Please read the entire report for important details. Inspected items may be generally rated as follows:

Inspected: (IN) = Working. Normal wear and tear may be present.

Not Inspected: (NI) = Item was off, not accessible, blocked by storage, locked or beyond the scope of inspection and therefore not inspected.

Major Defect (MD) = Item was found to have significant deficiencies and/or significant safety concerns. Further evaluation of the entire system pertaining to the item, by a qualified licensed contractor that specializes in that item/system, prior to settlement is strongly recommended; to repair the item and also address and repair the cause. In addition, any subsequent defects found by the specialist should be repaired/replaced as necessary to ensure proper operation of the system and/or component prior to settlement.

Maintenance / Monitor (MM) = Item warrants attention to improve operation, safety and prolong remaining life. The item may require monitoring as although functioning during the inspection, may have a limited remaining useful life expectancy. Client may want to consider budgeting for future repair/ replacement as necessary.

Upgrade (UG) = Client may want to consider upgrading to improve safety, enhance economy or comfort. Seller is not required to make improvements to the home to meet current building practices.

Confirm (C) = The inspector could not determine if an immediate major defect exists. It is strongly recommended to confirm the operation of condition with the seller AND/OR a qualified licensed contractor that specializes in that item/system prior to settlement. In addition, any subsequent defects found by the specialist should be repaired/replaced as necessary to ensure proper operation of the system and/or component prior to settlement.

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General Information

Property Address
3231 Williamsville Road,
Houston DE 19954

Date of Inspection
12/4/2025

Report ID
202512-62329

Customer(s)
Archie c/o James Riddle

Time of Inspection
09:00 AM

Real Estate Agent
James Riddle
The Parker Group - Georgetown

Inspection Details

In Attendance:
Seller

Occupancy:
Occupied

Type of building:
Single Family (1 story)
Extra Info : Split Level

Age of building (approximate):
Zillow
+/- Years : 53

Temperature:
30 degrees (F)

Weather:
Clear

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes

Comments:
Prelist

Comments

- **This home is occupied. This a limited review of many areas in this home. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes and other personal items are not moved for the inspection.**
- **This is a pre listing inspection which is meant as a general guide for you, the seller, to obtain an overview of the conditions of the property on the day of inspection. This report is meant to make you aware of what a buyers inspector may find during their inspection for purchase. Keep in mind that each inspectors knowledge base and background are different and what one inspector may consider a minor / major issue another may not.**

1. Exterior




Styles & Materials

Siding:

Vinyl

		IN	NI	MD	MM	UG	C
1.0	Driveways				•		
1.1	Walkways				•		
1.2	Stairs and Stoops				•		
1.3	Lot Grade and Drainage				•		
1.4	Retaining Walls	•					
1.5	Spigots	•					
1.6	Deck/Patio/Porch/Balcony			•			
1.7	Foundation Walls				•		
1.9	Siding				•		
1.10	Trim, Soffits and Fascias				•		
1.11	Windows	•					
1.12	Doors	•					
1.14	Electric Meter				•		
1.17	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

1.0 Driveway: Maintenance / Monitor:
Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in surfaces to prevent water penetration as a routine maintenance effort.

1.1 (1) **Walkway: Maintenance / Monitor:**
Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in surfaces to prevent water penetration as a routine maintenance effort.


1.1 Item 1 (Picture)


1.1 Item 2 (Picture)

1.1 (2) **Walkways: Maintenance / Monitor:**

Raised/settled areas are a potential trip hazard. We suggest repair/replacement as needed to enhance safety.

1.1 Item 3 (Picture)

1.1 Item 4 (Picture)

1.2 (1) **Stairs / Stoops: Maintenance / Monitor:**

Settlement / rotation noted at front which is a potential trip hazard. Recommend patching / repairing to improve safety.

1.2 Item 1 (Picture)

1.2 Item 2 (Picture)

1.2 (2) **Stairs / Stoops: Maintenance / Monitor:**
Loose bricks / missing mortar observed at: front brick steps . Recommend repairs to prevent further movement.

1.3 (1) **Lot Grade / Drainage:**
Maintenance / Monitor:
Recommend adding dirt back-fill to any low lying areas around the foundation to ensure proper drainage away from the foundation at all times. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

1.3 Item 1 (Picture) Lot Pitch

1.3 (2) **Lot Grade / Drainage: Maintenance / Monitor:**
Trimming and/or removal of vegetation / trees away from the structure is recommended as overgrowth can promote moisture damage and / or pest infiltration.

1.4 Serviceable.


1.4 Item 1 (Picture)

1.6 (1) **Deck/Patio/Porch/Balcony: Major Defect:**
The deck is poorly framed, inadequately supported or over spanned. Recommend repair / replacement as necessary to ensure safety.


1.6 Item 1 (Picture)


1.6 Item 2 (Picture)

1.6 (2) **Deck/Patio/Porch/Balcony: Major Defect:**
The deck band is not attached properly to the wall or band of the home. It should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" (preferred) approximately every 36 inches. Only nails observed. Recommend correcting to ensure safety.


1.6 Item 3 (Picture)


1.6 Item 4 (Picture)

1.7 Foundation Walls: Maintenance / Monitor:
Common cracks observed, primarily a cosmetic concern. Suggest sealing to prevent water penetration as a routine maintenance effort.


1.7 Item 1 (Picture)


1.7 Item 2 (Picture)


1.7 Item 3 (Picture)


1.7 Item 4 (Picture)


1.7 Item 5 (Picture)


1.7 Item 6 (Picture)

1.9 (1) **Siding: Maintenance / Monitor:**

Damaged and/or missing siding observed at: various locations . Recommend repair / replacement as necessary.


1.9 Item 1 (Picture)


1.9 Item 2 (Picture)

1.9 (2) **Siding: Maintenance / Monitor:**
Gap observed at left side recommend correcting to prevent water / pest intrusion.


1.9 Item 3 (Picture)

1.10 (1) **Trim, Soffits and Fascias: Maintenance / Monitor:**
Loose / missing trim pieces observed at front. Recommend repair / replacement as necessary.


1.10 Item 1 (Picture)


1.10 Item 2 (Picture)


1.10 Item 3 (Picture)

1.10 (2) **Trim, Soffits and Fascias: Confirm:**
This is an older home. Aluminum wrapped trim appears to have been installed over previously exposed wood trim. Hidden damage may exist. Recommend consulting seller for further details regarding history of sill conditions.


1.10 Item 4 (Picture)


1.10 Item 5 (Picture)

1.10 (3) **Trim, Soffits and Fascias: Maintenance / Monitor:**
Peeling paint observed at various locations; suggest scraping and painting as necessary as part of normal maintenance.

1.11 Windows: Note:
See Interior Section.

1.14 Electric Meter: Maintenance / Monitor:
The meter is loosely attached to the structure. Recommend utility company evaluate and correct as necessary.


1.14 Item 1 (Picture)

1.17

ADDITIONAL TIPS & LIMITATIONS - EXTERIOR:

This inspection is not intended to address or include any geological conditions or site stability information. 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. Painting weathered wood, caulking gaps at service penetration and trim joints is recommended to prevent wood rot and water intrusion. Often, window sills of older homes are wrapped, hiding possible moisture damage. Seasonal accessories such as screens, shutters, awnings are not considered. We suggest you double check these items, if concerned. Decks and porches are often built close to the ground where no viewing or access is possible or have lattice attached which also limits viewing and access. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape

components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Any reference to the grade is limited to only the areas around the exterior of the exposed foundation or exterior walls. Water is the most common cause of a homes deterioration. All exterior grading should allow for surface and roof water to flow away from the foundation. It is important to clean gutters on a regular basis and to install 4 to 6 foot long downspout extensions to ensure proper drainage away from the foundation. It is important to also extend sump pump and condensate discharge lines to drain 4 to 6 feet away from foundation as well. This inspection does not attempt to determine drainage performance of the site including surface drains and the condition of underground piping; including roof drainage, municipal water and sewer service piping or septic systems. Minor cracks are typical in walks, driveways, patios, porches and foundations and most do not represent a structural concern. All concrete slabs experience some degree of settlement.

Often, the soil is in contact with the siding, wood deck, stairs and walkways which is not recommended as this condition promotes moisture damage and pest activity. Ideally, 4 to 6 inches of the foundation should be visible. 6 inches is preferred for masonry siding and 8 inches for wood siding. Often this is difficult to achieve in order to maintain positive lot drainage away from the foundation. In addition, deck posts should be above grade, resting on concrete or metal footers to eliminate soil contact. We are unable to determine if footers are present where deck posts are buried

Retaining walls are mostly used for stabilizing and controlling erosion on steep banks, or are used in terracing a portion of the yard for recreation or landscaping. Retaining walls should be vertical or inclined slightly toward the embankment. Walls that are leaning forward, cracking or heaving have reacted to the soil pressure and / or movement. The wall may remain in the leaning position for years, however, ongoing movement can cause the wall to eventually fail.

2(A) . Attached Garage

Styles & Materials

Garage Type:
Attached

Vehicle Door Material:
Metal

		IN	NI	MD	MM	UG	C
2.0.A	Vehicle Door(s)			•	•		
2.1.A	Vehicle Door Openers			•		•	
2.3.A	Fire Door(s)					•	
2.4.A	Garage Firewalls			•			
2.5.A	Foundation Walls			•			
2.8.A	Floor				•		
2.16.A	Garage/Carport Comments						•
2.17.A	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

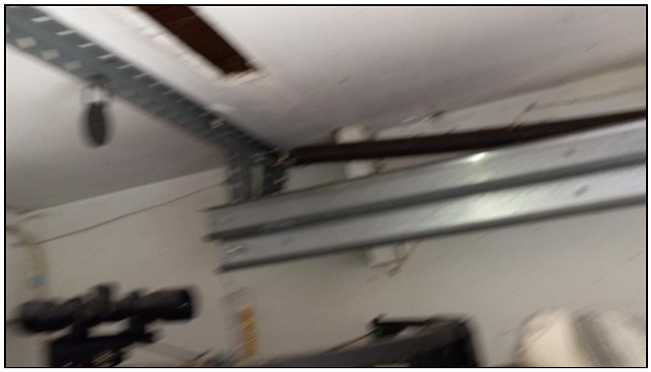
IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

2.0.A (1) **Vehicle Doors:**
Maintenance / Monitor:
The door panel of the garage door is bent. Recommend repair as necessary to help assure long term serviceability.

2.0.A Item 1 (Picture)

2.0.A (2) **Vehicle Doors:** **Major Defect:**
Safety cable is missing at safety spring(s) on garage door hardware. Recommend installing to ensure safety.


2.0.A Item 2 (Picture)


2.0.A Item 3 (Picture)

2.0.A (3) **Vehicle Doors:** **Maintenance / Monitor:**
A gap exists between the door and framing/floor when the door is closed. Recommend door be adjusted or weather-stripping be installed as needed.

2.1.A (1) **Vehicle Door Openers:**
Major Defect:
Door opener is inoperable. Recommend repair / replacement as necessary.


2.1.A Item 1 (Picture)

2.1.A (2) **Vehicle Door Openers:**
Upgrade:
Door opener is wired with an extension cord. While permanent wiring and receptacles may not have been required when the home was built, ideally garage door openers should be powered by a dedicated receptacle. Client should consider installation of a dedicated receptacle as a safety upgrade.

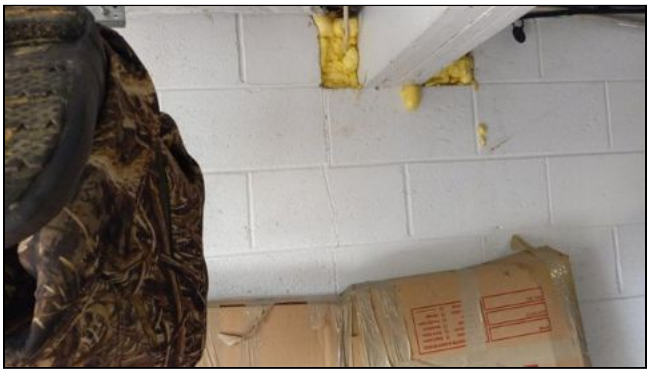

2.1.A Item 2 (Picture)

2.3.A Fire Door: Upgrade:
Self-closer hinge not installed. Suggest installing to enhance safety.

2.4.A FireWall: Major Defect:
Fire rating of the garage wall is compromised as a result of holes, cracking, loose drywall tape or thru wall penetrations. This is a safety concern. Recommend repairs as necessary to correct.


2.4.A Item 1 (Picture)

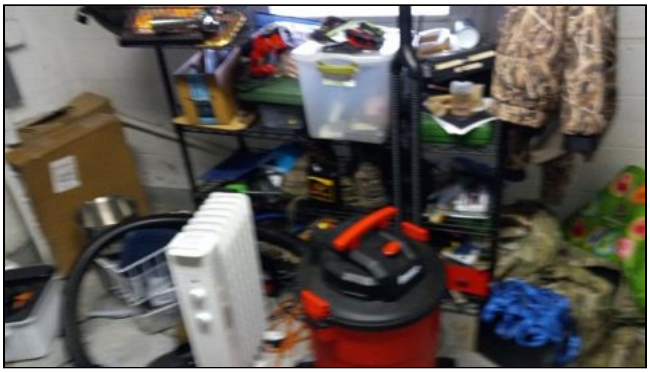
2.5.A Foundation Walls: Major Defect:
Larger then normal crack observed at: garage at the beam pocket on the left wall. Crack is inside and out. . Inspector can not determine if this condition has stabilized. Recommend further evaluation by a licensed structural specialist and repairs as necessary.


2.5.A Item 1 (Picture)

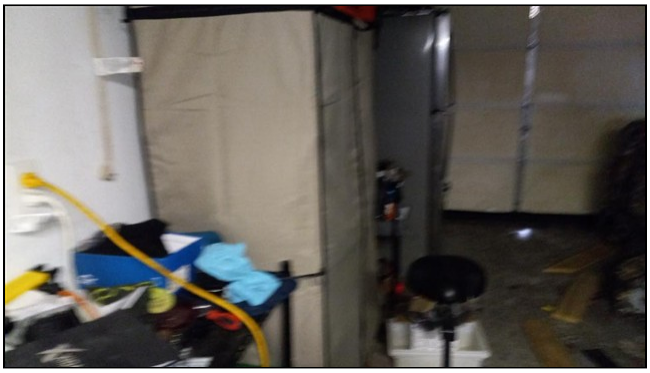

2.5.A Item 2 (Picture)

2.8.A Floor: Maintenance / Monitor:
Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

2.16.A Garage/Carport Comments: Confirm:
Limited review of the garage due to personal property.


2.16.A Item 1 (Picture)


2.16.A Item 2 (Picture)


2.16.A Item 3 (Picture)

2.17.A

ADDITIONAL TIPS & LIMITATIONS - GARAGE / CARPORT:

Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall (determining the heat resistance of fire walls is beyond the scope of this inspection) to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closer on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should not be stored within closed garages.

Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

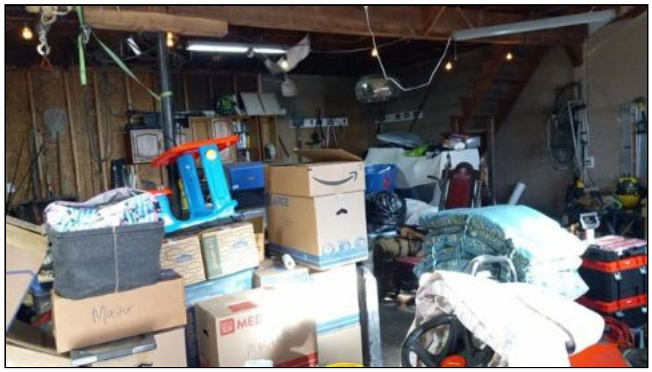
It is not uncommon for moisture to penetrate garages, which may be apparent in the form of efflorescence or salt crystal formations on the concrete. See lot drainage and gutter tips on exterior and roofing pages.

It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury.

2(B) . Detached Garage





Styles & Materials

Garage Type:
Detached

Vehicle Door Material:
Metal

Siding:
Vinyl

Roof Material Type:
Metal

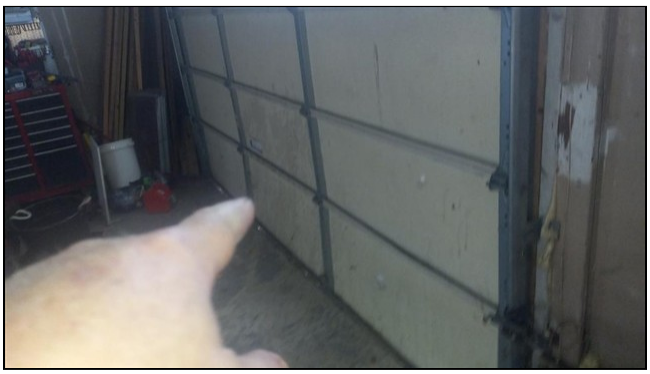
		IN	NI	MD	MM	UG	C
2.0.B	Vehicle Door(s)				•		
2.1.B	Vehicle Door Openers			•			
2.2.B	Door (Person)				•		
2.5.B	Foundation Walls				•		
2.6.B	Walls (Interior)			•			
2.7.B	Ceiling			•			
2.8.B	Floor				•		
2.9.B	Stairways			•			
2.11.B	Siding				•		
2.12.B	Trim, Soffits and Fascias				•		
2.13.B	Roof Conditions	•					
2.16.B	Garage/Carport Comments						•
2.17.B	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

2.0.B Vehicle Doors: Maintenance / Monitor:

The door panel of the garage door is bent. Recommend repair as necessary to help assure long term serviceability.



2.0.B Item 1 (Picture)

2.0.B Item 2 (Picture)

2.1.B Vehicle Door Openers: Major Defect:

The electric eyes are mounted too far above the floor to protect small children, pets, or property as intended by the manufacturer. Recommend lowering the eyes to within 6 inches of the floor or manufactures specifications to ensure safety.

2.1.B Item 1 (Picture)

2.1.B Item 2 (Picture)

2.1.B Item 3 (Picture)

2.2.B Doors: Maintenance / Monitor:

Damaged/missing weather stripping observed at the garage, repair/replace as needed to prevent water penetration / draft.

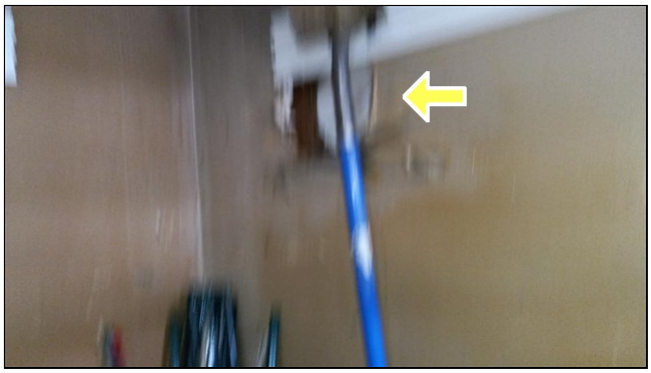
2.2.B Item 1 (Picture)

2.5.B (1) **Foundation Walls: Maintenance / Monitor:**
Common cracks observed, primarily a cosmetic concern. Suggest sealing to prevent water penetration as a routine maintenance effort.

2.5.B (2) **Foundation Walls: Maintenance / Monitor:**
Efflorescence is present on the foundation wall(s). This is a mineral deposit left behind from persistent exterior water infiltration. This is most often resolved by improving exterior drainage away from foundation. Recommend repairs to eliminate moisture.

2.6.B Walls: Major Defect:
Drywall is damaged significantly at detached garage . Recommend repair / replacement as necessary.


2.6.B Item 1 (Picture)


2.6.B Item 2 (Picture)

2.7.B (1) **Attic/Ceilings: Major Defect:**
Possible microbiological growth observed at garage attic . Because certain types of microbiological spores may result in adverse health effects, it is strongly recommended that a microbiological inspection be performed by a qualified licensed professional and that corrective measures be taken to eliminate both microbiological growth and moisture related conditions.


2.7.B Item 1 (Picture)


2.7.B Item 2 (Picture)

2.7.B (2) **Attic/Ceilings: Major Defect:**
Stains observed in the garage attic . Stain tested dry with a moisture meter at time of inspection. Recommend further review and repairs as needed.


2.7.B Item 3 (Picture)

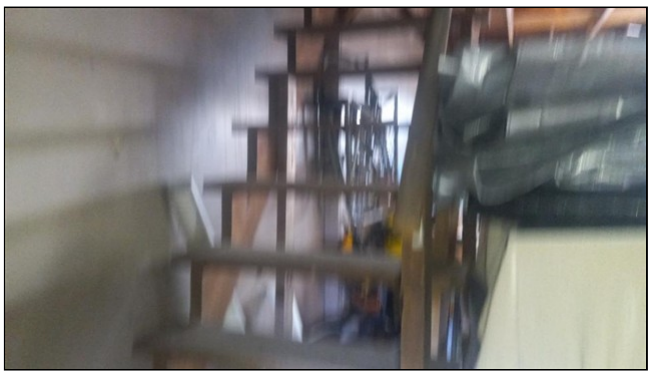

2.7.B Item 4 (Picture)


2.7.B Item 5 (Picture)

2.8.B Floor: Maintenance / Monitor:
Common cracks observed, primarily a cosmetic concern. We suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

2.9.B Stairs / Stoops: Major Defect:
Spacing between open risers at detached garage are greater than 4 inches on stair unit that is *30 inches or higher*. This is considered improper as a 4 inch sphere can penetrate. And trere are missing and damaged boards. Recommend repairs / replacement as necessary to ensure safety.


2.9.B Item 1 (Picture)


2.9.B Item 2 (Picture)

2.9.B Item 3 (Picture)

2.9.B Item 4 (Picture)

2.11.B Siding: Maintenance / Monitor:

Vinyl siding is weathered. Recommend washing / pressure washing to clean.

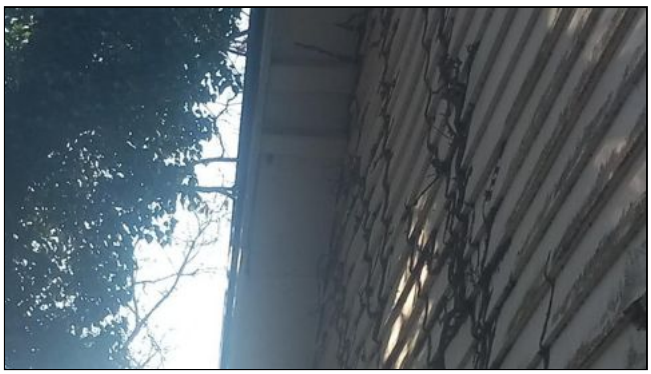
2.11.B Item 1 (Picture)

2.11.B Item 2 (Picture)

2.12.B (1) **Trim, Soffits and Fascias: Maintenance / Monitor:**

Loose / missing trim pieces observed at detached garage . Recommend repair / replacement as necessary.

2.12.B Item 1 (Picture)



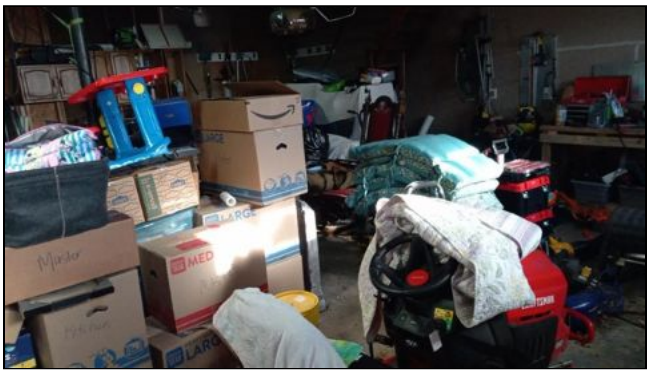
2.12.B Item 2 (Picture)

2.12.B Item 3 (Picture)

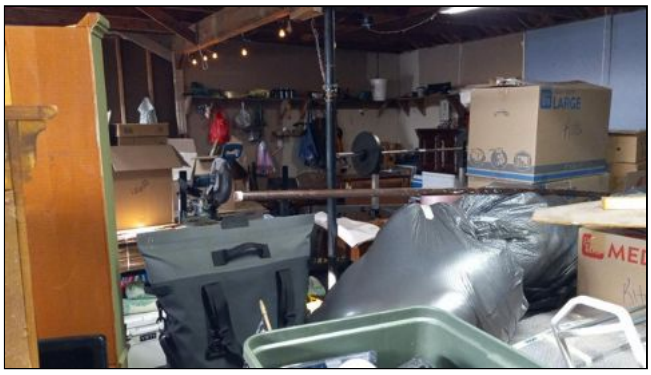
2.12.B (2) **Trim, Soffits and Fascias: Maintenance / Monitor:**
Peeling paint observed at detached garage; suggest scraping and painting as necessary as part of normal maintenance.

2.13.B Roof Conditions: NOTE:
Roof shows normal wear for its age and type. No damaged or missing roofing materials were observed.

2.16.B Garage/Carport Comments: Confirm:
Limited review of the garage due to personal property.



2.16.B Item 1 (Picture)



2.16.B Item 2 (Picture)

2.17.B

ADDITIONAL TIPS & LIMITATIONS - GARAGE / CARPORT:

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Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should not be stored within closed garages.

Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

It is not uncommon for moisture to penetrate garages, which may be apparent in the form of efflorescence or salt crystal formations on the concrete. See lot drainage and gutter tips on exterior and roofing pages.

It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury.

3. Roof Covering




Styles & Materials

Method Used to Inspect Roof:
Walked roof

Roof Material Type:
Asphalt/Fiberglass Architectural

Roof-Type:
Gable

Layers:
1 Layer apparent

Age (approximate):
Unknown

		IN	NI	MD	MM	UG	C
3.0	Roof Conditions				•		
3.1	Flashings	•					
3.2	Gutters & Downspouts	•					
3.5	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

3.0 (1) **Roof Conditions: Maintenance / Monitor:**

Nails are not sealed at cap shingles at Ridge Vent. Nail heads should be sealed to prevent water penetration as a part of routine maintenance.

3.0 Item 1 (Picture)

3.0 Item 2 (Picture)

3.0 Item 3 (Picture)

3.0 (2) **Roof Conditions: Maintenance / Monitor:**

Ridge cap share dented/flatened in areas. Recommend repair of these shingles for proper water runoff.

3.0 Item 4 (Picture)

3.0 Item 5 (Picture)

3.0 Item 6 (Picture)

3.0 Item 7 (Picture)

3.5

ADDITIONAL TIPS & LIMITATIONS - ROOF SYSTEM:

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and damage and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

Although not required to, we attempt to evaluate various roof types by walking on their surfaces as long as weather conditions, height and pitch allow. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane and flashings beneath roofing materials are generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is 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 on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Areas most vulnerable to leaks are low slopes that change pitch or direction, and intersecting roof/wall lines. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up and other factors. Flashings are the most common source of leakage. These areas should be checked on an annual basis to ensure that sealants have not opened or that flashing materials have not become damaged.

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. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors. In addition, skylights are not operated as part of this inspection. Recommend confirming operation through seller or operating prior to close.

Gutters and downspouts are an integral part of a home's storm water management system and should be monitored on a regular basis for proper operation. It is recommended that the gutters and downspouts be cleaned and flushed as part of routine maintenance to reduce the potential for water backup and resultant damage to roofing materials and concealed portions of the home.

5. Attic




Styles & Materials

Method Used to Inspect Attic:
Viewed from entry

Structure:
Rafters
Solid Sheathing

Attic Insulation:
Blown-In
Loose Fill
Rock Wool

Ventilation:
Gable Vents
Ridge Vents

		IN	NI	MD	MM	UG	C
5.0	Access	•					
5.1	Framing	•					
5.2	Sheathing						•
5.3	Insulation	•					
5.4	Ventilation	•					
5.8	Attic Comments					•	
5.9	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

5.2 Sheathing: Confirm:
Moisture stains present at attic . Those stains that could be reached tested dry with a moisture meter. Stains at flashings and other various areas are common with older roofs and are often the result of prior leaks. Recommend consulting seller for additional details.

5.8 Attic Comments: Upgrade:
There is an old abandoned Air handler in the attic. Recommend removing old system and components.

5.8 Item 1 (Picture)

5.9

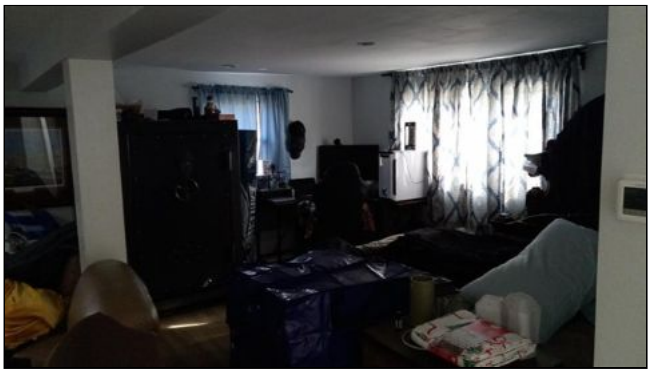
ADDITIONAL TIPS & LIMITATIONS - ATTIC:

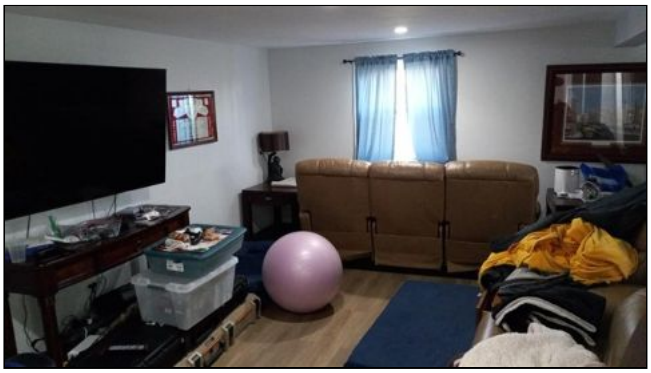
Our evaluation of the attic is limited to lighting, personal storage and accessibility. In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point.

Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm.

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. If purchasing an older home, you may want to consider additional attic insulation as older homes typically fall short of adequacy in this category. The Department of Energy website (http://www.eere.energy.gov/) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area. Insulation is rated by R value. 1 inch of fiberglass insulation has an R value of 3.14 and 1 inch of blown cellulose has an R value of 3.21. An R value of 30 - 60 is recommended for our region. Be sure to follow manufacturer installation instructions as you don't want to install a faced insulation over existing insulation nor do you want to block soffits, cover electrical fixtures, bath fans, soffit vents etc. Don't forget to insulate over the attic stair area as this is a large source of loss of the homes conditioned air.

6. Foundation





Styles & Materials

Foundation Type:
Basement Finished

Wall Structure:
Block Walls

Floor Type:
Concrete

Columns or Piers:
Steel Lally Columns
Supporting Walls

Framing Structure:
Conventional Framing

Foundation Ventilation:
Windows

		IN	NI	MD	MM	UG	C
6.0	Foundation Floor	•					
6.1	Foundation Walls	•					
6.3	Columns or Piers	•					
6.4	Framing	•					
6.5	Walls (Drywall)	•					
6.10	Insulation (Under Floor System)	•					
6.15	Foundation Comments						•
6.16	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

6.15 Foundation Comments: Confirm:
Limited view due to stored items.

6.16

ADDITIONAL TIPS & LIMITIATIONS - FOUNDATION:

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration.

Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We cannot certify the basement against future water infiltration. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement. Cracking of walls and floors is common and most are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. Block, stone and brick foundations are prone to absorb ground moisture. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when gutters are not kept clean and, downspouts are not extended away from the foundation. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem; therefore are not a focus of our inspection.All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Be sure to check these areas again during the final walk thru.

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. We also recommend that inquiry be made with the seller about knowledge of any prior foundation or framing repairs.

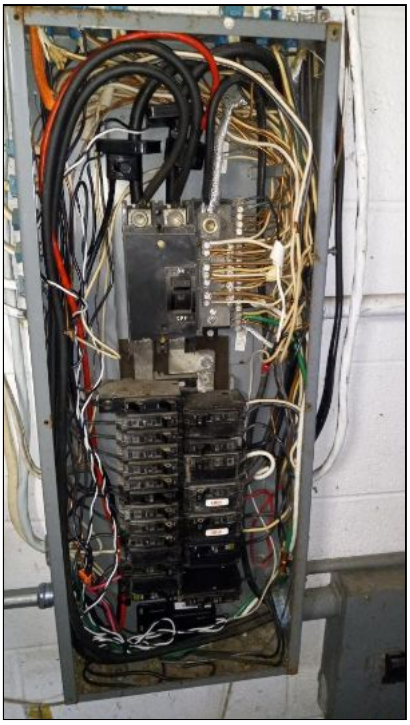
Wood columns are commonly added for framing support and are placed in contact with the soil which is not recommended as this condition promotes moisture damage and pest activity. Ideally wood columns should be on a masonry base to eliminate soil contact.

Slab foundations have no access beneath, therefore the only review that can be made is from visible and accessible portions at the exterior / interior. Homes built with a slab on grade construction may have heating ducts, plumbing, gas and electrical lines running beneath the slab. As it is impossible to determine the condition of these items by a visual inspection, they are specifically excluded from the scope of this inspection.

The inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. In accordance with our standards, we are not required to enter crawlspaces that are too low, 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. Ceiling tiles and insulation are not removed.

9. Electrical System



Styles & Materials

Service Amperage:
150 AMPS

Main Disconnect Location:
Main Panel

Main Electrical Panel Location:
Garage

Sub-Panel Location(s):
Garage

Equipment Grounding Present:
Yes

Electric Panel Manufacturer:
SQUARE D

Panel Type:
Breakers

Branch Wiring Type:
Copper

Wiring Methods:
Romex (Non Metallic Sheathed Cable)

Outlet Types:
3 Prong Grounded
GFCI

AFCI Reset Location(s):
Not Present

		IN	NI	MD	MM	UG	C
9.0	Main Service Equipment	•					
9.1	Equipment Grounding	•					
9.2	Main Panel Condition			•	•	•	
9.3	Sub Panel Condition			•			
9.4	Wiring	•					
9.6	Ceiling Fans	•					
9.7	Switches	•					
9.8	Light Fixtures	•					
9.9	Outlets			•			
9.10	Electrical Comments					•	•
9.11	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

9.2 (1) **Main Panel Condition:**
Upgrade:
Some labels are present, but are illegible or confusing. Recommend correcting for safety.

9.2 Item 1 (Picture)

9.2 (2) **Main Panel Condition: Maintenance / Monitor:**
Missing panel screws were noted in the main panel. Recommend that a qualified electrician secure the panel cover with the appropriate type screws, to help assure safety and serviceability.


9.2 Item 2 (Picture)


9.2 Item 3 (Picture)

9.2 (3) **Main Panel Condition: Major Defect:**
Electric panel is mounted directly onto foundation wall without wood spacer which is considered improper. Wood is recommended to be between the foundation wall and the panel box.

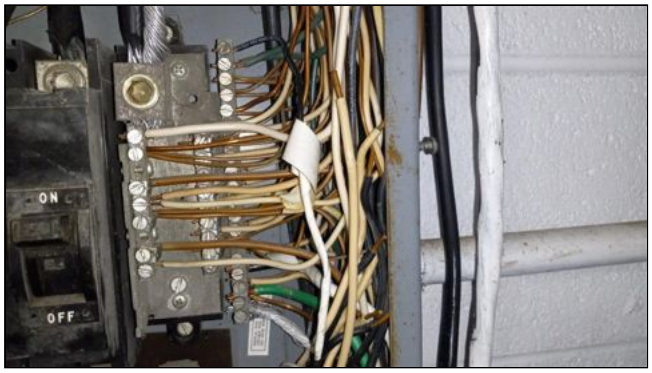

9.2 Item 4 (Picture)


9.2 Item 5 (Picture)

9.2 (4) **Main Panel Condition: Major Defect:**
Open knockouts observed in the main panel cover. Recommend installing knockout plugs, as needed, for safety.


9.2 Item 6 (Picture)

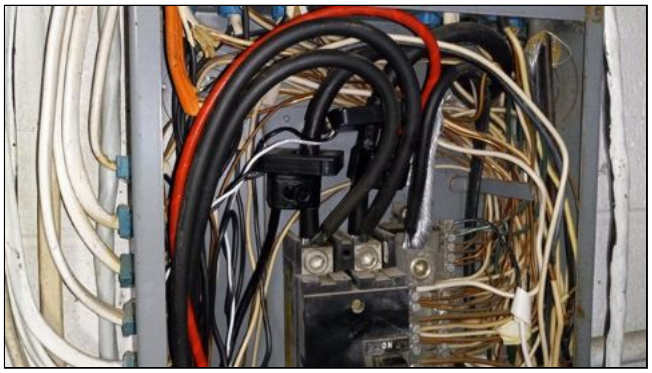
9.2 (5) **Main Panel Condition:**
Upgrade:
Doubled up neutrals and grounds were observed in the main panel. The connection of a neutral and equipment-grounding conductor is no longer allowed by todays standards. One of the objectives of a correct arrangement of bonding jumpers, neutrals and equipment grounds is to allow circuit isolation while keeping the equipment grounding conductor still connected to the grounding electrode. A licensed electrician is recommended to review the panel and make all corrections necessary for safe and proper operation of the system.



9.2 Item 7 (Picture)

9.2 (6) **Main Panel Condition: Major Defect:**
Double tapping observed in the main panel. The 100 amp service for the detached garage is double tapped into the 150 amp service lugs. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers. Recommend repair / replacement as necessary.


9.2 Item 8 (Picture)


9.2 Item 9 (Picture)

9.3 Sub Panel Condition: Major Defect:
The electrical inspection sticker is missing.


9.3 Item 1 (Picture)

9.9 (1) **Outlets: Major Defect:**
Receptacle cover is missing at garage attic. Recommend replacing to ensure safety.

9.9 Item 1 (Picture)

9.9 (2) **Outlets: Major Defect:**
Outlet is mounted directly onto foundation wall without a wood spacer at laundry room and garage which is considered improper. Wood is recommended to be between the foundation wall and the outlet to ensure safety.

9.9 Item 2 (Picture)

9.9 Item 3 (Picture)

9.9 Item 4 (Picture)

9.10 (1) **Electrical Comments: Upgrade:**
Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs.

9.10 (2) **Electrical Comments: Confirm:**
Backup generators/solar and associated controls are beyond the scope of this inspection.

9.11

ADDITIONAL TIPS & LIMITATIONS - ELECTRICAL SYSTEM:

We are not electricians and in accordance with our industries 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. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors and motion lighting is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Many older homes still have ungrounded wiring systems, such as Knob & Tube wiring or "Rag" wiring using two pronged outlets. While this is fine for lights or clocks, it is recommended to either ground or install GFCI protection on outlets that will be used for equipment such as office or entertainment products. Many homeowner insurance companies have limited their risk by not insuring homes with Knob & Tube wiring.

Arc- Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Client may want to consider upgrading with AFCI's to enhance safety if not already present. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician

10(A) . Heating System 1

Styles & Materials

Location:
Basement
Mini-Split

Energy Source:
Electric

Heating System Type:
Heat Pump Forced Air (electric back up)

Age (approximate):
Per Manufacturer Plate
+/- Years : 10

Filter Type:
Disposable

Brand:
NORDYNE

		IN	NI	MD	MM	UG	C
10.0.A	Heating Equipment Condition				•		
10.1.A	Operation / Temperature Readings			•			
10.2.A	Energy Source	•					
10.4.A	Thermostat	•					
10.5.A	Air Filters	•					
10.6.A	Distribution System (Ductwork)	•					
10.7.A	Disconnect switch(es)	•					
10.10.A	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

10.0.A (1) **Equipment Condition: NOTE:**
An electric heat pump is present. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pumps are only tested in one mode or the other (Heating or Cooling). If the outside temperature is above 65 degrees F. the heat pump is tested in the cooling mode only. If the outside temperature is below 65 degrees F. the heat pump is tested in the heating mode only. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. See heating system section for performance of emergency back up heat.

10.0.A (2) **Heating Equip Condition: Maintenance / Monitor:**
This is an older unit. Although units are known to operate well past their expected life expectancy, future servicing may be needed.

10.1.A (1) **Operation / Temp Readings: Major Defect:**
The emergency back up heat was tested and found NOT to be serviceable with a supply temperature of 61 degrees which is NOT within the normal operating range of 90 - 120 degrees.

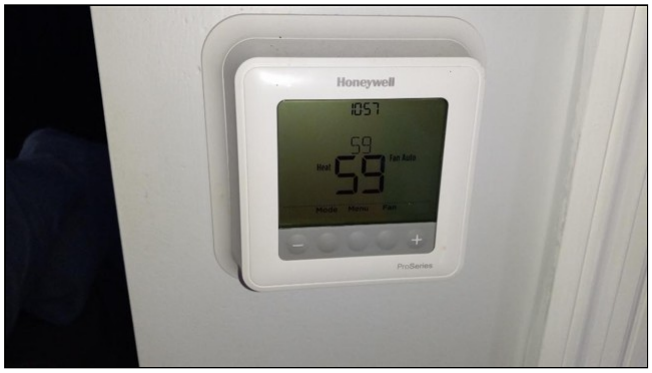
10.1.A Item 1 (Picture)

10.1.A Item 2 (Picture)

10.1.A (2) **Operation / Temp Readings: NOTE:**
The furnace was tested using normal operating controls and supplied a temperature of 105 degrees in heat mode. Due to inaccessibility of many of the components of this unit, the review is limited. Unit was operated by the thermostat. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures.

10.1.A Item 3 (Picture)

10.4.A (1) **Thermostat: NOTE:**
Upon arrival thermostat was in heat mode and set at 59 degrees.



10.4.A Item 1 (Picture)

10.4.A (2) **Thermostat: NOTE:**
Upon inspectors departure thermostat was set back to heat mode and set back to 59 degrees.

10.4.A Item 2 (Picture)

10.10.A

ADDITIONAL TIPS & LIMITATIONS - HEATING SYSTEM:

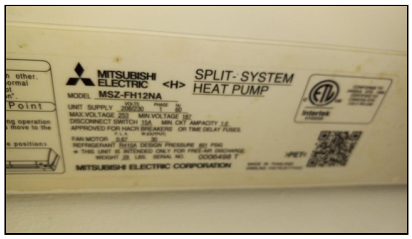
Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as drains, and distribution inside walls, floors and underground are beyond the scope of this inspection. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is NOT EQUIPPED TO INSPECT furnace HEAT EXCHANGERS for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building is beyond the scope of this inspection. We suggest you ask the sellers/ occupants if any areas of the home do not properly heat. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, 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 or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. If a boiler is present, The TPR (temperature pressure relief) valve is not tested due to the possibility of the valve leaking after it has been opened.

10(B) . Heating System 2







Styles & Materials

Location:
Mini-Split

Energy Source:
Electric

Heating System Type:
Mini Split Heat Pump

Age (approximate):
Per Manufacturer Plate
+/- Years : 5

Filter Type:
Washable

Brand:
MITSUBISHI

		IN	NI	MD	MM	UG	C
10.0.B	Heating Equipment Condition	•					
10.1.B	Operation / Temperature Readings	•					
10.2.B	Energy Source	•					
10.4.B	Thermostat	•					
10.5.B	Air Filters	•					
10.6.B	Distribution System (Ductwork)	•					
10.10.B	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

10.1.B Operation / Temp Readings: NOTE:

This is an electric heat pump mini split system. See air conditioning section regarding operation. Heat Mode supplied serviceable temps.

10.1.B Item 1 (Picture)

10.1.B Item 2 (Picture)

10.1.B Item 3 (Picture)

10.1.B Item 4 (Picture)

10.10.B

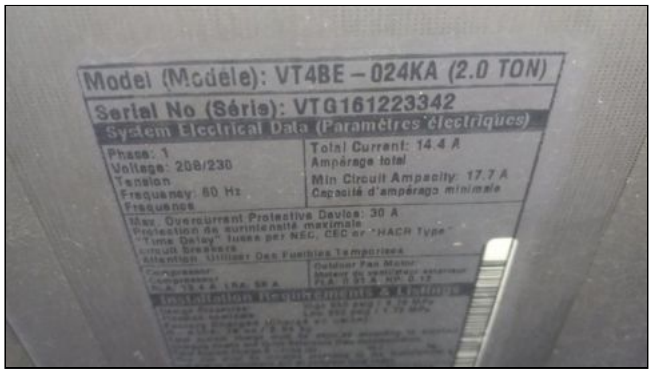
ADDITIONAL TIPS & LIMITATIONS - HEATING SYSTEM:

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as drains, and distribution inside walls, floors and underground are beyond the scope of this inspection. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is NOT EQUIPPED TO INSPECT furnace HEAT EXCHANGERS for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building is beyond the scope of this inspection. We suggest you ask the sellers/ occupants if any areas of the home do not properly heat. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. Flammable products should be stored away from the furnace and no fume-

producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, 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 or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy. If a boiler is present, The TPR (temperature pressure relief) valve is not tested due to the possibility of the valve leaking after it has been opened.

11(A) . Air Conditioning System 1



Styles & Materials

A/C Condenser Unit Location:
Exterior Left Side

Cooling Equipment Energy Source:
Electric

Age (approximate):
Per Manufacturer Plate
+/- Years : 10

Cooling System Type:
Heat Pump Forced Air (also provides warm air)

Air Condtioner Brand:
NORDYNE

		IN	NI	MD	MM	UG	C
11.0.A	Cooling Equipment Condition				•		
11.1.A	Condensate Drainage				•		
11.2.A	Operation / Temperature Readings						•
11.4.A	Thermostat	•					
11.6.A	Distribution System (Ductwork)	•					
11.10.A	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

11.0.A (1) **Cooling Equip Condition: Maintenance / Monitor:**
Damaged / Missing insulation observed on refrigerant line. Recommend correcting to prevent sweating and enhance operating efficiency.


11.0.A Item 1 (Picture)


11.0.A Item 2 (Picture)

11.0.A (2) **Equipment Condition: NOTE:**
An electric heat pump is present. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pumps are only tested in one mode or the other (Heating or Cooling). If the outside temperature is above 65 degrees F. the heat pump is tested in the cooling mode only. If the outside temperature is below 65 degrees F. the heat pump is tested in the heating mode only. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. See heating system section for performance of emergency back up heat.

11.1.A Condensate Drainage:
Maintenance / Monitor:
Air conditioning condensate drain line discharges too close to foundation. Recommend discharging away from foundation to prevent foundation moisture penetration.


11.1.A Item 1 (Picture)

11.2.A Operation / Temp Readings: Confirm:
As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees and heat pumps air conditioning units below 65 degrees for that last 12 hours; this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the operation of this unit or licensed HVAC contractor if concerned.

11.6.A Distribution System: NOTE:
Same as heating system. See heating section.

11.10.A

ADDITIONAL TIPS & LIMITATIONS - AIR CONDITIONING SYSTEM:

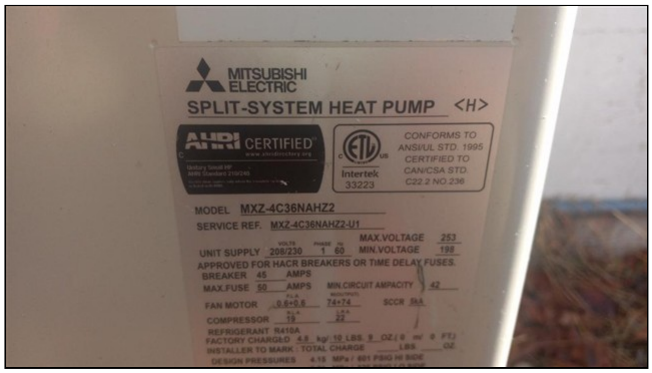
Our evaluation of cooling systems is both visual and functional provided power is supplied to the component. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. Items not listed here as well as things we cannot see, such as drains, and distribution inside walls, floors and underground are beyond the scope of this inspection. The inspector only opens readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. Safety devices are not tested by the inspector. The inspector is NOT EQUIPPED TO INSPECT concealed portions of evaporator and condensing coils, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building is beyond the scope of this inspection. We suggest you ask the sellers/occupants if any areas of the home do not properly cool. We also suggest you obtain the maintenance history of the system as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since equipment can require repair or replacement at any time. Modern systems are complicated appliances and should be treated with care. Regular cleaning or replacement of filters is vital to the health of your system and can improve its efficiency. No fume-producing products such as paint cans should be in the same room. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. We perform a conscientious evaluation of the system, but we are not specialists. This inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating, type of refrigerant or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report.

Air conditioners can be damaged if operated in temperatures below 65 degrees or immediately after a cold night (must be above 65 degrees for at least 12 hours). Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air

conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. *DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.*

11(B) . Air Conditioning System 2



Styles & Materials

A/C Condenser Unit Location:
Exterior Left Side

Cooling Equipment Energy Source:
Electric

Age (approximate):
Per Manufacturer Plate
+/- Years : 5

Cooling System Type:
Heat Pump Forced Air (also provides warm air)

Air Condtioner Brand:
MITSUBISHI

		IN	NI	MD	MM	UG	C
11.0.B	Cooling Equipment Condition				•		
11.1.B	Condensate Drainage	•					
11.2.B	Operation / Temperature Readings						•
11.4.B	Thermostat	•					
11.6.B	Distribution System (Ductwork)	•					
11.10.B	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

11.0.B (1) **Cooling Equip Condition: Maintenance / Monitor:**
Damaged / Missing insulation observed on refrigerant line. Recommend correcting to prevent sweating and enhance operating efficiency.


11.0.B Item 1 (Picture)


11.0.B Item 2 (Picture)

11.0.B (2) **Equipment Condition: NOTE:**
An electric heat pump is present. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve. This unit was tested for standard operating functions start up and shut down. Heat pumps are only tested in one mode or the other (Heating or Cooling). If the outside temperature is above 65 degrees F. the heat pump is tested in the cooling mode only. If the outside temperature is below 65 degrees F. the heat pump is tested in the heating mode only. Adequate airflow is important to the efficiency of these units: the filter should be kept clean as with air conditioners. See heating system section for performance of emergency back up heat.

11.2.B Operation / Temp Readings: Confirm:
As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees and heat pumps air conditioning units below 65 degrees for that last 12 hours; this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the operation of this unit or licensed HVAC contractor if concerned.

11.6.B Distribution System: NOTE:
Same as heating system. See heating section.

11.10.B

ADDITIONAL TIPS & LIMITATIONS - AIR CONDITIONING SYSTEM:

Our evaluation of cooling systems is both visual and functional provided power is supplied to the component. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. Items not listed here as well as things we cannot see, such as drains, and distribution inside walls, floors and underground are beyond the scope of this inspection. The inspector only opens readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or

other circumstances apply that may cause equipment damage. Safety devices are not tested by the inspector. The inspector is NOT EQUIPPED TO INSPECT concealed portions of evaporator and condensing coils, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building is beyond the scope of this inspection. We suggest you ask the sellers/occupants if any areas of the home do not properly cool. We also suggest you obtain the maintenance history of the system as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since equipment can require repair or replacement at any time. Modern systems are complicated appliances and should be treated with care. Regular cleaning or replacement of filters is vital to the health of your system and can improve its efficiency. No fume-producing products such as paint cans should be in the same room. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. We perform a conscientious evaluation of the system, but we are not specialists. This inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating, type of refrigerant or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report.

Air conditioners can be damaged if operated in temperatures below 65 degrees or immediately after a cold night (must be above 65 degrees for at least 12 hours). Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. *DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.*

12. Plumbing System

Styles & Materials

Water Source (To Home):
Well
Polyethelyne pipe to house

Water Supply Pressure:
40-60 PSI

Plumbing Water Distribution (Inside home):
Copper
CPVC

Plumbing Waste & Vent Pipes:
On-Site System
PVC
Cast Iron

Main Water Shut Off Location:
Basement

Main Fuel Shut Off Location:
At Propane Tank

		IN	NI	MD	MM	UG	C
12.1	Kitchen Sink(s)					•	
12.3	Supply Pipes	•					
12.4	Waste and Vent Pipes						•
12.5	Fuel Storage Systems	•					
12.8	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

12.1 Sinks: Upgrade:
S trap present at kitchen. While common practice at time of construction, they tend to siphon dry easily and are discouraged from use. Client may want to consider improving trap configuration.

12.1 Item 1 (Picture)

12.3 Supply Pipes: NOTE:
Water supply to this property appears to be provided by a well. Due to the inaccessible nature of this system, only the above ground equipment can be reviewed. Sub-surface or concealed components are not within the scope of this inspection.

12.4 Waste & Vent Pipes: Confirm:
Waste disposal system appears to be private on-site waste disposal. Septic tanks, leach fields and other private sewage systems are outside the scope of this report and are not inspected. Recommend review by a qualified professional to assess the functionality and condition of this system.

12.4 Item 1 (Picture)

12.8

ADDITIONAL TIPS & LIMITIATIONS - PLUMBING SYSTEM:

Our focus in the plumbing portion of the inspection is directed at identifying leaks. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

We may not always mention common faults such as dripping faucets, rust or corrosion. If considered important, you should check these items independently. Shut-off valves and angle stops are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the homes plumbing and obtain receipts for any recent work or for anything for which a warranty may apply

Waste pipe condition 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. Older homes with galvanized or cast iron supply or waste lines can be working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

There is a period between the time of the home inspection and taking possession of the home that varies greatly. Seals, gaskets and hoses can become dried out or brittle when not operated over a period of time.

You are advised to operate all plumbing fixtures and appliances during the final walk through. We can not predict future failure.

Imperfections in caulk and grout is common and can allow water penetration into the wall / floor areas and cause damage which is not always visible to the inspector. It is strongly recommended to caulk / grout at all water locations upon taking ownership and to maintain routinely every 3-6 months.

13. Water Heater

Styles & Materials

Water Heater Type:
Electric

Water Heater Capacity:
50 Gallon

Age (approximate):
Per Manufacturer Plate
+/- Years : 10

Water Heater Brand:
RHEEM

		IN	NI	MD	MM	UG	C
13.0	Water Heater Condition				•		
13.1	Hot Water Temperature	•					
13.2	Energy Source					•	
13.4	Supply Pipes	•					
13.5	Temperature / Pressure Release Valve	•					
13.6	Overflow Pan	•					
13.8	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

13.0 Water Heater Condition: Maintenance / Monitor:
This is an older unit. Although units are known to operate well past their expected life expectancy, future servicing may be needed.

13.1 Water Heater Temperature:
NOTE:
The water temperature at time of inspection was 125 degrees.

13.1 Item 1 (Picture)

13.2 Energy Source: Upgrade:
No electric disconnect observed at water heater. Suggest installation of an electric disconnect to enhance safety.

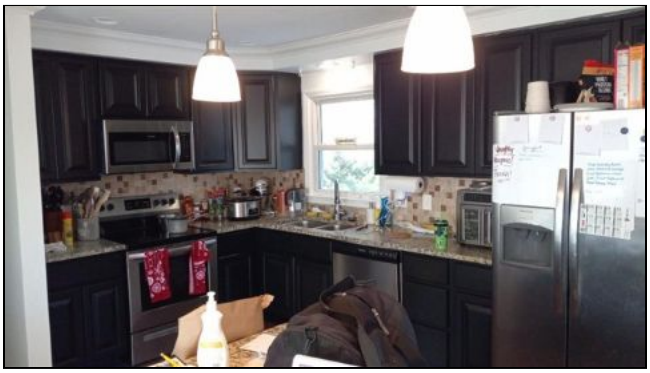
13.2 Item 1 (Picture)

13.8

ADDITIONAL TIPS & LIMITATIONS - WATER HEATER:

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater; do not store paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The TPR (Temperature Pressure Relief) valve was not tested due to the possibility leaking after it has been opened. The water heater temperature settings should be set to 120 or 125 degrees to prevent scalding as per manufacturer recommendations.

14. Kitchen Built-in Appliances



Styles & Materials

Range/Oven:
Present

Range / Oven Energy Source:
Electric

Exhaust/Range Hood:
Present
RECIRULATING

Built-in Microwave:
Present

Dishwasher:
Present

Disposal:
None

Refrigerator:
Present

		IN	NI	MD	MM	UG	C
14.0	Counters and Cabinets	•					
14.2	Dishwasher					•	
14.3	Ranges/Ovens/Cooktops	•					
14.4	Range Hood(s)				•		
14.5	Microwave	•					
14.6	Refrigerator		•				
14.9	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

IN= Inspected, NI= Not Inspected, MD= Major Defect, MM= Maintenance/Monitor, UG= Upgrade, C= Confirm

Comments:

14.2 Dishwasher: Upgrade:
Drain line air gap is not installed properly. An air gap assists in positive drainage, acting to prevent clogging as well as serving to prevent back siphoning in the event the sink drain line becomes clogged. The drain hose should be raised so it passes 6 inches above the elevation at which it empties into the disposal or main drain line


14.2 Item 1 (Picture)

14.3 Ranges/Ovens/Cooktops:
NOTE: The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.


14.3 Item 1 (Picture)


14.3 Item 2 (Picture)

14.4 Range Hood(s): Maintenance / Monitor:
This is a recirculating-type fan (does not vent to the exterior). The carbon filter should be changed/cleaned regularly to control odors.

14.5 Microwave General Photo: No comment.


14.5 Item 1 (Picture)

14.6 Refrigerator: NOTE:
The refrigerator/freezer, freon levels, icemaker operation and other specialty items are beyond the scope of inspection. A temperature reading ONLY was taken for your information only. The refrigerator should be kept at or

below 40 degrees fahrenheit and the freezer at or below 0 degrees. The refrigerator supplied temperature at 38 degrees and the freezer at 0 degrees.

14.6 Item 1 (Picture)

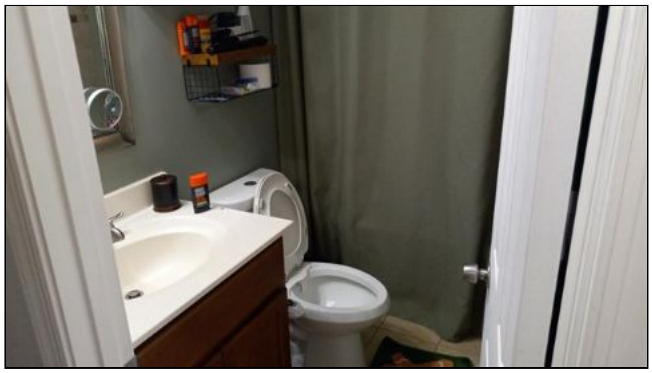
14.6 Item 2 (Picture)

14.9

ADDITIONAL TIPS & LIMITATIONS - KITCHEN BUILT-IN APPLIANCES:

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. We test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than five years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or roisterers, timers, clocks, thermostats, the self-cleaning and cooking 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. These items should be considered outside the scope of inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection.

15. Bathroom(s)



Styles & Materials

Ventilation Type:

Window(s)

Exhaust Fan(s)

		IN	NI	MD	MM	UG	C
15.0	Counters and Cabinets	•					
15.1	Sinks					•	
15.2	Toilets	•					
15.3	Tubs & Showers				•		
15.7	Exhaust Fan	•					
15.9	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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Comments:

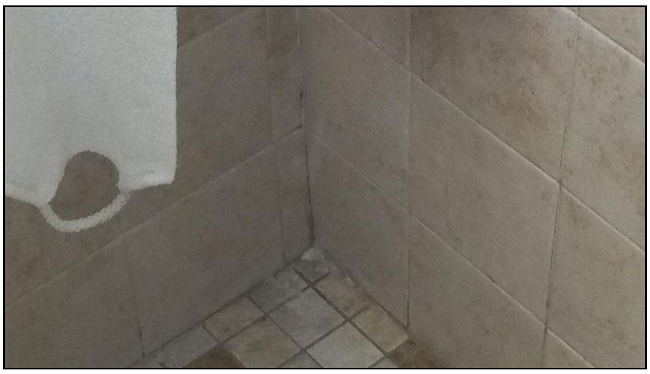
15.1 Sinks: Upgrade:

S trap present at the master bathroom. While common practice at time of construction, they tend to siphon dry easily and are discouraged from use. Client may want to consider improving trap configuration.

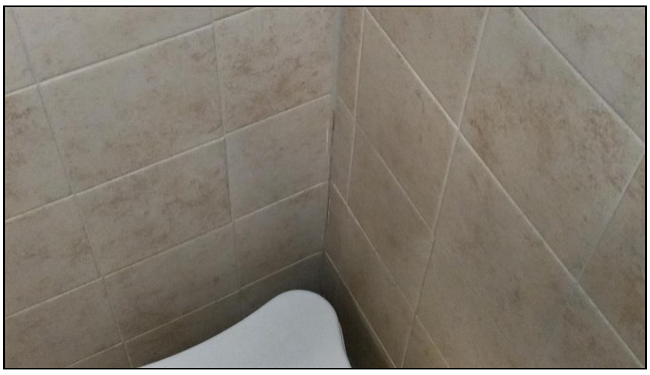
15.1 Item 1 (Picture)

15.1 Item 2 (Picture)

15.3 (1) **Tubs & Showers:** **Maintenance / Monitor:**
Openings in grout/caulk observed in the master bathroom. Any openings to include edges of the tub/shower surrounds and spouts should be caulked to prevent moisture penetration. Failure to keep these areas sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.


15.3 Item 1 (Picture)


15.3 Item 2 (Picture)


15.3 Item 3 (Picture)

15.3 (2) **Tubs & Showers:**
Maintenance / Monitor:
The master bathroom faucet is loose at wall. Recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.


15.3 Item 4 (Picture)

15.3 (3) **Tubs & Showers:**
Maintenance / Monitor:
The hall bathroom faucet is loose at wall. Recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.


15.3 Item 5 (Picture)

15.3 (4) **Tubs & Showers:** **Maintenance / Monitor:**
Shower diverter in the hall bathroom does not fully engage. This is common. Client may want to consider repair / replacement if condition becomes significant.


15.3 Item 6 (Picture)


15.3 Item 7 (Picture)

15.9

ADDITIONAL TIPS & LIMITATIONS - BATHROOM(S):

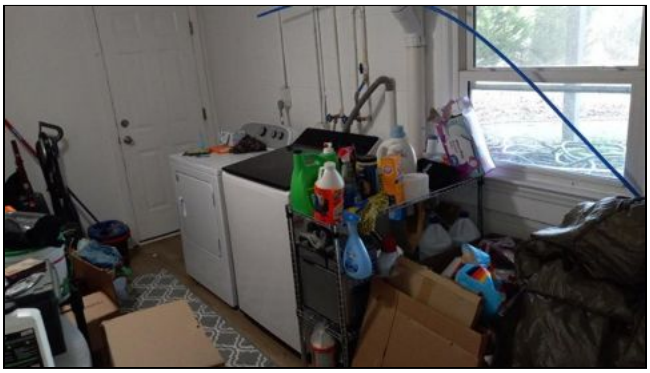
Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such dripping faucets, rust or corrosion. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold/mildew growth and harmful condensation

Showers are visually inspected for leakage, but leaks often do not show except when the shower has the weight of the person and is in actual use. Determining whether shower pans and tub / shower surrounds are water tight is beyond the scope of this inspection. Steam saunas are not part of this inspection.

If a jetted tub is present, the tub was filled and operated to check intake and jets. Pump and supply lines were not completely accessible. If a more detailed report is desired, the client is advised to consult a licensed plumber. To clean your jets simply fill your tub with warm water (be sure to cover all jets) and add a small amount of white vinegar or a spa jet cleaner product made specifically for cleaning jetted tubs. Then run water for approximately 10 minutes, drain the tub and let air dry.

16. Washer / Dryer



Styles & Materials

Washer:
Present

Dryer:
Present

Dryer Power Source:
240 Volt Electric

Dryer Vent:
Flexible Foil

		IN	NI	MD	MM	UG	C
16.0	Clothes Washing Machine					•	
16.1	Clothes Dryer	•					
16.2	Dryer Vent					•	
16.4	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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Comments:

16.0 Washer: Upgrade:
The overflow pan is missing.
Recommend installing as the unit is located above or within living space

16.0 Item 1 (Picture)

16.2 Dryer Vent: Upgrade:

Dryer vent material is foil type, recommend replacing with smooth metal vent pipe upon taking ownership as this is considered a potential fire hazard. As a safety measure, we recommend replacing this exhaust hose with an approved metallic dryer vent duct.

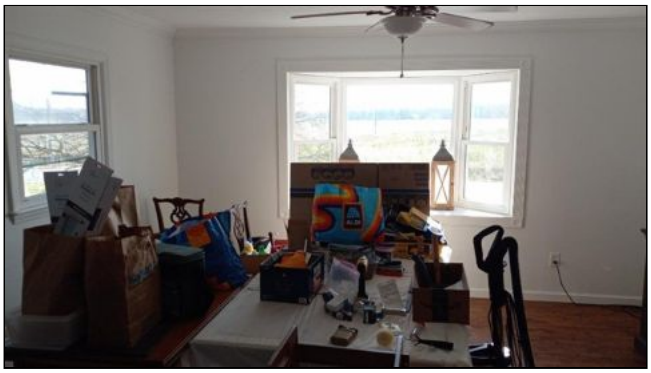
16.2 Item 1 (Picture)

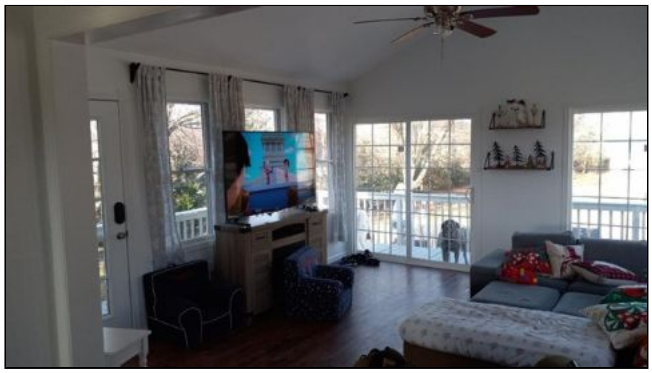
16.4

ADDITIONAL TIPS & LIMITATIONS - WASHER / DRYER:

The supply hoses to the washer are not disconnected nor are they connected during the inspection and valves are not operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. We test these appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their setting cycles. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

17. Interior Rooms and Areas





Styles & Materials

Window Type(s):

Double Glazed Insulated
Double-Hung
Sliders

		IN	NI	MD	MM	UG	C
17.0	Floors	•					
17.1	Walls	•					
17.2	Ceilings				•		
17.3	Doors (representative number)	•					
17.4	Windows (representative number)			•			
17.5	Stairways	•					
17.9	Interior Rooms and Areas Comments						•
17.10	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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Comments:

17.2 (1) **Ceilings: Major Defect:**
Stains observed in the master bedroom . Stain tested dry with a moisture meter at time of inspection. Recommend further review and repairs as needed.

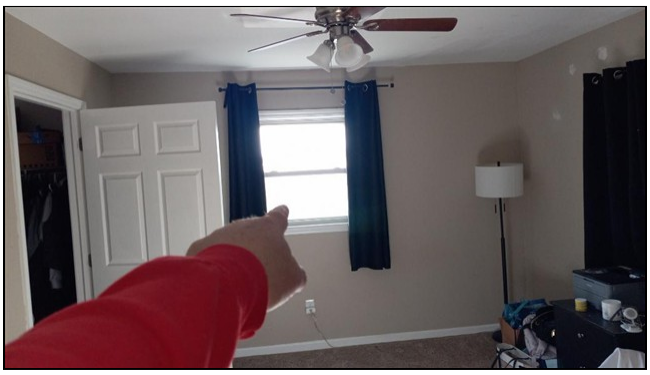

17.2 Item 1 (Picture)


17.2 Item 2 (Picture)


17.2 Item 3 (Picture)

17.2 (2) **Ceilings: Maintenance / Monitor:**
Common cracks noted in the various locations . Appears to be primarily a cosmetic concern. Suggest patching as needed.

17.4 (1) **Windows: Major Defect:**
Observed both sash wires/cords broken at master bedroom . This is a "Safety Concern". Sash wire/cord holds window in open position. Suggest repairs / replacement as needed to ensure safety.


17.4 Item 1 (Picture)


17.4 Item 2 (Picture)

17.4 (2) **Windows: NOTE:**
Your home may have thermal pane insulated windows. See paragraph 4 below regarding this type of window.

17.9 Interior Rooms and Areas Comments: Confirm:
Limited review at closets and rooms due to personal property packing in progress.

17.10

ADDITIONAL TIPS & LIMITATIONS - INTERIOR ROOMS & AREAS:

Our interior review is visual and evaluated with similar aged homes in mind. Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies such as common drywall/plaster cracking, nail pops, stained carpets, torn screens are not considered. We suggest you double check these items, if concerned.

Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage

Your home may have thermal pane windows installed. Seal failure is beyond the scope of this inspection. The inspector is unable to determine if all double glazed insulated windows are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, we suggest you consult the seller and review windows prior to closing.

Our inspection of fireplaces and woodstoves is limited to the visible portions of the fireplace flue. Drop light, mirrors and smoke testing are not a part of the inspection. Visibility of the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended. Fireplaces and woodstoves should be cleaned and inspected on a regular basis to make sure no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

18. Smoke Detectors & Carbon Monoxide Testing

Styles & Materials

Smoke Detectors:

Hardwired

Battery

		IN	NI	MD	MM	UG	C
18.0	Smoke Alarms					•	
18.2	Carbon Monoxide Testing		•				
18.3	Additional Tips & Limitations	•					
		IN	NI	MD	MM	UG	C

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Comments:

18.0 Smoke Detectors: Upgrade:
Suggest installing additional alarms in appropriate areas as needed to enhance safety. Periodic testing is suggested to ensure proper working order.

18.2 No gas appliances at the time of inspection.

18.3

ADDITIONAL TIPS & LIMITATIONS - SMOKE DETECTORS & CARBON MONOXIDE TESTING:

Smoke and carbon monoxide detectors are recommended to be installed on each level of the home, including basements, live-in attics, utility/mechanical rooms, in bedrooms and any hallway adjoining a bedroom. Regular testing is recommended to ensure proper working order. If your detector uses batteries, change the batteries immediately upon moving into your home. It is also recommended that you replace the batteries every 6 months or when the smoke detector chirps, signaling a low battery. Most smoke detectors have a life span of 10 years. If you suspect a smoke detector is near this age or you are not sure, be safe and replace the unit. It is also recommended you develop and rehearse escape plans for use in the event of a fire emergency. Smoke detectors tied into security systems are not tested.

Carbon monoxide testing was conducted for fuel burning appliances present and functioning on the day of the inspection. CO readings were obtained in parts per million (ppm) at the locations noted. As established by the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), readings in excess of 9 ppm in a living area indicate that excessive carbon monoxide is evident. Health effects are related to the level of CO concentrations and length of exposure. New Studies indicate that chronic, low level exposure can have serious health consequences.

0 PPM - Desired level
9 PPM - Acceptable level of CO in a living space
50 PPM - Maximum concentration for continuous exposure in any 8 hour period
400 PPM - Frontal headaches 1 to 2 hours, death within 2 hours
800 PPM - Nausea and convulsions, death within 2 hours
1,600 PPM - Nausea within 20 minutes, death within 1 hour

12,800 PPM - Death within 1 to 3 minutes

Note: Health effects can vary significantly based on age, sex, weight and overall state of health.

A carbon monoxide analyzer was utilized to determine if the heating and exhaust venting system in this home was contributing carbon monoxide to the internal home environment at the time of the inspection. The CO readings were obtained using normal operating controls of the equipment and following manufacturer's instructions and protocol for the carbon monoxide analyzer. The use of this analyzer does not certify or de-certify the condition of equipment tested, such as the furnace or heat exchanger. Evaluation of the internal and inaccessible components of the furnace such as the heat exchanger, remain beyond the scope of this report. Further, the absence of CO does not mean that a problem might not develop in the future. We, therefore, recommend installation of CO detectors which are available in stores.

Gas ovens are not tested as ASHRAE has not determined an acceptable level for this appliance. Gas oven burners cycle on and off continuously causing a CO production higher than 9 ppm. Ventilation is recommended during extended periods of use. It is recommended to have gas ovens serviced regularly as with any fuel burning appliance to ensure the most efficient operation possible.