



Building Inspection Report

2170 Country Ridge Road, Alpharetta, Georgia 30004

Inspection Date:

9/15/2020

Prepared For:

Bob Greer, Mija Greer

Prepared By:

Sid Carter



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THE HOUSE IN PERSPECTIVE

This appears to be a well built 26 year old structure (reported age). The maintenance of components for the home appears to have been good in the past. No major repair recommendations or safety issues were identified. Several repairs are needed to bring the home to within acceptable standards. As with all homes, ongoing maintenance is also required and improvements to the systems of the home will be needed over time. The repairs and improvements that are recommended in this report are not considered unusual for a home of this age and location.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report:

Major Concern / Concern: a system or component, which is considered to be significantly deficient or is unsafe. These deficiencies should be corrected immediately and may involve significant expense.

Safety Issue: a condition that relates to the overall safety of occupants, which may require prompt attention.

Repair: a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements or repairs, which are recommended but are not immediate in nature.

Monitor: a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that these designations are assigned based on visual observations only at the time of the inspection. After further investigation, these conditions may be more serious than previously assessed. They are given as a guideline only and should not be used solely for the purpose of determining repairs that may or may not be performed by the seller. The directions given in this report (i.e. left side, rear, etc.) are as you are facing the building from the street.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. Although some references to "code" may be made in this report, the inspection specifically excludes compliance of the property, with any building, fire, or other applicable codes or laws. It is the goal of the inspection to put the purchaser in a more informed position to make a buying decision. All potential repairs may not be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Use of this report for any reason constitutes acceptance of the terms contained in the "Inspection Agreement", also referenced as Appendix B. Please refer to this contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Cloudy weather conditions prevailed at the time of the inspection. The estimated outside temperature was 70 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

Summary

The Cornerstone Inspection Group

2900 Paces Ferry Road, Building B
Atlanta, GA 30339
770-436-2667

Customer

Bob Greer
Mija Greer

Address

2170 Country Ridge Road
Alpharetta Georgia 30004

REPAIR RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the immediate and/or more costly repairs needed for the building, some of which may be significant. Other repairs and improvements may also be necessary. Please refer to the body of this report for further details and the photographs on these and other recommendations. **All work should be performed by licensed professionals.**

Repair Items

Roofing: Shingles / Membrane

- 1.(1)
Repair: All "eyebrows" (shingles or decking that is lifted up by protruding or loose nails) as noted at the left rear above the french doors to the master bedroom should be repaired by lifting the shingles and re-driving the nails into the decking and/or rafters. All holes in the shingles should be caulked and sealed.

Roofing: Flashings

2.
Repair: No "kick-out" flashing was noted at the intersection of the gutters and side walls as noted at the rear, which is needed to prevent moisture intrusion into the wall system. This should be installed at all required locations by a qualified contractor as needed for proper protection (see illustration below for details).

Roofing: Gutters / Downspouts

- 3.(1)
Repair: The gutters and downspouts require cleaning and realignment by a qualified gutter contractor to avoid spilling roof runoff around the building and into the cornice - a potential source of water entry and damage. Debris should also be removed from the roofing to reduce the risk of leaks and early roof wear. All leaks and joints in the gutters should be caulked and sealed. All loose gutter nails should be re-driven into the fascia

board. The cornice and fascia boards behind the gutters should be checked for damage. Check all underground piping, where present, for blockages to insure that they are also draining properly.

4. (2)

Repair: Damaged downspouts piping as noted should be repaired or replaced for proper drainage and to prevent blockages.

Exterior Veneer: Stucco

5. (1)

Repair: Damage to exterior stucco wall as noted to the left of the garage entry should be repaired as needed by a qualified contractor to prevent moisture intrusion and possible damage to the wall structure.

6. (2)

Monitor, Possible Repair: Grade contact with hard coat stucco was noted around the perimeter of the house. This condition could possibly pose a termite risk, especially if there is foam backing board behind the stucco that is touching the ground or if voids exist in the lath which can provide pathways for termites. Contact your termite exterminator to determine if repair work is required such as cutting the stucco back from the grade. Make sure your home is protected with a structural repair bond.

Exterior: Windows / Doors

7. (1)

Repair: The seal as noted at the bottom of the garage entry door from the exterior is damaged and should be repaired to prevent water, pests and insects from entering.

8. (2)

Repair: Evidence of rot was noted at the window sill for a window at the left rear. All damaged wood should be replaced and repainted as necessary.

9. (3)

Repair: The framing at the bottom of the french doors at the deck are damaged and need repair. Following repair of the damaged areas (which should be combined with exterior painting) proper maintenance of the windows and doors and control of water from roof or surface runoff can avoid further damage.

Exterior: Garage

10. (1)

Repair, Safety Issue: The garage door opener did not automatically reverse using standard testing procedures as required by the National Safety Council (door must reverse upon hitting a 2x4 block of wood laid flat on the floor below the door). There is a risk of injury, particularly to children, and damage to vehicles under this condition. The opener and door should be serviced and adjusted as needed by a qualified garage door service company.

Exterior: Decks

11. (1)

Repair, Safety Issue: The posts supporting the guardrails for the deck are only nailed into the deck structure and should instead be bolted for proper support. The pickets should also be screwed to the perimeter band.

12. (2)

Repair: The grade is in contact with the base of the support wood posts for the steps at the rear, which can cause moisture and termite damage in the future. Recent studies have shown that even pressure treated wood can rot over time due to constant contact with the soil. Make sure the footings for the posts are in place and extend at least 2" above the ground to keep the bottoms of the posts dry and free from soil contact.

Exterior: Driveway / Sidewalks

13.

Monitor, Future Repair: The driveway has heaved and cracked in some areas and will need repair or replacement in the future.

Electrical: General

14.

Repair, Safety Issues: Electrical repairs are needed as listed below, which should be performed by a licensed electrician for improved safety. The electrician should be engaged to make the repairs recommended below and to evaluate the entire system for further repairs that may be needed.

Electrical: Panels

15. (1)

Repair: All open knockouts in the basement sub panel should be properly sealed to prevent fire risks in the event of shorts in the panel.

16. (2)

Repair: The neutral wires (white) and ground wires (bare) are tied to the same buss bar as noted in the sub panel located in the basement. This condition could cause the ground wires to become energized and is contrary to current wiring practices and should be investigated and repaired as necessary by the electrician.

17. (3)

Monitor, Possible Repair: It appears that circuit breakers have been installed in the main electrical panel that are of a type that do not match with the manufacturer of the panel (marked with orange dots). This condition can cause the breakers to be uneven and loose, which can lead to poor electrical connections. Have the electrician assess this condition and replace all miss-matched breakers as necessary.

Electrical: Wiring / Boxes

18.

Repair: Abandoned, **LIVE** wiring as noted in the attic should be repaired as necessary. The ends of the wires should be properly terminated with wire nuts and installed inside junction boxes fitted with cover plates to minimize shock and fire hazards. Otherwise the wiring should be disconnected in the panel box and removed altogether.

Electrical: Outlets

19. (1)

Repair, Safety Issue: Damaged outlets as noted should be replaced to prevent shocking hazards.

20. (2)

Repair, Safety Issue: Ungrounded 3-prong outlet as noted in the basement at the right side (marked with orange dot should be repaired. In this case, a ground wire may be present in the electrical box and simply needs to be connected since the remaining outlets in the room are grounded. The electrician should check all outlets and switches for proper wiring.

21. (3)

Repair: A ground fault circuit interrupter (GFCI) outlet as noted in the lower screened area at the rear did not reset properly with reset button on the outlet. The receptacle should be replaced as necessary for proper protection and operation of the affected outlet(s). Consult with seller concerning another possible location for the reset button, which was not identified during the inspection.

22. (4)

Repair: An outlet as noted front right bedroom appears to be inoperative (did not respond to the wall switch in the room). Consult with the seller concerning its operation and have repaired as necessary.

Cooling: Central Air System

23. (1)

Monitor, Possible Repair: The air conditioning systems should be serviced and cleaned by a licensed heating and air conditioning company before closing if this has not been performed for this current cooling season (no recent service stickers noted - check with seller). Freon levels should be checked for proper operation and pressure. The air filters should be checked and replaced as needed.

24. (2)

Monitor: The **TRANE** outdoor condensing unit at the left side appears to have been manufactured before 2010 and more than likely used an older R-22 / HCFC-22 refrigerant (typically known as "Freon"). This refrigerant is no longer allowed in equipment manufactured after 2010 due to environmental concerns and was replaced by R-410A refrigerant (typically known as "Puron"). Beginning January 2020, the older "Freon" will no longer be available as would be needed for servicing and recharging A/C equipment. You should therefore budget for the replacement of these components in the near future as needed to meet this requirement.

Cooling: Outdoor Condensing Unit

25. (1)

Repair: The **TRANE** outdoor unit of the air conditioning system is out of level. This condition should be corrected to allow for proper operation of the fan motor and compressor.

Heating: Furnace / Air Handler

26. (1)

Repair, Safety Issue: The heating systems should also be serviced and cleaned along with the cooling system (see "Cooling" Section) prior to closing. The heat exchangers should be checked for cracks. The gas

venting system should also be checked for proper safety. Check with the seller concerning all previous service records.

27.(2)

Possible Concern, Safety Issue: Because of the age of the **TRANE** furnace located in the basement, it is important to have it serviced and inspected on a regular basis, which should be performed by a licensed heating and air conditioning service company. Have the heat exchanger checked for cracks during servicing (a complete inspection of the heat exchanger is not included in this report). Repairs could possibly prolong the life of this unit, however, you should budget for replacement of the furnace in the near future.

28.(3)

Repair: The humidifier as noted on the furnace should be serviced and cleaned. Humidifiers should be monitored on a regular basis for leaks into the furnace where costly (and hidden) damage can occur.

Heating: Gas Piping

29.

Repair, Safety Issue: The gas supply line serving the **TRANE** furnace is flexible piping which passes through the outer case of the furnace without protection. This piping runs the risk of being damaged by the edge of the casing and should be replaced with rigid pipe or otherwise protected to prevent future leaks. A drip leg would also be required here.

Plumbing: General

30.

Monitor, Repair: Because of the various defects noted in the plumbing system (see below), the plumber should check all plumbing lines and fixtures for leaks and proper function.

Plumbing: Supply Piping

31.

Concern: The water service line at the front right in the basement to the street appears to be polybutylene, which has had problems with bursting in the past. Have a plumber assess this condition to determine if replacement of the service line is needed.

Plumbing: Waste / Vent Piping

32.

Monitor, Possible Repair: Based on the amount of usage, septic tanks typically need servicing and cleaning every 3-5 years for proper operation and function. Consult with the seller concerning the last service date and have this performed as needed. Also, check with the seller concerning the location of the storage tank and drain fields for future servicing. The typical life of the drain fields is 30-40 years. Since the inspection of the septic system is not within the scope of this inspection, we recommend having this inspected by a licensed septic contractor. The use of a disposal is typically not recommended with a septic tank system.

Plumbing: Sinks / Faucets

33.

Repair: Loose plumbing faucets and handles as noted in the master bath should be tightened for proper operation and to prevent leaks in the piping.

Plumbing: Tubs / Showers

34. (1)

Repair: The tub in the master bathroom is loose at the floor. This condition may cause future leaks in the piping. The tub should be properly secured to prevent movement and damage to pipes under the tub.

35. (2)

Repair: The tub stopper in the front left bathroom is missing and needs repair or replacement altogether.

Plumbing: Water Heaters

36. (1)

Monitor, Possible Repair: There was no expansion tank or valve visible near the tankless water heater located in the basement. Expansion devices are typically required to prevent the back up of hot water into the potable drinking water system and to prevent excessive pressure build-up in the piping systems. Some experts have contended that an expansion tank is not required for a tankless water heater. Recommend consulting with a qualified plumber concerning the need for this device and have installed as necessary.

Interior: Ceilings / Walls

37.

Repair: There were indications that some areas of the sheetrock ceilings were pulling away from the ceiling joists and were beginning to sag, especially as noted in the garage. All sagging sheetrock should be screwed to the joists to prevent further movement. The screw heads will need patching, caulking, and repainting.

Interior: Windows

38. (1)

Repair: "Fogged" glass was noted, which should be replaced. This condition is typically caused by damaged seals around the perimeter of the insulated glass, which in turn allows condensation to develop between the panes. All damaged glass panels in this area should be replaced by a qualified glass replacement contractor to prevent further moisture damage to wood components and for proper visibility through the glass. The contractor should inspect all other insulated panels in the house for additional condensation that may be occurring in the glass. Other windows may be fogged but cannot be positively determined until the glass is cleaned.

39. (2)

Repair, Safety Issue: Some of the windows are painted or otherwise stuck shut. Present day safety standards require at least one operable window per bedroom for emergency egress and ventilation.

Appliances: Refrigerator / Ice Maker

40. (1)

Repair: The main kitchen refrigerator does not appear to be maintaining proper operating temperatures even though the interior setting was at 37. The actual interior temperature was 42 (35-40 degrees is ideal). An

appliance service company should further investigate this condition to determine if repair or replacement of this appliance is needed.

41.(2)

Monitor, Possible Repair: *The under counter wine fridge was turned off at the time of the inspection. Consult with the seller concerning its proper operation, as the unit may need repair.*

Appliances: Kitchen Exhaust

42.

Repair: *The cooktop exhaust piping as noted in the basement is damaged and needs repair to vent the exhaust to the exterior.*

Bats, Rodents, Squirrels or Other Wildlife

43.

Repair, Safety Issue: *There is evidence of rodent activity in the attic as indicated by the disheveled insulation. Rodents can be both a nuisance and a health hazard and can damage electrical wiring and other building components. Recommend this condition be corrected using licensed pest control company and that a transferable warranty covering the work be in place for twelve months. All outside openings into the structure should be covered with screen wire or otherwise sealed.*

Monitor Items

Interior: Environmental Issues

44.

Monitor, Safety Issue: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless, and has been found to be a risk when the gas percolates through the ground and enters an enclosed structure. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picoCuries per liter of air represents a health hazard and can lead to a higher incidence of cancer. The EPA recommends that all houses be tested for radon. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) or visit <http://www.epa.gov/iaq/radon/>.

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Structural Components

STRUCTURAL OBSERVATIONS

The framed construction of the home is of good quality. The materials and workmanship, where visible, are within acceptable standards. The inspection did not discover evidence of substantial structural movement in the floors or walls. The concrete walls as noted in the basement of this structure serve as a durable foundation. No apparent repair to structural components is necessary at this time.



Descriptions

Foundation:

Basement Configuration
 Poured Concrete Slab
 Poured Concrete Walls

Wall Structure:

Wood Frame
 Stud Size: 2x4
 Stud Size: 2x4 (2x6 in Basement)
 Above Components Assumed (not totally visible)

Attic Access:

Accessible via Walkup Stairs
 Located: Hallway

Columns/Piers:

None - Load Bearing Walls

Ceiling Structure:

Wood Joist - 2x8
 Not Totally Visible

Floor Structure:

Wood Joists - 2x10
 Plywood Floor Decking
 Not Totally Visible (due to finishes)

Roof Structure:

Wood Rafters - 2x6
 Plywood Sheathing
 Cross-Ties / Purlins
 LVL Beams

1.4 Structural: Slabs



1.4 Item 1(Picture)

Improve: Painting or staining the garage and basement slabs with an approved product for this use will limit "dusting" of the concrete and will protect the surface from moisture and grease penetration.

LIMITATIONS OF STRUCTURAL INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components were inspected.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- The framing components in the attic were not totally visible due to the insulation and floor decking in place, which obscures the view of these members.
- The basement was mostly finished, which concealed portions of the framing and foundation components.

Roofing System

ROOFING OBSERVATIONS

The roof coverings are reported to be 10 years old and are considered to be in generally good condition. The typical overall life for roofing material such as this is 25-30 years. No visible signs of active leakage were noted in the accessible areas of the roof decking or finished ceilings. The downspouts are piped away from the foundation, which will reduce the risk of leaks into the basement. Consult with seller concerning the location of the outfalls for this piping. Make sure the piping is kept free of blockages.



Descriptions

Roof Type:

Composition Shingle :“ Architectural Style

Roof Flashings:

Metal
Vinyl (at plumbing stacks)

Chimneys:

Metal Flue / Stucco Veneer
Rain Pan and Vermin Screen

Gutters and Downspouts:

Aluminum
Downspouts Piped

Skylights:

None Located

Method of Inspection:

Viewed from Ladder at Eave and Viewed with Binoculars

2.0 Roofing: Shingles / Membrane



2.0 Item 1(Picture)

(1)

Repair: All "eyebrows" (shingles or decking that is lifted up by protruding or loose nails) as noted at the left rear above the french doors to the master bedroom should be repaired by lifting the shingles and re-driving the nails into the decking and/or rafters. All holes in the shingles should be caulked and sealed.

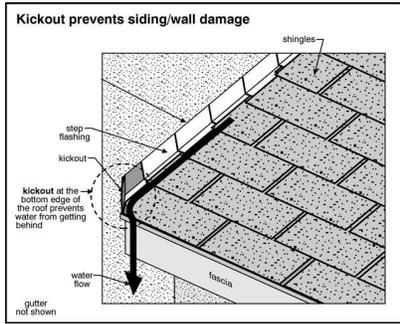


2.0 Item 2(Picture)

(2)

Improve: If the "Dish" antenna as noted is no longer in service, it should be removed from the roof along with all related hardware and wiring. The roofing shingles at the mounting bracket will need repair or replacement to prevent future leakage.

2.1 Roofing: Flashings



2.1 Item 1(Picture) Flashing Detail



2.1 Item 2(Picture)



2.1 Item 3(Picture)

Repair: No "kick-out" flashing was noted at the intersection of the gutters and side walls as noted at the rear, which is needed to prevent moisture intrusion into the wall system. This should be installed at all required locations by a qualified contractor as needed for proper protection (see illustration below for details).

2.3 Roofing: Gutters / Downspouts



2.3 Item 1(Picture) water in gutters

(1)

Repair: The gutters and downspouts require cleaning and realignment by a qualified gutter contractor to avoid spilling roof runoff around the building and into the cornice - a potential source of water entry and damage. Debris should also be removed from the roofing to reduce the risk of leaks and early roof wear. All leaks and joints in the gutters should be caulked and sealed. All loose gutter nails should be re-driven into the fascia board. The cornice and fascia boards behind the gutters should be checked for damage. Check all underground piping, where present, for blockages to insure that they are also draining properly.



2.3 Item 2(Picture) rear, left



2.3 Item 3(Picture) rear, middle

(2)

Repair: Damaged downspouts piping as noted should be repaired or replaced for proper drainage and to prevent blockages.

(3)

Improve: Recommend covering the gutters with heavy duty screens or gutter helmets to avoid future congestion of the gutters with leaves and debris.



2.3 Item 4(Picture)



2.3 Item 5(Picture)

(4)

Monitor: It appears that "ribbed" pipelines have been used for the underground piping of the downspouts, which is more prone to blockages than smooth wall piping. These should be monitored for proper flow and flushed on a regular basis to prevent obstructions in the lines.

LIMITATIONS OF ROOFING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing can be inspected for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Due to the steep slope and height of the roof structure, the roof could not be safely walked and was viewed from the ground and from a ladder at the rear deck. Some sections of the roof could not be viewed.
- The components of the chimneys were not entirely visible during the inspection of the roofing system.

Exterior Components

EXTERIOR OBSERVATIONS

The siding, window and door frames, and other wood trim components appear to be fairly well painted. No significant areas of wood rot or damage were noted, however some areas of minor rot were noted (see below). The exterior veneer is "Hardcoat" stucco system which typically consists of a Portland cement and sand mix applied to a metal lath which is a durable exterior veneer if kept adequately caulked and sealed. There was no evidence of excessive cracking noted in the stucco veneer. Repairs are needed at the rear deck for proper safety and function. Metal garage door as noted are low maintenance units and provide good protection against weather damage. An exterior key pad operator was noted, which allows the opening of the garage door from the exterior. Consult with the seller concerning the proper operation of this device (along with any other remote control devices) and necessary codes that may be required. The automatic reversing mechanism for the garage door operator did not function properly at the time of the inspection and needs repair or adjustment. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or damage vehicles. Refer to the owner's manual or contact the manufacturer for more information.



Descriptions

Wall Covering:

Hardcoat Stucco (w/EIFS Trim)

Eaves / Soffits / Fascias:

Wood

Exterior Doors:

Wood
Metal Clad
French Doors

Window / Door Frames and Trim:

Wood
Composite

Entry Driveways / Walkways / Patios:

Concrete

Front Entry / Porch:

Metal Handrailings
Covered Porch

Other Porches / Decks / Steps and Railings:

Wood Deck
Wood Railings
Screened Porch

Overhead Garage Doors:

Metal
Automatic Opener Installed (electric eye reversing mechanism)
Exterior Keypad

Surface Drainage:

Downspouts Piped
Graded Away From Building

Retaining Walls:

None

Fencing:

None

Number of Exterior

Doors:

4

Number of Rooms with Windows with Grade

Access:

5

3.0 Exterior Veneer: General

Improve: All exterior light fixture and outlet boxes should be caulked and sealed to prevent moisture intrusion into the structure and to protect the wiring. Make sure all other utility penetrations (e.g. piping and vents) in the exterior veneer are well caulked and sealed.

3.3 Exterior Veneer: Stucco



3.3 Item 1(Picture) right front corner



3.3 Item 2(Picture) left side of garage door

(1)

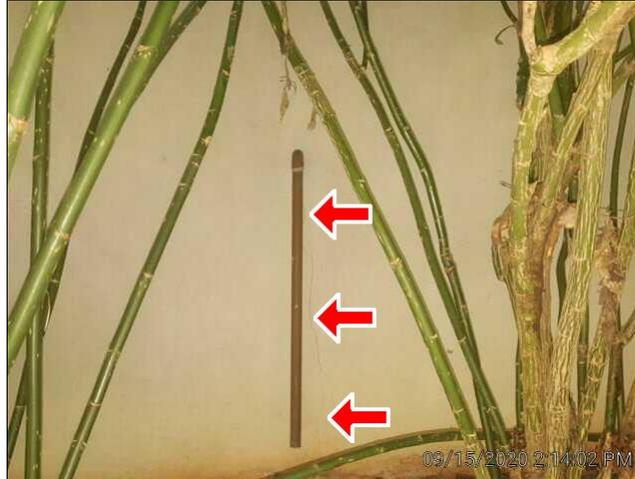
Repair: *Damage to exterior stucco wall as noted to the left of the garage entry should be repaired as needed by a qualified contractor to prevent moisture intrusion and possible damage to the wall structure.*



3.3 Item 3(Picture)

(2)

Monitor, Possible Repair: Grade contact with hard coat stucco was noted around the perimeter of the house. This condition could possibly pose a termite risk, especially if there is foam backing board behind the stucco that is touching the ground or if voids exist in the lath which can provide pathways for termites. Contact your termite exterminator to determine if repair work is required such as cutting the stucco back from the grade. Make sure your home is protected with a structural repair bond.



3.3 Item 4(Picture) left side

(3)

Monitor, Improve: Minor cracks in the stucco exterior were noted in some areas. While this type of cracking is somewhat typical for a house of this age, the stucco should be monitored for further cracking and addressed as needed. Consider having the entire stucco veneer painted with an "Elastomeric" paint for improved sealing and protection of the stucco.

3.4 Exterior: Windows / Doors



3.4 Item 1(Picture)

(1)

Repair: The seal as noted at the bottom of the garage entry door from the exterior is damaged and should be repaired to prevent water, pests and insects from entering.



3.4 Item 2(Picture)

(2)

Repair: Evidence of rot was noted at the window sill for a window at the left rear. All damaged wood should be replaced and repainted as necessary.



3.4 Item 3(Picture)



3.4 Item 4(Picture)

(3)

Repair: The framing at the bottom of the french doors at the deck are damaged and need repair. Following repair of the damaged areas (which should be combined with exterior painting) proper maintenance of the windows and doors and control of water from roof or surface runoff can avoid further damage.

3.5 Exterior: Garage



3.5 Item 1(Picture)

(1)

Repair, Safety Issue: The garage door opener did not automatically reverse using standard testing procedures as required by the National Safety Council (door must reverse upon hitting a 2x4 block of wood laid flat on the floor below the door). There is a risk of injury, particularly to children, and damage to vehicles under this condition. The opener and door should be serviced and adjusted as needed by a qualified garage door service company.

(2)

Improve: The garage door weatherstripping is damaged and should be repaired to limit moisture and rodent intrusion into the garage.

3.6 Exterior: Decks



3.6 Item 1(Picture)

(1)

Repair, Safety Issue: The posts supporting the guardrails for the deck are only nailed into the deck structure and should instead be bolted for proper support. The pickets should also be screwed to the perimeter band.



3.6 Item 2(Picture)

(2)

Repair: The grade is in contact with the base of the support wood posts for the steps at the rear, which can cause moisture and termite damage in the future. Recent studies have shown that even pressure treated wood can rot over time due to constant contact with the soil. Make sure the footings for the posts are in place and extend at least 2" above the ground to keep the bottoms of the posts dry and free from soil contact.

3.7 Exterior: Patios / Stoops / Steps



3.7 Item 1(Picture)

(1)

Improve, Safety Issue: Recommend installing a graspable handrail at the exterior steps located behind the garage for improved safety. Current safety standards recommend a handrail for steps of four (4) or more risers.



3.7 Item 2(Picture)

(2)

Improve, Safety Issue: The openings in the railing as noted are more than allowed by current safety standards for child safety (max. 4" spacings allowed). It is recommended that this be corrected as needed for improved safety.

3.8 Exterior: Driveway / Sidewalks



3.8 Item 1(Picture)

Monitor, Future Repair: *The driveway has heaved and cracked in some areas and will need repair or replacement in the future.*

3.10 Exterior: Lot / Drainage

Monitor: Because the discharge location of underground drainage lines are not always visible, we recommend that you consult with the seller concerning the outfalls of all underground piping and drainage structures as needed for proper maintenance and monitoring of water flow in the future.

3.11 Exterior: Landscaping / Fencing



3.11 Item 1(Picture)



3.11 Item 2(Picture)

Improve: The shrubbery and vegetation growing near exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage. Overhanging tree branches should be cut back to prevent future damage to the roofing and gutters and to prevent rodent infestations into the attic.

LIMITATIONS OF EXTERIOR INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, or hydrological conditions, or environmental hazards.
- The identification and inspection of possible underground facilities such as underground storage or fuel tanks and underground service lines or piping is not included in this inspection.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, and outbuildings are not inspected unless specifically agreed-upon and documented in this report.
- Landscape components restricted a view of some exterior areas of the house.
- Access below the rear deck was restricted due to paneling installed below the deck.
- The inspection of the stucco veneer was by visual means only. No external "probing" of the veneer was performed. Refer to separate inspection reports (if available) for comments on this system.

Electrical System

ELECTRICAL OBSERVATIONS

The size of the electrical service (200 amps) appears to be sufficient for typical electrical requirements. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. Inspection of the electrical system revealed the need for several repairs. A licensed electrician should be consulted to undertake the repairs recommended below and to evaluate the entire system for further repairs that may be needed. A home security system (i.e. a "burglar alarm" or similar system designed to detect access to the structure by intruders) has been previously installed. The functionality and operability of this system was not tested.



Main panel



Descriptions

Size of Electrical Service:

120/240 Volt Main Service - Service Size: 200 Amps

Main Service Disconnect(s):

Main Breaker Rating 200 Amps

Overcurrent Protection:

Breaker Panel Rating 200 Amps

Distribution Wiring:

"Romex"
Copper

Arc Fault Circuit Interrupters (AFCI):

None Found

Service Drop:

Underground

Main Service Disconnect

Location:

Located: Next to the Meter

Distribution Panel Location(s):

Located in Basement

Switches and Receptacles:

Grounded

Smoke Detectors:

Hard Wired (Battery Back-up)

Electrical Service Conductors:

Aluminum Service Wire

Service Grounding:

Ground Rod Connection

Distribution Sub-Panel(s):

125 Amp Breaker Panel(s)
Breaker Panel - Amperage Unknown
Located: Next to the Main Panel
Located: Outdoor A/C units

Ground Fault Circuit Interrupters (GFCI):

Basement
Bathrooms
Exterior
Kitchen

Security System:

Yes

4.0 Electrical: General

Repair, Safety Issues: Electrical repairs are needed as listed below, which should be performed by a licensed electrician for improved safety. The electrician should be engaged to make the repairs recommended below and to evaluate the entire system for further repairs that may be needed.

4.2 Electrical: Panels



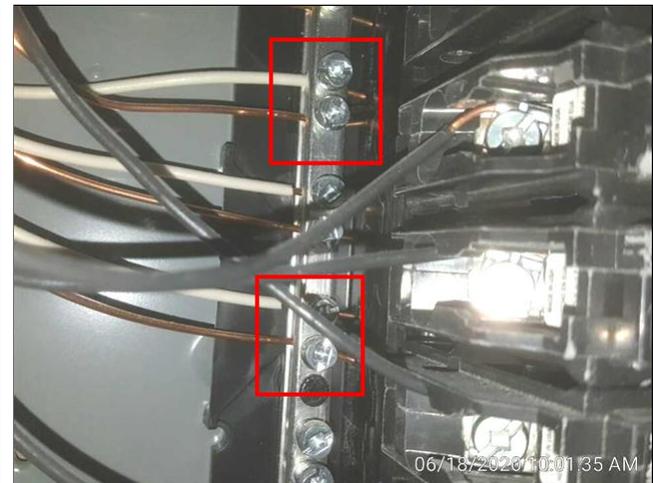
4.2 Item 1(Picture)

(1)

Repair: All open knockouts in the basement sub panel should be properly sealed to prevent fire risks in the event of shorts in the panel.



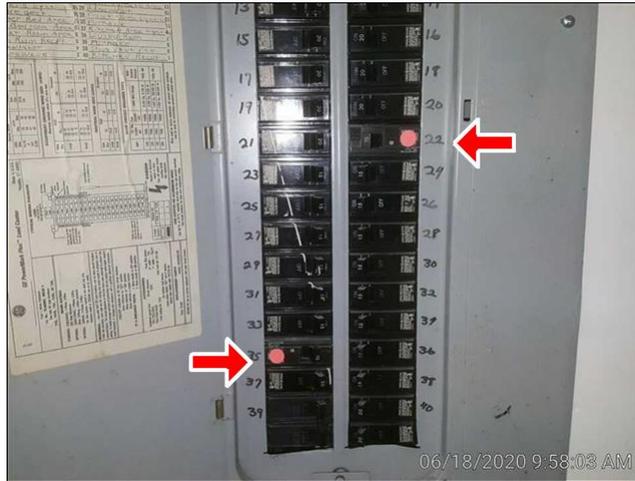
4.2 Item 2(Picture)



4.2 Item 3(Picture)

(2)

Repair: The neutral wires (white) and ground wires (bare) are tied to the same buss bar as noted in the sub panel located in the basement. This condition could cause the ground wires to become energized and is contrary to current wiring practices and should be investigated and repaired as necessary by the electrician.



4.2 Item 4(Picture)

(3)

Monitor, Possible Repair: It appears that circuit breakers have been installed in the main electrical panel that are of a type that do not match with the manufacturer of the panel (marked with orange dots). This condition can cause the breakers to be uneven and loose, which can lead to poor electrical connections. Have the electrician assess this condition and replace all miss-matched breakers as necessary.



4.2 Item 5(Picture)



4.2 Item 6(Picture) Panel screws

(4)

Improve: Missing screws (4) as noted at the front panel cover of the main electrical panel should be replaced for proper securing of the cover. All screws attaching the panel cover should be blunt headed to prevent possible damage to the wiring.

4.3 Electrical: Wiring / Boxes



4.3 Item 1(Picture)



4.3 Item 2(Picture)

Repair: Abandoned, **LIVE** wiring as noted in the attic should be repaired as necessary. The ends of the wires should be properly terminated with wire nuts and installed inside junction boxes fitted with cover plates to minimize shock and fire hazards. Otherwise the wiring should be disconnected in the panel box and removed altogether.

4.4 Electrical: Outlets



4.4 Item 1(Picture) master bedroom, two outlets

(1)

Repair, Safety Issue: Damaged outlets as noted should be replaced to prevent shocking hazards.



4.4 Item 2(Picture)

(2)

Repair, Safety Issue: Ungrounded 3-prong outlet as noted in the basement at the right side (marked with orange dot should be repaired. In this case, a ground wire may be present in the electrical box and simply needs to be connected since the remaining outlets in the room are grounded. The electrician should check all outlets and switches for proper wiring.



4.4 Item 3(Picture)

(3)

Repair: A ground fault circuit interrupter (GFCI) outlet as noted in the lower screened area at the rear did not reset properly with reset button on the outlet. The receptacle should be replaced as necessary for proper protection and operation of the affected outlet(s). Consult with seller concerning another possible location for the reset button, which was not identified during the inspection.



4.4 Item 4(Picture)

(4)

Repair: An outlet as noted front right bedroom appears to be inoperative (did not respond to the wall switch in the room). Consult with the seller concerning its operation and have repaired as necessary.



4.4 Item 5(Picture)

(5)

Improve: Up to date and tighter weatherproof covers should be installed on the exterior outlets as noted at all exterior outlets to prevent moisture intrusion and damage to the wiring.

(6)

Improve: There was no 240 volt electrical outlet for the clothes dryer in the main and basement laundry areas, which will be needed if an electric model dryer is used. If the outlet is installed, it will need to be a 4-pronged outlet to meet current codes.

4.6 Electrical: Lighting



4.6 Item 1(Picture)



4.6 Item 2(Picture)

Improve: Missing light covers (2) as noted in the garage should be replaced for proper protection of the bulb(s).

4.7 Electrical: Smoke / CO Detectors

Improve, Safety Issue: The installation of smoke detectors inside all bedrooms and within 10' of all sleeping areas is recommended as outlined by current safety standards. Also recommend installing carbon monoxide alarms in all sleeping and living areas for improved safety.

LIMITATIONS OF ELECTRICAL INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected. Only a representative sampling of outlets and light fixtures were tested.
- Exterior lighting can not always be fully tested due to the lack of clear identification of the switches and/or motion detectors that may control the lights. Yard lighting systems are not tested.
- The inspection does not include remote control devices, alarm systems, telephone and cable TV wiring, low voltage lighting, stereo wiring, and other components which are not part of the primary electrical power distribution system.

Cooling System

COOLING OBSERVATIONS

The outdoor A/C condensing units appear to be approximately 2 and 26 years old based on the serial numbers. The typical life for such components is 12-15 years based on proper maintenance scheduling. As the **TRANE** system is older, it will require a higher level of maintenance or replacement in the near future. Check with the seller concerning all prior service records for the heating and air conditioning equipment. The air conditioning systems responded to normal operating controls. The main floor system controlled by a programmable "set back" thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. The distribution of air is divided into zones, allowing for greater ease of balancing heat flow. Servicing and repairs are recommended for the air conditioning (and heating) components, which should be performed by a qualified heating and air conditioning service company.



Descriptions

Cooling Equipment Energy Source:

Electricity

Cooling System Type:

Air Cooled Central Air

Number of A/C Systems:

Two

Central Air Manufacturer:

RUUD
TRANE

Distribution Methods:

Ductwork

Outdoor Unit Location(s):

Left Yard

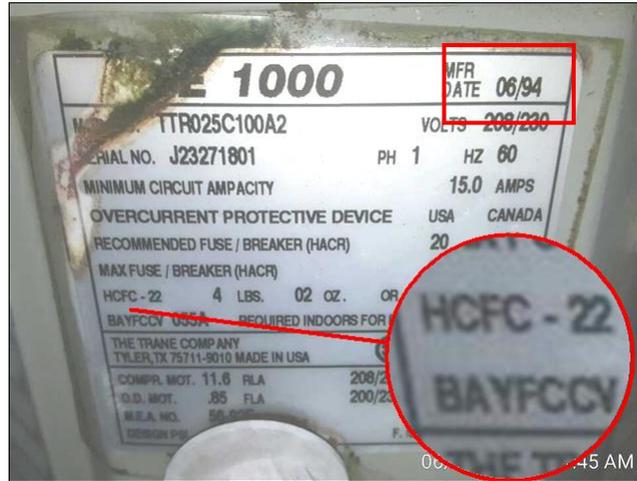
Tonnage Capacity:

7 Tons Total (1 ton serves ~600 SF)

5.0 Cooling: Central Air System

(1)

Monitor, Possible Repair: *The air conditioning systems should be serviced and cleaned by a licensed heating and air conditioning company before closing if this has not been performed for this current cooling season (no recent service stickers noted - check with seller). Freon levels should be checked for proper operation and pressure. The air filters should be checked and replaced as needed.*



5.0 Item 1(Picture)

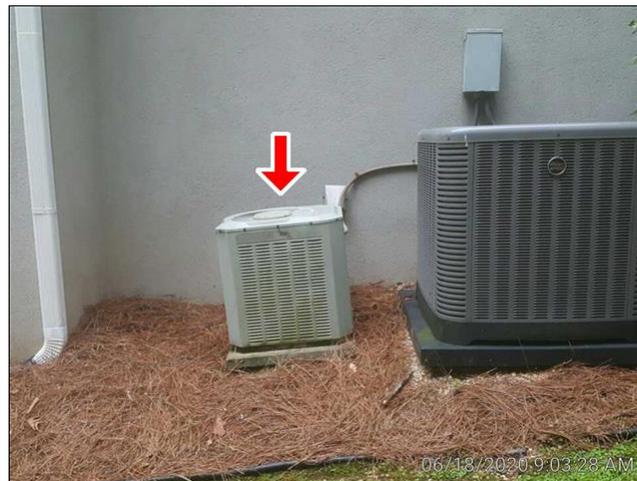
(2)

Monitor: The **TRANE** outdoor condensing unit at the left side appears to have been manufactured before 2010 and more than likely used an older R-22 / HCFC-22 refrigerant (typically known as "Freon"). This refrigerant is no longer allowed in equipment manufactured after 2010 due to environmental concerns and was replaced by R-410A refrigerant (typically known as "Puron"). Beginning January 2020, the older "Freon" will no longer be available as would be needed for servicing and recharging A/C equipment. You should therefore budget for the replacement of these components in the near future as needed to meet this requirement.

(3)

Improve: The filter in the older furnace is a standard thickness (1") and should be upgraded to a more durable and thicker pleated type for better screening of normal dust particles. The installation of a more efficient air filtration system altogether would help keep the air cleaner and freer from smaller dust mites and allergy causing agents.

5.1 Cooling: Outdoor Condensing Unit



5.1 Item 1(Picture)

(1)

Repair: The **TRANE** outdoor unit of the air conditioning system is out of level. This condition should be corrected to allow for proper operation of the fan motor and compressor.



5.1 Item 2(Picture)



5.1 Item 3(Picture)

(2)

Improve: Damaged and missing insulation on exterior refrigerant lines as noted at the units should be repaired or replaced for proper efficiency and protection of the copper piping.

LIMITATIONS OF COOLING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The cooling supply adequacy or distribution balance is not analyzed.
- Freon levels and pressure balances are not checked.

Heating System

HEATING OBSERVATIONS

The furnaces appear to be approximately 2 & 26 years old based on the serial numbers. The typical life for units such as this is 15-20 years based on proper maintenance scheduling. As one of the heating systems older, it may be approaching the end of its intended life. The distribution of heat is divided into zones, allowing for greater ease of balancing heat flow. Servicing and repairs are recommended for the heating systems, which should be performed by a licensed heating and air conditioning company.



Descriptions

Equipment Energy Source: Natural Gas	Heating System Type: Electronic Ignition Forced Air Gas Furnace(s)	BTU Input (For Each Gas Furnace): 60,000 125,000
System Brand: RUUD TRANE	Vents/Flues/Chimneys: Metal Single & Multi Wall	Distribution Methods: Ductwork
Number of Systems: Two	Other Components: Filter Location: Inside Furnace Filter Location: Beside Furnace Furnace Overflow Pan with Drain and/or Float Switch Humidifier(s) Media Filter(s)	

6.0 Heating: Furnace / Air Handler (1)

Repair, Safety Issue: The heating systems should also be serviced and cleaned along with the cooling system (see "Cooling" Section) prior to closing. The heat exchangers should be checked for cracks. The gas venting system should also be checked for proper safety. Check with the seller concerning all previous service records.



6.0 Item 1(Picture) mfr year: 1994

(2)

Possible Concern, Safety Issue: Because of the age of the **TRANE** furnace located in the basement, it is important to have it serviced and inspected on a regular basis, which should be performed by a licensed heating and air conditioning service company. Have the heat exchanger checked for cracks during servicing (a complete inspection of the heat exchanger is not included in this report). Repairs could possibly prolong the life of this unit, however, you should budget for replacement of the furnace in the near future.



6.0 Item 2(Picture)

(3)

Repair: The humidifier as noted on the furnace should be serviced and cleaned. Humidifiers should be monitored on a regular basis for leaks into the furnace where costly (and hidden) damage can occur.



6.0 Item 3(Picture)



6.0 Item 4(Picture)

(4)

Improve: Recommend labeling the furnace shut-off switches (switch closest to the furnace) to prevent someone from shutting off the furnace by accident.

6.1 Heating: Gas Piping



6.1 Item 1(Picture)

Repair, Safety Issue: The gas supply line serving the **TRANE** furnace is flexible piping which passes through the outer case of the furnace without protection. This piping runs the risk of being damaged by the edge of the casing and should be replaced with rigid pipe or otherwise protected to prevent future leaks. A drip leg would also be required here.

LIMITATIONS OF HEATING INSPECTION

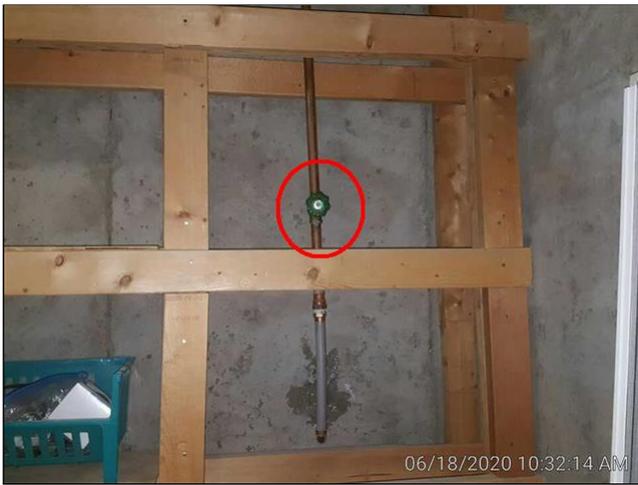
As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not analyzed. The interior of the ductwork is not analyzed for air quality control purposes.
- The interiors of flues or chimneys, which are not readily accessible, are not inspected.
- The heat exchanger on a gas furnace is only partly visible and cannot be fully inspected.
- The proper operation of humidifiers, float switches, condensate pumps, electronic dampers, and electronic air filters cannot be verified in a one time visit.
- Although the heating systems were operated, there are testing limitations at this time of year. The furnaces are not left on for a long period of time and temperature outputs are not checked.

Plumbing System

PLUMBING OBSERVATIONS

The plumbing fixtures are of good quality, which improves the function of the fixtures while reducing maintenance. The water volume supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The water pressure of 80 psi was in the normal range (typical is 40-80 psi). The water heater is a "tankless" type which should save on future gas consumption and provide adequate hot water supply. The typical life span of a tankless water heater is 15-20 years. The data plate did not provide a year of manufacture, yet based on other data on the plate, the system appears to have been manufactured after 2013. See comments below concerning polybutylene water piping. Overall, the plumbing system is in generally good condition with minor repairs and improvements recommended.



main water valve



Descriptions

Water Supply Source:

Public Water Supply Reported by Seller

Service Pipe to House:

Polybutylene (as noted at foundation wall only)

Main Water Valve Location:

Front Foundation Wall
Basement

Interior Supply Piping (where visible):

Copper
Pressure Reducing Valve (PRV): Located at Main Water Shut-off

Water Pressure:

80 psi (40-80 psi is normal)
Water Pressure Taken At: Laundry Connection

Waste System:

Private Sewer System Reported by Seller

Drain/Waste/Vent Piping (where visible):

Plastic - PVC

Cleanout Location:

Exterior Clean-out Not Located (see below)

Water Heater:

Gas Tankless Unit(s)

Water Heater Manufacturer:

BOSCH

Water Heater Location:

Basement

Main Fuel Shut-Off Valve Location:

Located At Gas Meter (located: Left Side Yard)

7.0 Plumbing: General

Monitor, Repair: Because of the various defects noted in the plumbing system (see below), the plumber should check all plumbing lines and fixtures for leaks and proper function.

7.1 Plumbing: Supply Piping



7.1 Item 1(Picture)



7.1 Item 2(Picture)

Concern: The water service line at the front right in the basement to the street appears to be polybutylene, which has had problems with bursting in the past. Have a plumber assess this condition to determine if replacement of the service line is needed.

7.2 Plumbing: Waste / Vent Piping

Monitor, Possible Repair: Based on the amount of usage, septic tanks typically need servicing and cleaning every 3-5 years for proper operation and function. Consult with the seller concerning the last service date and have this performed as needed. Also, check with the seller concerning the location of the storage tank and drain fields for future servicing. The typical life of the drain fields is 30-40 years. Since the inspection of the septic system is not within the scope of this inspection, we recommend having this inspected by a licensed septic contractor. The use of a disposal is typically not recommended with a septic tank system.

7.4 Plumbing: Sinks / Faucets



7.4 Item 1(Picture)

Repair: Loose plumbing faucets and handles as noted in the master bath should be tightened for proper operation and to prevent leaks in the piping.

7.5 Plumbing: Tubs / Showers



7.5 Item 1(Picture)

(1)

Repair: The tub in the master bathroom is loose at the floor. This condition may cause future leaks in the piping. The tub should be properly secured to prevent movement and damage to pipes under the tub.



7.5 Item 2(Picture)

(2)

Repair: The tub stopper in the front left bathroom is missing and needs repair or replacement altogether.

7.7 Plumbing: Water Heaters

(1)

Monitor, Possible Repair: There was no expansion tank or valve visible near the tankless water heater located in the basement. Expansion devices are typically required to prevent the back up of hot water into the potable drinking water system and to prevent excessive pressure build-up in the piping systems. Some experts have contended that an expansion tank is not required for a tankless water heater. Recommend consulting with a qualified plumber concerning the need for this device and have installed as necessary.



7.7 Item 1(Picture)

(2)

Monitor, Safety Issue: The Temperature and Pressure Relief (TPR) Valve serving the water heater is an important safety valve that protects the tank from explosion due to undue pressure build up in the tank. This valve was not fully tested and discharged during the inspection as these are required to be tested once a year by the occupant only. The valve should also be

inspected once every three years by a licensed plumber to insure proper operation as also required by the manufacturer. Consult with the seller concerning such servicing and testing of device and have performed as needed.

LIMITATIONS OF PLUMBING INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (e.g. below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and quality standards are contingent on local municipality systems and are not tested.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, swimming pools, outdoor whirlpool baths, private waste disposal (septic tanks), and water (well) systems are not inspected.

Insulation / Ventilation

INSULATION / VENTILATION OBSERVATIONS

As is the case with most newer construction, this is a well insulated home. Ventilation of the attic areas appears to be adequate. Insulated windows and doors as noted help in preventing excessive heat gain and loss through these components.



Descriptions

Attic Insulation:

Fiberglass
Estimated R Value: ~R30 in Main Attic

Exterior Wall Insulation:

~R13 Fiberglass

Basement Insulation:

R13 Fiberglass (in walls)

Roof Ventilation:

Ridge Vents
Roof Vents
Soffit Vents

Vapor Retarders:

House Wrap (assumed - not visible)

Exhaust Fan/Vent Locations:

Bathroom(s)
Cooktop Downdraft
Laundry/Dryer

8.2 Insulation / Ventilation: Basement

Improve: Recommend operating a dehumidifier in the basement area 24/7 to reduce unwanted humidity build-up, which can cause mold and mildew growth.

8.4 Insulation / Ventilation: Windows and Doors

Improve: Installing storm windows on the older single pane windows would help to limit the loss of conditioned air to the exterior and to prevent condensation on the inside of the glass, which can cause mold growth on the sashes. Make sure all outside frames and joints are well caulked and sealed.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Although some references may be made to possible mold growth, the Identification of mold or an analysis of indoor air quality is not part of our inspection.
- Any estimates of insulation R values or depths are rough average values.
- Access to some areas of the attic was limited, due to framing and low headroom.

Interior Components

INTERIOR OBSERVATIONS

The interior finishes of the home are in good condition. Typical minor flaws were observed in some areas. The kitchen cabinets and counters are of good quality. Most of the doors and windows that were checked functioned properly and are in generally good condition. The condition of the floor and bath/shower surround tile is good and is generally well sealed to prevent damage to floor and wall structures. Only minor caulking is needed.



Descriptions

Wall and Ceiling Materials:

Sheetrock
Wood Paneling
Wood Beams

Windows and Glazing:

Double Hung
Fixed Pane
Sliders
Single Pane
Double Pane
Window Screens (partial)

Floor Surfaces:

Wood
Tile

Doors:

Composite
French Doors
Pocket Door(s)

Shower and Tub Surrounds:

Tile

Home Security: Number of Floors w/Bedrooms:

1

9.0 Interior: Ceilings / Walls



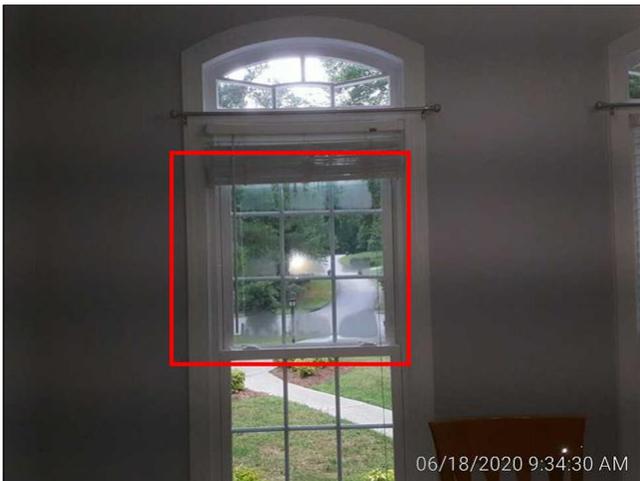
9.0 Item 1(Picture)



9.0 Item 2(Picture)

Repair: There were indications that some areas of the sheetrock ceilings were pulling away from the ceiling joists and were beginning to sag, especially as noted and the garage. All sagging sheetrock should be screwed to the joists to prevent further movement. The screw heads will need patching, caulking, and repainting.

9.2 Interior: Windows



9.2 Item 1(Picture) dining room



9.2 Item 2(Picture) Living room, french door

(1)

Repair: "Fogged" glass was noted, which should be replaced. This condition is typically caused by damaged seals around the perimeter of the insulated glass, which in turn allows condensation to develop between the panes. All damaged glass panels in this area should be replaced by a qualified glass replacement contractor to prevent further moisture damage to wood components and for proper visibility through the glass. The contractor should inspect all other insulated panels in the house for additional condensation that may be occurring in the glass. Other windows may be fogged but cannot be positively determined until the glass is cleaned.



9.2 Item 3(Picture) left side bedroom

(2)

Repair, Safety Issue: *Some of the windows are painted or otherwise stuck shut. Present day safety standards require at least one operable window per bedroom for emergency egress and ventilation.*

9.3 Interior: Doors

Improve: Recommend re-keying all exterior locksets (to the same key) upon taking possession of the home.

9.4 Interior: Bathrooms



9.4 Item 1(Picture)

(1)

Improve: The escutcheon plates and tub spouts in the bath and shower surrounds need caulking and sealing to prevent moisture intrusion behind the wall which can cause structural damage. All open joints in the tile should also be caulked and sealed. Make sure escutcheon plates under the sinks are in place and also caulked to prevent moisture intrusion into the cabinets.

(2)

Monitor: The shower stall located in the master bathroom was tested with a standing water test (drain line plugged and the stall filled with water to a depth of 1" - 2") to determine if leaks might be present in the shower pan. While no evidence of leakage was noted at the time of the inspection, this does not preclude that leakage will be experienced in the future. Leakage that may be occurring may not be evident until the day after the inspection. The ceiling and floor system below the shower should be monitored for future leakage and the pan repaired or replaced as needed.

9.8 Interior: Environmental Issues

Monitor, Safety Issue: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless, and has been found to be a risk when the gas percolates through the ground and enters an enclosed structure. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picoCuries per liter of air represents a health hazard and can lead to a higher incidence of cancer. The EPA recommends that all houses be tested for radon. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) or visit <http://www.epa.gov/iaq/radon/>.

LIMITATIONS OF INTERIOR INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Storage and appliances are not moved to permit inspection and may block defects. Interior shutters or blinds may have obscured the view of the windows.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Although some references may be made to possible mold growth, the Identification of mold or an analysis of indoor air quality is not part of our inspection.

Appliances

APPLIANCE / FIREPLACE OBSERVATIONS

The appliances that have been installed in the kitchen are newer, good quality components and appear to be in good condition. The interior temperature in the refrigerator was 42 degrees (35-40 degrees is normal). The automatic gas log fireplace also functioned properly upon testing.



Descriptions

Appliances Tested:

- Gas Cooktop
- Garbage Disposal
- Dishwasher
- Built-in Electric Oven(s)
- Built-in Microwave Oven
- Electric Range / Oven
- Refrigerator (with ice-maker)
- Clothes Dryer
- Clothes Washer
- Undercounter Wine Cooler

Fireplaces:

- Automatic Gas Logs
- Metal Firebox (with Masonry Insert)

Laundry Facility:

- Hot and Cold Water Supply for Washer
- Waste Standpipe for Washer
- Gas Piping for Dryer
- Dryer Vented to Building Exterior
- Laundry Sink

Other Components:

- Cooktop Downdraft
- Cooktop Vent Hood (Vents To The Exterior)
- Door Bell

10.5 Appliances: Refrigerator / Ice Maker (1)

Repair: The main kitchen refrigerator does not appear to be maintaining proper operating temperatures even though the interior setting was at 37. The actual interior temperature was 42 (35-40 degrees is ideal). An appliance service company should further investigate this condition to determine if repair or replacement of this appliance is needed.



10.5 Item 1(Picture)

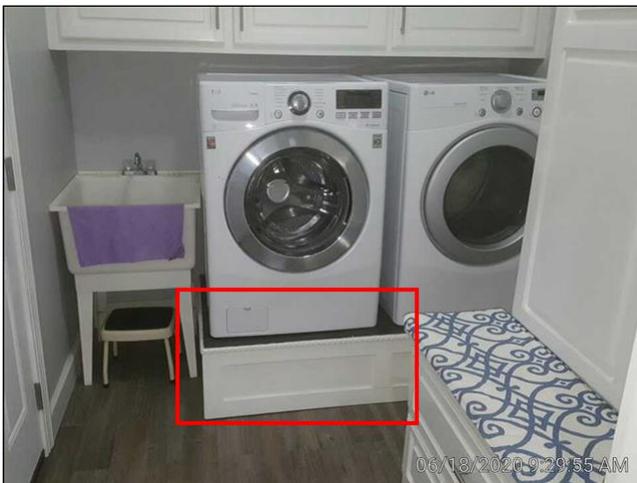
(2)

Monitor, Possible Repair: The under counter wine fridge was turned off at the time of the inspection. Consult with the seller concerning its proper operation, as the unit may need repair.

10.6 Appliances: Dryer / Washing Machine

(1)

Improve, Safety Issue: The flexible clothes dryer exhaust vent pipe behind the dryer should be replaced with rigid smooth wall piping where possible to prevent lint build-up in the line which can cause damage and possible fires at the dryer element.



10.6 Item 1(Picture)

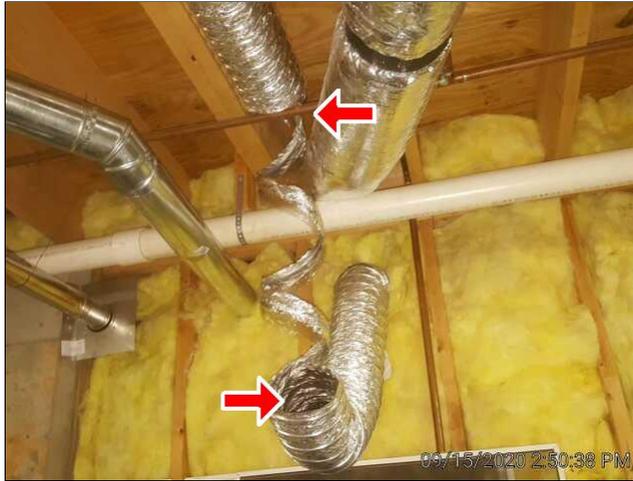


10.6 Item 2(Picture)

(2)

Improve: Recommend installing a metal or more durable composite overflow pan (rather than plastic) that is connected to a drain line under the washing machine to prevent damage to interior finishes from possible leaks at the washing machine. A better solution would be to install a tiled floor with a curb and floor drain. Otherwise, a leak detection system should be used. Also recommend installing metal braided hoses for the water connections for added protection.

10.7 Appliances: Kitchen Exhaust



10.7 Item 1(Picture)

Repair: *The cooktop exhaust piping as noted in the basement is damaged and needs repair to vent the exhaust to the exterior.*

LIMITATIONS OF APPLIANCES INSPECTION

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features (e.g. self-cleaning mechanisms) and controls are not tested. The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Dishwashers and washing machines (if tested - see above) are checked by running these appliances through their normal cycles and inspecting for leaks only. Ovens are tested in the standard “bake” and “broil” functions only. Only “permanently installed” appliances are tested.
- The interiors of flues or chimneys are not inspected. Wood and ashes in the firebox may restrict the inspection.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Washing machines and dryers are turned on only for testing of the connections in the laundry facility. These appliances are not tested for proper function or leakage or otherwise inspected.

Termite, Rodent, Insect and Pest Activity

TERMITE, RODENT, INSECT AND PEST ACTIVITY

Repairs are recommended to prevent further rodent infestations as noted.

11.0 Bats, Rodents, Squirrels or Other Wildlife

Repair, Safety Issue: *There is evidence of rodent activity in the attic as indicated by the disheveled insulation. Rodents can be both a nuisance and a health hazard and can damage electrical wiring and other building components. Recommend this condition be corrected using licensed pest control company and that a transferable warranty covering the work be in place for twelve months. All outside openings into the structure should be covered with screen wire or otherwise sealed.*

LIMITATIONS OF TERMITE, INSECT AND PEST ACTIVITY

As described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected. Only a representative sampling of visible structural components were inspected.
- Storage and appliances are not moved to permit inspection and may block defects. Interior shutters or blinds may have obscured the view of the windows.
- The basement was mostly finished, which concealed portions of the framing and foundation components.
- The floor joists and perimeter band boards in the basement were also not totally visible due to insulation.

Appendix A - Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Install carbon monoxide detectors near all furnaces, water heaters, gas ovens, and any other gas appliances to warn occupants of possible carbon monoxide emissions.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Label all furnace shut-off switches (switch closest to the furnace) to prevent someone from shutting off the furnace by accident. Label all plumbing shut-off valves for proper identification (consult with seller concerning exact locations).
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Check all dryer flue vents for lint build-up in the line, which can cause damage and possible fires at the dryer element. Flexible piping should be replaced with rigid smooth wall piping, which is less prone to blockages.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you. If you are leaving the home for extended periods of time (i.e. during vacations), it is recommended that the water to the house be shut off to prevent damage to interior finishes from possible plumbing leaks.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary. Inspect and clean humidifiers and electronic air cleaners, if present.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate (i.e. ten feet away from the foundation). Remove debris from window wells, if present.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering.
- Clean and sanitize all whirlpool tub jet supply piping to reduce the chance of bacteria growth in the lines, which can cause infections. This can be achieved by running bleach through the system (refer to manufacturer's recommendations).

- Check below all plumbing fixtures for evidence of leakage. Repair or replace leaking faucets or shower heads. Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Have the heating and/or cooling and water heater systems cleaned and serviced. Have all furnace heat exchangers checked for cracks and damage. Consider having the ductwork cleaned and sanitized for better air quality.
- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement.
- Watch for bird nests in vents and flues and other signs of vermin or insect activity within the attic, crawlspace, or basement. Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases. Put in place a "Structural Repair" bond on the home, which will cover any structural damage caused by wood destroying insects.

Prevention is the best approach

Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of any components within the house. We at The Cornerstone Inspection Group hope you enjoy your home!