

Prepared for Exclusive Use by:

Amanda Thomas

Address of Property:

1289 Whitlock Ridge Dr
Marietta GA 30064

Date of Service:

1/16/2020



Company Providing Service:

Chris Williamson
ASHI #266745

Capstone MHT Dev, Inc dba HouseMaster
1110 Seale Drive
Alpharetta, GA

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INSPECTION INFORMATION

CLIENT:

Amanda Thomas

PROPERTY ADDRESS:

*1289 Whitlock Ridge Dr
Marietta GA 30064*

INSPECTION DATE/TIME:

1/16/2020 - 2:00 pm

INSPECTOR:

Chris Williamson ASHI #266745

INSPECTION COMPANY:

*Capstone MHT Dev, Inc dba HouseMaster
1110 Seale Drive
Alpharetta, GA*

INSPECTION DETAILS

DESCRIPTION OF HOME:

Townhouse

EST. AGE OF HOME:

35 years

TYPE OF INSPECTION:

Standard Home Inspection - WDI

STATUS OF HOME:

Vacant

WEATHER CONDITIONS:

Partly Cloudy

PEOPLE PRESENT:

Buyer, Agent

APPROX. TEMPERATURE:

60 F

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

Independent inspection(s) may be required to evaluate element conditions. If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin

excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

If any area of the home is inaccessible and/or elements were concealed or otherwise obstructed from the view, then an inspection of that area/element could not be performed. The seller should be questioned about any concerns that may exist related to inaccessible or hidden areas prior to closing. If possible, access should be provided or limiting factors should be removed to allow an inspection prior to closing by the home inspector or appropriate specialist.

Any pictures (photographs, graphics, or images) included in or otherwise provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. Furthermore, the lack of a picture for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the report are the property of the company and are maintained for a limited time for reference purposes only.

Numerous devices in homes today are operated with remote controls. Assessment of these controls/devices is not within the scope of a standard home inspection. For a list of and information about these devices, contact the seller. Some of these devices have changeable codes that should be reset for your use or safety. Refer to the manufacturer instructions for further information and warnings.

Due to seasonal factors or weather conditions, evaluation of some elements may have been severely restricted or not possible. Client should assess the level of concern that may exist due to such limitations and arrange additional inspections when conditions permit or otherwise address limitations prior to closing. If there are any questions on the need for further inspections or other work, contact the local HouseMaster office.

Please review this report closely to determine if any item or component was not inspected due to incomplete work, unconnected or shutdown utilities, or other factors; arrange for an inspection of these components prior to closing.

It is often not possible to properly evaluate certain elements in a new structure or if a house has been vacant for any length of time. For example, a drain leak in a wall or blockage in an underground waste line may not become apparent until hours (or days) after the inspection. Therefore, anticipate the possibility of such latent defects with subsequent use of the house and/or systems. Furthermore, a thorough pre-closing inspection is recommended.

Pictures in Report - Any pictures (photographs, graphics, or images) included in or otherwise provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. Furthermore, the lack of a picture for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the report are the property of the company and are maintained for a limited time for reference purposes only.

Product Notices - A standard home inspection does not include identification or research regarding products (appliances, piping, roofing, or other building components) installed in a home that may be the subject of a defect study, investigation, warning or recall notice issued by a manufacturer, the Consumer Product Safety Commission (CPSC), or any other entity. It is very difficult, if not impossible in many cases, to determine which items in a house may be the subject of an investigation or notice. Should this report include any reference to a product notice, it is provided for general guidance purposes only and does not imply that an inspection or research was performed to identify other possible concerns. As you take on ownership of your home it is recommended that you visit the Consumer Product Safety Commission (www.cpsc.gov) or Canadian Standards Association (www.csa.ca) web sites for current information on any recalls and safety notices that may be associated with the materials or equipment in your home.

1. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING 1:

Material: Brick/Veneer
Location: Front
Location: Sides
Special Limitation: Foundation Plantings
Special Limitation: Common Element
Special Limitation: Vegetation Overgrowth

SIDING 2:

Style: Lapped
Material: Fibercrete
Location: Front
Special Limitation: Foundation Plantings

SIDING 3:

Style: Lapped
Material: Hardboard/Fiberboard
Location: Sides
Location: Garage
Location: Rear
Special Limitation: Foundation Plantings

S F P N A N I

●					1.0 SIDING Exception noted of ivy growing into brick veneer at right side of home, this allows wood destroying insects and rodents access to the home; recommend removing as needed. See also note 3.2
●					1.1 SIDING 2 Noted fiber cement board in contact with ground as well as wood trim; monitor and repair as needed.
●					1.2 SIDING 3 Hardboard siding noted. This type siding is subject to deterioration from water intrusion. Some areas are delaminating; monitor and repair as needed. Keep all cut ends sealed and siding painted to prevent water intrusion. See also note 3.2
●					1.3 WINDOWS (1) Noted some mild deterioration at window trim in some areas; monitor and repair as needed. (2) Missing flashing over some windows/doors at right side of home. The trim/siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they should be added or regular caulking/sealing will be required. Hidden damage may exist if prior leakage occurred.
●					1.4 ENTRY DOORS Entries not protected with a roof often leak at the rim joints and threshold surrounding the doorway during certain weather conditions. Check these joints regularly and caulk and seal as necessary. Chronic leaks can cause wood decay at the trim above the door and the bandboard / joists below the threshold. Concrete patio slabs can also move because of frost action, creating a gap at the door threshold and possible wood decay. Monitor and seal as needed. Adding storm doors may help, but an extended roof always provides the best protection against the elements.
●					1.5 STAIRS / STOOPS
●					1.6 FOUNDATION COATING
	●				1.7 ELECTRIC / GFCI(S) GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All related circuitry should be inspected by a qualified electrician. Unit is not tripping when tested and receptacle is not secured correctly in the box.
●					1.8 EXTERIOR FAUCET(S) A backflow preventer/anti-siphon device is generally required for exterior faucets and lawn irrigation systems in this area to prevent possible contamination of the water supply condition. Add where needed.
●					1.9 EXTERNAL VENTS Noted kitchen vent is missing screen to prevent nesting; add as needed.
●					1.10 TREES/BUSHES/IVY The vegetation should be kept cleared to allow a 24" clearance around the structure.

S F P N A N I S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



1.0 SIDING (Picture 1) Trim ivy



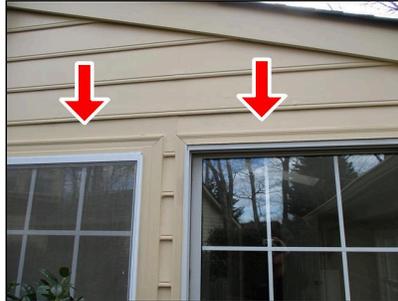
1.1 SIDING 2 (Picture 1) Wood/ground contact



1.2 SIDING 3 (Picture 1) Monitor cut ends



1.3(1) WINDOWS (Picture 1) Mild deterioration



1.3(2) WINDOWS (Picture 1) No flashing



1.4 ENTRY DOORS (Picture 1) Monitor entry



1.4 ENTRY DOORS (Picture 2) Water intrusion



1.7 ELECTRIC / GFCI(S) (Picture 1) Not tripping



1.7 ELECTRIC / GFCI(S) (Picture 2) Receptacle off center



1.8 EXTERIOR FAUCET(S) (Picture 1) Add backflow preventer



1.9 EXTERNAL VENTS (Picture 1) No screen

NOTE: All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

2. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

WALKWAYS/DRIVEWAYS:

Walks: Concrete

Driveway: Concrete

S F P NANI

●	2.0 WALKWAYS (1) Cracking noted-trip hazard; repair as required. (2) Exception noted of settlement cracking; recommend sealing cracks to prevent water penetration and freeze thaw expansion.
●	2.1 DRIVEWAY Noted settlement cracking in several areas of shared driveway. Check with owner/HOA to determine responsibilities of shared access. Replacement of damaged areas will be required if there is any significant displacement or damage. Periodic resealing is recommended for asphalt surfaces.
●	2.2 GROUND SLOPE AT FOUNDATION Relatively flat or depressed areas along the foundation may contribute to water seepage. Correct to provide a positive slope away from the foundation.
●	2.3 SITE GRADING Level grade noted; monitor run-off; advise improving if possible. Correct as required should future changes occur.

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2.0(1) WALKWAYS (Picture 1)
Trip hazard



2.0(1) WALKWAYS (Picture 2)
Trip hazard



2.0(2) WALKWAYS (Picture 1)
Settlement cracking



2.1 DRIVEWAY (Picture 1)
Settlement

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems

and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other soil/site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service companies is recommended prior to closing.

3. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.



Roof view

Roof view

ROOF STYLE:

Mixed Slope

DESIGN LIFE:

15 to 20 years

SPECIAL LIMITATIONS:

Height and Design

MATERIAL:

Composition Shingles

INSPECTION METHOD:

*Ladder at Eaves
Walked On*

ROOF COVERING 2:

*Type: Steep Slope
Material: Metal
Location: Front
Est. Age: 1 to 2 Years*

ESTIMATED AGE:

10 to 15 Years

CHIMNEYS/VENTS:

*Metal Chimney w/ Enclosure
Rear of House*

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●						<p>3.0 ROOF COVERING Noted exposed nails in shingles and improper flashing methods used at roof and siding unions; recommend consulting a qualified roofer for remedial needs and costs.</p>
●						<p>3.1 ROOF COVERING 2 Typically metal sheathing is a superior roofing material than composite shingles; however the rubber grommets may dry and crack over time and allow water penetration. Also noted no sealant at brick veneer and flashing over roof covering as well as sings of water intrusion at bay window; repair as needed. See note 8.1</p>
●						<p>3.2 EXPOSED FLASHING (1) Noted improper flashing at roof and siding union, step flashing/counter flashing is covered with roofing material and sealant; recommend having checked and repaired by a qualified contractor. (2) Noted transition flashing at brick and siding union has been nailed into brick veneer. Exposed nails and improper installation could lead to water penetration; have checked and repaired by a qualified contractor. (3) Noted improper flashing at the chimney; reseal and maintain as required.</p>
●						<p>3.3 PLUMBING STACKS All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed.</p>
●						<p>3.4 VENTILATION COVERS (1) All vent cover flashing should be checked periodically and be repaired and/or sealed as needed. (2) Noted abandoned vent at roof; remove at next roofing if not needed. See also noted for bathroom vents.</p>
●						<p>3.5 SKYLIGHT(S) (1) Skylights are particularly prone to leakage and may need periodic repair and or resealing. The integrity of the flashings is generally the first point to consider when leakage occurs. Surface damage or loss of the seal on insulated glazing can occur, but such a defect may not be readily apparent during an inspection. (2) Evidence of prior leakage noted around skylight;have checked and sealed/repared as required. Check with owner on prior history.</p>

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			(3) Noted loose nails/exposed nails at skylight flashing; repair as needed. Have checked and repaired by a qualified roofer. Nails should not be used in the exposed area of the flashing. If and when nails are used, the nail heads should have asphalt plastic cement applied over them.
●			3.6 RAIN GUTTERS / EAVESTROUGHS Gutters filled with debris; keep clean for proper function. Some areas of gutter screens are missing; repair as needed.
●			3.7 DOWNSPOUTS / ROOF DRAINS (1) To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. (2) Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is determinable as part of this inspection. (3) Downspout discharge onto lower roofs can cause leakage/premature wear. This condition should be monitored or corrected to ensure that no consequential damage occurs.
●			3.8 FASCIA / SOFFITS Paint failing on eaves (fascia/soffits) in some areas. Prep and paint as needed. Check for decay when preparing for paint.
●			3.9 CHIMNEY Chimney cap in place; no interior evaluation possible. Have cleaned/checked as a precaution.

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3.0 ROOF COVERING (Picture 1)
Worn sealant



3.1 ROOF COVERING 2 (Picture 1)
Metal roofing



3.1 ROOF COVERING 2 (Picture 2)
Not sealed



3.2(1) EXPOSED FLASHING
(Picture 1) Improper flashing



3.2(2) EXPOSED FLASHING
(Picture 1) Nailed flashing



3.2(3) EXPOSED FLASHING
(Picture 1) Check flashing



3.4(2) VENTILATION COVERS
(Picture 1) Unused vent



3.5(3) SKYLIGHT(S) (Picture 1)
Loose nail



3.6 RAIN GUTTERS /
EAVESTROUGHS (Picture 1)
Clean gutters



3.6 RAIN GUTTERS /
EAVESTROUGHS (Picture 2)
Missing screen



3.7(2) DOWNSPOUTS / ROOF
DRAINS (Picture 1) Ground drain

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectable during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.



Garage Attic



Roof view



Garage

GARAGE DESCRIPTION:

Type: Detached
Type: Two Car
Construction: Wood Frame
Finish at House: Drywall Ceiling and Wall
Door at House: Solid door

GARAGE ROOF:

Type: Moderate Slope
Material: Composite
Est. Age: 10 Years
Est. Age: 15 Years
Design Life: 15-20 Years
Insp. Method: Walked

GARAGE ATTIC:

Insp. Method: Entered
Insulation Type: None
Vent Provisions: Roof and Soffits

LIMITATIONS:

Covered Framing
Finished Materials

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●			4.0 ROOFING Rated fair due to age, loss of granules, lifting shingles and staining on shingles; monitor and repair as needed.
●			4.1 EXPOSED FRAMING Noted water/staining at door trim; monitor run-off and repair as needed.
●			4.2 SIDING Hardboard siding noted. This type siding is subject to deterioration from water intrusion. Monitor and repair as needed.
●			4.3 FLOOR SLAB Exception noted of settlement cracking, monitor and repair as needed. Traditionally slabs are non-structural, although no engineering analysis performed on slab.
		●	4.4 FOUNDATION Most areas could not be observed due to finished materials at interior and foundation coating at exterior.
●			4.5 WALLS / CEILINGS Noted areas of damage and settlement; repair as needed.
●			4.6 VEHICLE DOOR(S) Noted daylight under doors; repair as needed.
	●		4.7 DOOR OPERATOR(S) The door operator did not reverse when met with resistance. Some older units do not have this safety feature; correct as required.
●			4.8 ELECTRIC / GFCI (1) Although perhaps not required when the home was built; strongly recommend installing GFCIs as appropriate.

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										(2) Light missing cover; repair as needed.
--	--	--	--	--	--	--	--	--	--	--

●											4.9 HOUSE / SERVICE DOOR(S)
---	--	--	--	--	--	--	--	--	--	--	------------------------------------

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4.0 ROOFING (Picture 1) Normal wear



4.1 EXPOSED FRAMING (Picture 1) Water staining



4.4 FOUNDATION (Picture 1) Foundation wall



4.5 WALLS / CEILINGS (Picture 1) Settlement



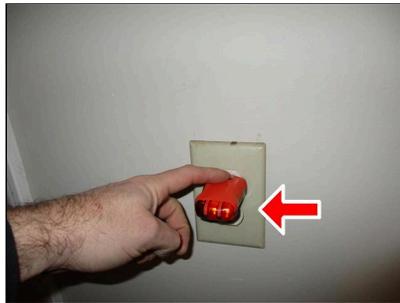
4.5 WALLS / CEILINGS (Picture 2) Damage



4.6 VEHICLE DOOR(S) (Picture 1) Daylight at door



4.7 DOOR OPERATOR(S) (Picture 1) No reverse



4.8(1) ELECTRIC / GFCI (Picture 1) No GFCI



4.8(2) ELECTRIC / GFCI (Picture 1) Missing cover

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Detached Garage - Detached garages are particularly prone to insect and decay damage and deferred maintenance. Remedial work will be required to maintain the basic structural integrity of the building.

5. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.



Attic area



Attic area

ATTIC:

*Style: Exposed Framing
Entrance: Pull-Down Stairs*

ROOF CONSTRUCTION:

*Framing: Wood Rafter
Deck: Wood Sheathing*

INSULATION:

*Form: Blown-in
Type: Fiberglass
Est. Average: 8+/- Inches*

VENTILATION PROVISIONS:

Location: Roof and Soffits

SPECIAL LIMITATIONS:

*No Walkway
Design
Insulation Over Framing*

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●				<p>5.0 ROOF FRAMING Noted not all areas could be observed due to limited access, attic design and other limitations; monitor and repair as needed.</p>
●				<p>5.1 ROOF DECK / SHEATHING (1) Noted not all areas could be observed due to limited access, attic design and other limitations; monitor and repair as needed. (2) Noted prior staining; monitor and repair as needed.</p>
●				<p>5.2 VENTILATION PROVISIONS Check the attic temperature on a hot day. If the attic temperature is more than 15-20 degrees above the full sun outside temperature, additional ventilation is recommended. For every square foot of attic floor space there should be one square inch of attic ventilation opening at roof, gables or soffits. The preceding can be accomplished by several different means; static roof vents, ridge vents, soffit or gable vents. Ideally 50% of the ventilation should be close to or at the roof peak and 50% at the soffit area.</p>
●				<p>5.3 INSULATION Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Improve as needed or desired.</p>
●				<p>5.4 ATTIC STAIRS (1) Recommend adding block insulation for extreme hot and cold weather. (2) Noted stair operation is obstructed by door/moulding and causing damage to door moulding when operated; repair as needed.</p>
●				<p>5.5 FIREWALL Noted firewall is in place.</p>
	●			<p>5.6 RODENT ACTIVITY Noted traps and nesting in attic; recommend consulting a qualified pest control company for remedial needs and costs prior to closing.</p>

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5.1(2) ROOF DECK / SHEATHING (Picture 1) Prior staining



5.4(1) ATTIC STAIRS (Picture 1) Add insulation



5.4(2) ATTIC STAIRS (Picture 1) Obstructed operation



5.5 FIREWALL (Picture 1) Firewall



5.6 RODENT ACTIVITY (Picture 1) Nest

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

6. Bathrooms

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.



Bathroom 1



Master Bath



Bathroom 3

BATHROOM 1:

Type: Half
Location: First Floor Hall
Ventilation: Ceiling Exhaust Fan

BATHROOM 2:

Type: Full
Location: Master Bedroom
Ventilation: Ceiling Exhaust Fan

BATHROOM 3:

Type: Full
Location: Second Floor
Location: Guest Bedroom
Ventilation: Ceiling Exhaust Fan

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●					6.0 HALL BATHROOM 1
●					6.1 SINK(S)
●					6.2 TOILET
●					6.3 FLOOR(ING)
●					6.4 WALLS / CEILING
●					6.5 VENTILATOR
●	●				6.6 ELECTRIC / GFCI Although perhaps not required when the home was built; strongly recommend installing GFCIs as appropriate.
●					6.7 MASTER BATHROOM
●					6.8 SINK(S)
●					6.9 TOILET
		●			6.10 STALL SHOWER Noted showerhead is spraying walls and ceiling from connector. A leaking showerhead should be repaired for proper operation and to prevent consequential damage from uncontrolled spray. Long-term leakage can damage finishes and structural component.
	●				6.11 WALL TILE Caulking and/or grouting work is required to maintain the watertightness of tile and the tub/shower enclosures. Check for substrate damage if surface damage or leakage is present, and when performing regular maintenance.
●					6.12 FLOOR(ING)
●					6.13 WALLS / CEILING
		●			6.14 VENTILATOR The bathroom exhaust fan should discharge directly to the exterior to prevent excess moisture concerns in the house or attic area. Recommend extending the duct to a suitable discharge point or correcting the current arrangement as conditions warrant.

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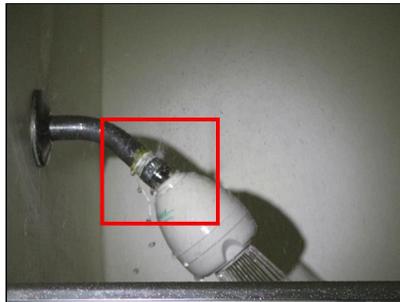
●				<p>6.15 ELECTRIC / GFCI Noted tub should be on separate GFCI for safety; recommend consulting a qualified electrician for remedial needs and costs.</p>
●				<p>6.16 JETTED BATH (1) A limited check of the bathtub jets indicated there was water flow and aeration. A complete evaluation of the jetted bath system or its effectiveness was not performed. Recommend review of operational and maintenance procedures with the homeowner and/or a qualified serviceman. Jetted tubs often sit for long durations without regular use, even in cases where the home is occupied. While we fill the tub and operate controls, a standard home inspection cannot recreate normal everyday usage of the tub and components. We recommend reviewing operational history with the owner and having the system inspected by a qualified service technician prior to usage to determine if service is needed or any other potential concerns need to be addressed. (2) No access is available for the tub. An access is required to service the motor and tub components; repair as needed.</p>
●				<p>6.17 BATHROOM --- 3 ---</p>
●				<p>6.18 SINK(S) Noted stopper handle did not operate as intended; repair as needed.</p>
	●			<p>6.19 TOILET Toilet is loose at the floor; check for leakage/damage and secure as required.</p>
●				<p>6.20 BATHTUB A leaking showerhead should be repaired for proper operation and to prevent consequential damage from uncontrolled spray. Long-term leakage can damage finishes and structural component.</p>
●				<p>6.21 WALL TILE Noted worn grout at tile in shower. Caulking and/or grouting work is required to maintain the watertightness of tile and the tub/shower enclosures. Check for substrate damage if surface damage or leakage is present, and when performing regular maintenance.</p>
●				<p>6.22 FLOOR(ING)</p>
●				<p>6.23 WALLS / CEILING</p>
	●			<p>6.24 VENTILATOR The bathroom exhaust fan should discharge directly to the exterior to prevent excess moisture concerns in the house or attic area. Recommend extending the duct to a suitable discharge point or correcting the current arrangement as conditions warrant.</p>
●				<p>6.25 ELECTRIC / GFCI</p>

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6.6 ELECTRIC / GFCI (Picture 1)
No GFCI



6.10 STALL SHOWER (Picture 1)
Leaking



6.14 VENTILATOR (Picture 1)
Bathroom vent



6.16(1) JETTED BATH (Picture 1)
Tub operation



6.18 SINK(S) (Picture 1) Check
handle/stopper



6.19 TOILET (Picture 1) Loose at
floor



6.20 BATHTUB (Picture 1)
Leaking



6.21 WALL TILE (Picture 1) Seal
as needed

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showering or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

7. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.



Kitchen

RANGE:

Electric Range
Est. Age: 5 to 10 Years

DISHWASHER:

Est. Age: 5 to 10 Years

GARBAGE DISPOSAL:

Est. Age: 5 to 10 Years

VENTILATOR:

Exhaust Fan

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●					7.0 PLUMBING / SINK Noted prior water stains / leaky faucet / water penetration into cabinet; repair as needed to prevent further damage
●					7.1 FLOOR
●					7.2 WALLS / CEILING
●					7.3 ELECTRIC / GFCI Although perhaps not required when the home was built; strongly recommend installing GFCIs as appropriate.
●					7.4 RANGE (1) Range operated during inspection; however inspector cannot comment on effectiveness of its baking, broiling or cleaning ability. (2) The oven does not appear to have proper tip-over protection. Check manufacturer instructions for information on provisions required.
●					7.5 DISHWASHER Dishwasher operated during inspection; however inspector cannot comment on effectiveness of its cleaning or sterilizing capability.
●					7.6 DISPOSAL Disposal operated during inspection; however inspector cannot comment on effectiveness of its grinding capability.
		●			7.7 VENTILATOR Noted vent is not attached in cabinet and hole in cabinet is not correct size to fit vent; repair as needed.
●					7.8 CABINETS Older cabinets noted, typical conditions for age. Noted a few loose hinges; repair as needed.
●					7.9 COUNTERTOP

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7.0 PLUMBING / SINK (Picture 1)
Prior staining



7.4(2) RANGE (Picture 1) No tip
over protection



7.7 VENTILATOR (Picture 1)
Loose vent



7.8 CABINETY (Picture 1)
Loose hinges

NOTE: Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

8. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT WALLS & CEILINGS:

Wood Frame w/ Drywall

PREDOMINANT FLOORS:

*Wood Frame at Second Floor
Concrete Slab at First Floor*

PREDOMINANT WINDOWS:

*Mixed Windows Styles
Double Hung
w/Insulated Glass*

FIREPLACES/STOVES 1:

Metal Fireplace w/ Gas Burner

DETECTORS:

*Location: All Floors
Type: Hard-Wired
Type: Smoke/Carbon Monoxide*

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●										<p>8.0 CEILINGS</p> <p>(1) Exception noted of settlement cracking, repair as desired</p> <p>(2) Noted staining at ceiling in storage room, moisture reading were normal at time of inspection; monitor and repair as needed.</p> <p>(3) Noted stain in master closet; repair as needed.</p> <p>(4) Noted staining, prior leakage in sunroom; monitor and repair as needed. See notes 3.2</p>
		●								<p>8.1 WALLS</p> <p>Noted water intrusion at bay window in kitchen; recommend further investigation by a qualified contractor to determine remedial needs and costs prior to closing.</p>
		●								<p>8.2 FLOORS (FRAMED)</p> <p>Noted loose carpet in areas; repair as needed.</p>
●										<p>8.3 STAIRS</p>
●										<p>8.4 RAILINGS</p> <p>Irregular baluster spacing noted; today's standard is a maximum of 4 inches; repair as needed for safety.</p>
		●								<p>8.5 REPRESENTATIVE WINDOWS</p> <p>(1) Noted screens in garage and garage attic. Recommend an inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations. Any loose, damaged or missing storm windows or screens should be repaired as desired, or if health concerns or other hazards exist.</p> <p>(2) Noted several windows are painted shut; correct as needed for safety and proper function.</p>
●										<p>8.6 INTERIOR ROOM DOORS</p>
●										<p>8.7 SLIDER/PATIO DOORS</p>
		●								<p>8.8 DETECTOR ALARM TEST</p> <p>(1) Noted detector in foyer hallway failed to operate when tested; repair as required for safety. Although not required when the home was built, recommend adding carbon monoxide detectors as appropriate. Smoke and carbon monoxide detector should be tested upon moving in to home.</p> <p>(2) CO detector over sunroom has expired; replace as needed.</p>
		●								<p>8.9 FIREPLACE</p> <p>Noted gas was not operational at the burner unit; have checked and repaired by a qualified contractor.</p>

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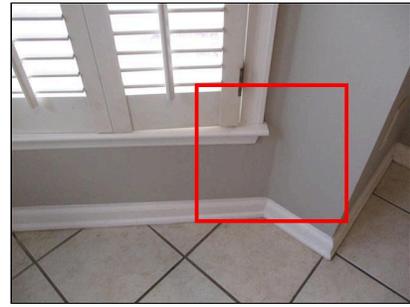
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8.0(2) CEILING (Picture 1) Staining



8.0(3) CEILING (Picture 1) Staining



8.1 WALLS (Picture 1) Water intrusion



8.1 WALLS (Picture 2) Moisture 100%



8.4 RAILINGS (Picture 1) More than 4 inches



8.5(1) REPRESENTATIVE WINDOWS (Picture 1) Screens



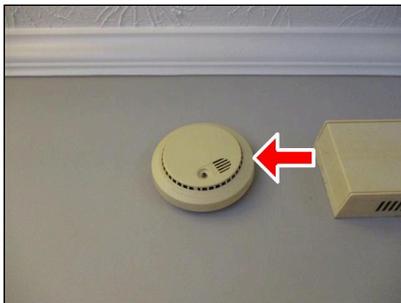
8.5(2) REPRESENTATIVE WINDOWS (Picture 1) Stuck window



8.5(2) REPRESENTATIVE WINDOWS (Picture 2) Locked/key?



8.5(2) REPRESENTATIVE WINDOWS (Picture 3) Stuck window



8.8(1) DETECTOR ALARM TEST (Picture 1) Inoperable



8.8(2) DETECTOR ALARM TEST (Picture 1) Expired detector



8.9 FIREPLACE (Picture 1) No gas/pilot/knob inoperable

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

10. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

TYPE SYSTEM:

Electric Central Air Conditioning

BRAND:

Harier

SYSTEM LOCATION:

Utility room

ESTIMATED AGE:

Over 15 Years

DESIGN LIFE:

8 to 10 years

GENERAL DISTRIBUTION:

Ducted System w/Room Supply Outlets

SPECIAL LIMITATIONS:

Cold Weather

Single Mode Operation - Heat Mode Only

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●					10.0 ----- COOLING 1 -----
				●	10.1 COOLING SYSTEM - 1 Not inspected, operating system when temperatures are below 65 degrees may damage the compressor.
		●			10.2 OUTDOOR UNIT - 1 (1) Outdoor unit is very old; future service life is indeterminate. Anticipate replacement needs at any time. Consider adding a home warranty for possible failure. (2) Noted vent grates at top of unit have been removed. The fan should be protected from access to prevent possible injury; repair as needed. (3) The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided. The pad for the outside condensing unit for the HVAC system is undermined. Back fill the pad to prevent movement. (4) Outdoor unit was not operated in cool mode. Operating the system when temperatures are below 65 degrees may damage the compressor.
		●			10.3 INDOOR BLOWER / FAN Rated fair due to age, monitor and repair as needed.
		●			10.4 CONDENSATE PROVISIONS - 1 (1) Noted missing moisture cutoff switch and drip pan. Because the unit is in a finished area of the home, recommend adding as needed. (2) Noted undetermined plastic drain line terminating into condensate line; recommend checking with seller regarding purpose.
		●			10.5 DUCTWORK See note 11.6
●					10.6 THERMOSTAT - 1

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10.2(2) OUTDOOR UNIT - 1
(Picture 1) Safety concern



10.2(3) OUTDOOR UNIT - 1
(Picture 1) Leaning unit



10.4(1) CONDENSATE PROVISIONS - 1 (Picture 1) No pan/switch



10.4(2) CONDENSATE PROVISIONS - 1 (Picture 1)
Undetermined line

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

11. HEATING SYSTEM

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.



Heating unit



Heating Unit 2

BRAND:

Rheem/Ruud

ESTIMATED AGE:

10 to 15 Years

HEATING SYSTEM 2:

Type: Furnace

Fuel: Natural Gas

Est. Age: 10 to 15 Years

Design Life: 10-15 Years

Distribution: Ducted w/ Registers

TYPE SYSTEM:

Natural Gas

DESIGN LIFE:

15 to 20 years

SYSTEM LOCATION:

Utility Room

GENERAL DISTRIBUTION:

Ducted w/Registers

S F P NANI

●				11.0 ----- HEATING SYSTEM 1 -----
●				11.1 HEATING UNIT 1 (1) Rated fair due to no evidence of recent service. Manufacturers recommend annual maintenance. Recommend the system be evaluated and serviced by a qualified licensed HVAC technician to ensure proper operation and efficiency. Inspector evaluations are usually restricted to the basic operation of Gas furnaces. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The heat exchanger and internal components are not visible for inspection. (2) The unit was functional at time of inspection, but is nearing the end of its normal design life; anticipate replacement needs. Recommend adding a home warranty.
●				11.2 BURNER 1 Burners are functional, rated fair due to age
●				11.3 FUEL LINE AT UNIT
●				11.4 VENT CONNECTOR 1 Adequate clearances from combustible materials must be provided; use suitable heat shields where appropriate. Required clearances will vary depending on unit and type venting.
●				11.5 BLOWER 1 Rated fair due to age, monitor and repair as needed.
●				11.6 DISTRIBUTION SYSTEM Noted some visible duct work is not insulated; add as needed for energy conservation and to prevent condensation. Also noted incorrect tape at duct and plenum connection, temperature rated foil tape and/or mastic should be used to seal vent. Duct tape will peel and fail over time.

S F P NANI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected

S F P N A N I

●					11.7 THERMOSTAT
●					11.8 ----- HEATING SYSTEM 2 -----
	●				11.9 HEATING UNIT 2 Unit was operational, rated fair due to age; monitor and repair as needed.
	●				11.10 BURNER 2 Burners are functional, rated fair due to age
●					11.11 FUEL LINE AT UNIT

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



11.4 VENT CONNECTOR 1
(Picture 1) No clearance



11.6 DISTRIBUTION SYSTEM
(Picture 1) No insulation



11.6 DISTRIBUTION SYSTEM
(Picture 2) Incorrect tape

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

12. ELECTRIC SYSTEM

The inspection of the electric system is limited to readily visible and accessible elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under many other headings in this report.



Service panel



Distribution panel

HOUSE SERVICE:

*Service Line: Underground
Est. Service Capacity: 120/240 Volts; 150 Amps
Type Service Feeder: Aluminum
Est. Feeder Capacity: 150 Amps*

PANEL CIRCUITS:

*120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper & Aluminum*

SERVICE PANEL:

*Main Disconnect: Not Accessible
Location: Exterior*

CIRCUIT-INTERRUPTERS:

*GFCI: None Observed
AFCI: None Observed*

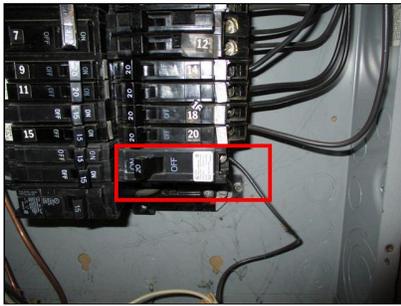
DISTRIBUTION PANEL:

*Type: Circuit Breaker Panel
Est. Capacity: 150 Amps
Main Disconnect: 150 Amps
Location: Utility Room*

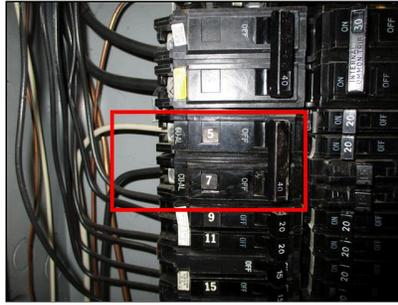
S F P N A N I

●					12.0 SERVICE / ENTRANCE LINE
●					12.1 SERVICE GROUNDING PROVISIONS
●					12.2 SERVICE PANEL
	●				12.3 DISTRIBUTION PANEL (1) Noted incorrect gauge wires for circuit breaker amperage; recommend consulting with qualified electrician for remedial needs and costs prior to closing. (2) Proper clearance should be provided for panel/cover access and removal; repair as needed. (3) Although not required when panel was installed, doubled neutral circuits noted. The National Electric Code updated requirements with NEC 110.14 that only one conductor (wire) should be connected at any fuse, breaker or panel lug. Advise redistribution where warranted. Have an electrician determine need.
	●				12.4 REPRESENTATIVE DEVICES (1) Noted loose receptacles/flickering tester at outlet in living room and floor outlets in sunroom. Have receptacles checked for loose connections and repair as needed. (2) Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.
	●				12.5 WIRING / CONDUCTORS See note 12.4
	●				12.6 GROUND-FAULT CIRCUIT-INTERRUPTER TEST Rated poor for note 1.7. GFCIs were not required when the home was built, however it is strongly recommend changing outlets in kitchen, bathroom, garage or anywhere there is water to GFCI by a qualified electrician. This is a safety issue and relatively low cost fix. See notes for GFCI's in kitchen and bathroom sections.
			●		12.7 ARC-FAULT CIRCUIT INTERRUPTER TEST

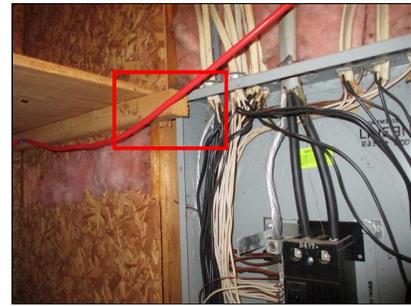
S F P N A N I S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected



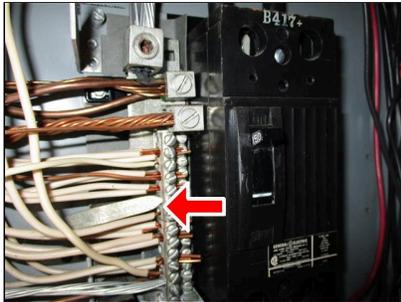
12.3(1) DISTRIBUTION PANEL (Picture 1) Incorrect wire size



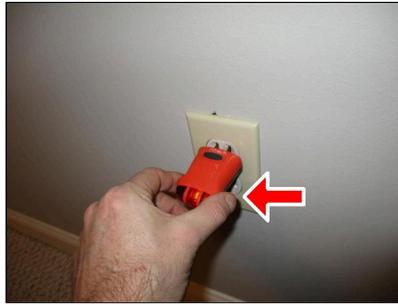
12.3(1) DISTRIBUTION PANEL (Picture 2) Incorrect wire size/ breaker



12.3(2) DISTRIBUTION PANEL (Picture 1) Obstructing cover



12.3(3) DISTRIBUTION PANEL (Picture 1) Doubled neutrals



12.4(1) REPRESENTATIVE DEVICES (Picture 1) Check wiring



12.4(1) REPRESENTATIVE DEVICES (Picture 2) Check wiring



12.4(1) REPRESENTATIVE DEVICES (Picture 3) Check wiring

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.



13.5 LAUNDRY ROOM (Picture 1) Peeling

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

14. HOT WATER SUPPLY

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.



Water heater

HOT WATER SUPPLY:
Tank-type Unit
BRAND:
A.O. Smith
LOCATION:
Utility Room

ENERGY SOURCE/FUEL:
Natural Gas
ESTIMATED CAPACITY:
40 +/- Gallons

ESTIMATED AGE:
3 to 5 Years
DESIGN LIFE:
5 to 10 years

S F P N A NI

●				14.0 ----- HOT WATER SYSTEM 1 -----
	●			14.1 WATER HEATER (1) Water heaters located within the house should have an overflow pan under them. An overflow line should also be provided for relief valve discharge to the pan. Consider adding a moisture alarm as appropriate. (2) The water heater was functional at the time of inspection, but is around halfway through normal design life; future life is indeterminate. Consider adding a home warranty for possible failure.
		●		14.2 VENT CONNECTOR Noted drafter diverter is loose at unit; repair as required. All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.
●				14.3 GAS / FUEL LINES AT UNIT
	●			14.4 SAFETY VALVE PROVISIONS The drain tube for the TPRV valve has been improperly reduced; add 3/4 pipe to within 6 - 24 inches (depending on manufacturer instructions) of the floor with no reducers.

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14.2 VENT CONNECTOR
(Picture 1) Loose diverter



14.4 SAFETY VALVE
PROVISIONS (Picture 1) Drain
tube/no pan

NOTE: Maintaining hot-water supply temperatures at no more than about 120°F (49°C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action.** Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. EXTERIOR ELEMENTS

General Summary

1.7 ELECTRIC / GFCI(S)

Poor

GFCI noted, however, test operation indicated unit malfunctioned or did not work properly. All related circuitry should be inspected by a qualified electrician. Unit is not tripping when tested and receptacle is not secured correctly in the box.



1.7 (Picture 1) Not tripping



1.7 (Picture 2) Receptacle off center

1.9 EXTERNAL VENTS

Fair

Noted kitchen vent is missing screen to prevent nesting; add as needed.



1.9 (Picture 1) No screen

2. SITE ELEMENTS

General Summary

2.0 WALKWAYS

Poor

2.0 (1) Cracking noted-trip hazard; repair as required.



Trip hazard



Trip hazard

3. ROOFING

General Summary

3.0 ROOF COVERING

Fair

Noted exposed nails in shingles and improper flashing methods used at roof and siding unions; recommend consulting a qualified roofer for remedial needs and costs.



3.0 (Picture 1) Worn sealant

3.1 ROOF COVERING 2

Fair

Typically metal sheathing is a superior roofing material than composite shingles; however the rubber grommets may dry and crack over time and allow water penetration. Also noted no sealant at brick veneer and flashing over roof covering as well as signs of water intrusion at bay window; repair as needed. See note 8.1



3.1 (Picture 1) Metal roofing



3.1 (Picture 2) Not sealed

3.2 EXPOSED FLASHING

Poor

3.2 (1) Noted improper flashing at roof and siding union, step flashing/counter flashing is covered with roofing material and sealant; recommend having checked and repaired by a qualified contractor.



Improper flashing

3.2 (2) Noted transition flashing at brick and siding union has been nailed into brick veneer. Exposed nails and improper installation could lead to water penetration; have checked and repaired by a qualified contractor.



Nailed flashing

3.2 (3) Noted improper flashing at the chimney; reseal and maintain as required.

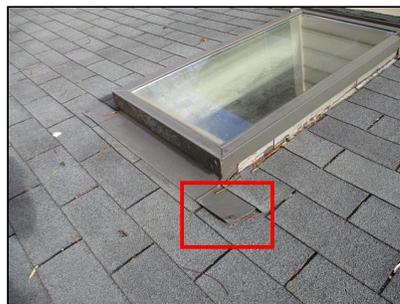


Check flashing

3.5 SKYLIGHT(S)

Fair

3.5 (3) Noted loose nails/exposed nails at skylight flashing; repair as needed. Have checked and repaired by a qualified roofer. Nails should not be used in the exposed area of the flashing. If and when nails are used, the nail heads should have asphalt plastic cement applied over them.



Loose nail

3.6 RAIN GUTTERS / EAVESTROUGHS

Fair

Gutters filled with debris; keep clean for proper function. Some areas of gutter screens are missing; repair as needed.



3.6 (Picture 1) Clean gutters



3.6 (Picture 2) Missing screen

4. GARAGE

General Summary

4.5 WALLS / CEILINGS

Fair

Noted areas of damage and settlement; repair as needed.



4.5 (Picture 1) Settlement



4.5 (Picture 2) Damage

4.7 DOOR OPERATOR(S)

Poor

The door operator did not reverse when met with resistance. Some older units do not have this safety feature; correct as required.



4.7 (Picture 1) No reverse

4.8 ELECTRIC / GFCI

Fair

4.8 (1) Although perhaps not required when the home was built; strongly recommend installing GFCIs as appropriate.



No GFCI

5. ATTIC

General Summary

5.4 ATTIC STAIRS

Fair

5.4 (2) Noted stair operation is obstructed by door/moulding and causing damage to door moulding when operated; repair as needed.



Obstructed operation

5.6 RODENT ACTIVITY

Poor

Noted traps and nesting in attic; recommend consulting a qualified pest control company for remedial needs and costs prior to closing.



5.6 (Picture 1) Nest

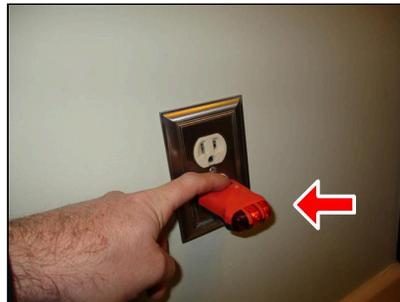
6. Bathrooms

General Summary

6.6 ELECTRIC / GFCI

Fair

Although perhaps not required when the home was built; strongly recommend installing GFCIs as appropriate.

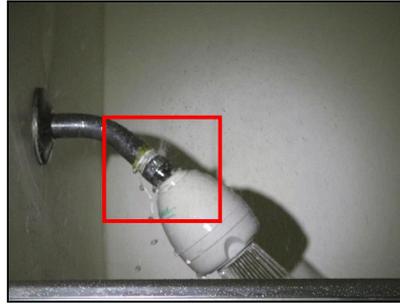


6.6 (Picture 1) No GFCI

6.10 STALL SHOWER

Poor

Noted showerhead is spraying walls and ceiling from connector. A leaking showerhead should be repaired for proper operation and to prevent consequential damage from uncontrolled spray. Long-term leakage can damage finishes and structural component.



6.10 (Picture 1) Leaking

6.14 VENTILATOR

Poor

The bathroom exhaust fan should discharge directly to the exterior to prevent excess moisture concerns in the house or attic area. Recommend extending the duct to a suitable discharge point or correcting the current arrangement as conditions warrant.



6.14 (Picture 1) Bathroom vent

6.15 ELECTRIC / GFCI

Poor

Noted tub should be on separate GFCI for safety; recommend consulting a qualified electrician for remedial needs and costs.

6.16 JETTED BATH

Fair

6.16 (1) A limited check of the bathtub jets indicated there was water flow and aeration. A complete evaluation of the jetted bath system or its effectiveness was not performed. Recommend review of operational and maintenance procedures with the homeowner and/or a qualified serviceman. Jetted tubs often sit for long durations without regular use, even in cases where the home is occupied. While we fill the tub and operate controls, a standard home inspection cannot recreate normal everyday usage of the tub and components. We recommend reviewing operational history with the owner and having the system inspected by a qualified service technician prior to usage to determine if service is needed or any other potential concerns need to be addressed.



Tub operation

6.16 (2) No access is available for the tub. An access is required to service the motor and tub components; repair as needed.

6.19 TOILET

Poor

Toilet is loose at the floor; check for leakage/damage and secure as required.



6.19 (Picture 1) Loose at floor

6.20 BATHTUB

Fair

A leaking showerhead should be repaired for proper operation and to prevent consequential damage from uncontrolled spray. Long-term leakage can damage finishes and structural component.



6.20 (Picture 1) Leaking

6.21 WALL TILE

Fair

Noted worn grout at tile in shower. Caulking and/or grouting work is required to maintain the watertightness of tile and the tub/shower enclosures. Check for substrate damage if surface damage or leakage is present, and when performing regular maintenance.



6.21 (Picture 1) Seal as needed

6.24 VENTILATOR

Poor

The bathroom exhaust fan should discharge directly to the exterior to prevent excess moisture concerns in the house or attic area. Recommend extending the duct to a suitable discharge point or correcting the current arrangement as conditions warrant.

7. KITCHEN

General Summary

7.3 ELECTRIC / GFCI

Fair

Although perhaps not required when the home was built; strongly recommend installing GFCIs as appropriate.

7.7 VENTILATOR

Poor

Noted vent is not attached in cabinet and hole in cabinet is not correct size to fit vent; repair as needed.



7.7 (Picture 1) Loose vent

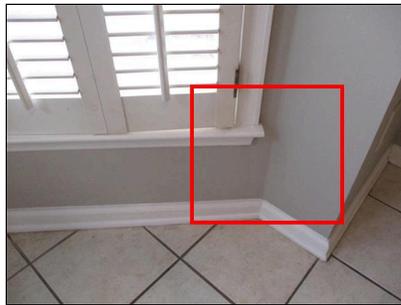
8. INTERIOR ELEMENTS

General Summary

8.1 WALLS

Poor

Noted water intrusion at bay window in kitchen; recommend further investigation by a qualified contractor to determine remedial needs and costs prior to closing.



8.1 (Picture 1) Water intrusion

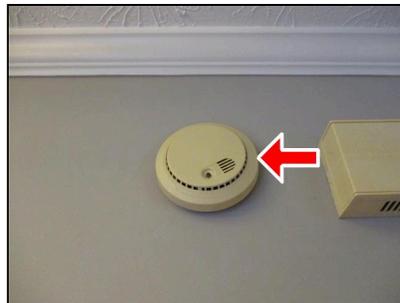


8.1 (Picture 2) Moisture 100%

8.8 DETECTOR ALARM TEST

Poor

8.8 (1) Noted detector in foyer hallway failed to operate when tested; repair as required for safety. Although not required when the home was built, recommend adding carbon monoxide detectors as appropriate. Smoke and carbon monoxide detector should be tested upon moving in to home.



Inoperable

8.8 (2) CO detector over sunroom has expired; replace as needed.



Expired detector

8.9 FIREPLACE

Poor

Noted gas was not operational at the burner unit; have checked and repaired by a qualified contractor.



8.9 (Picture 1) No gas/pilot/knob inoperable

9. FOUNDATION / SLAB

General Summary

9.1 HOUSE FLOOR SLAB

Poor

Noted water intrusion at storage room in rear of home; recommend consulting a qualified contractor for remedial needs and costs. This could be due to roof drainage concerns or patio slope from neighboring unit. Unable to determine as this area was not visible from the property and permission may be needed to access the neighbors property.



9.1 (Picture 1) Water intrusion



9.1 (Picture 2) High moisture

10. COOLING SYSTEM

General Summary

10.2 OUTDOOR UNIT - 1

Poor

10.2 (1) Outdoor unit is very old; future service life is indeterminate. Anticipate replacement needs at any time. Consider adding a home warranty for possible failure.

10.2 (2) Noted vent grates at top of unit have been removed. The fan should be protected from access to prevent possible injury; repair as needed.



Safety concern

10.2 (3) The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided. The pad for the outside condensing unit for the HVAC system is undermined. Back fill the pad to prevent movement.



Leaning unit

10.4 CONDENSATE PROVISIONS - 1

Fair

10.4 (1) Noted missing moisture cutoff switch and drip pan. Because the unit is in a finished area of the home, recommend adding as needed.



No pan/switch

10.4 (2) Noted undetermined plastic drain line terminating into condensate line; recommend checking with seller regarding purpose.



Undetermined line

11. HEATING SYSTEM

General Summary

11.1 HEATING UNIT 1

Fair

11.1 (1) Rated fair due to no evidence of recent service. Manufacturers recommend annual maintenance. Recommend the system be evaluated and serviced by a qualified licensed HVAC technician to ensure proper operation and efficiency. Inspector evaluations are usually restricted to the basic operation of Gas furnaces. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The heat exchanger and internal components are not visible for inspection.

11.6 DISTRIBUTION SYSTEM

Fair

Noted some visible duct work is not insulated; add as needed for energy conservation and to prevent condensation. Also noted incorrect tape at duct and plenum connection, temperature rated foil tape and/or mastic should be used to seal vent. Duct tape will peel and fail over time.



11.6 (Picture 1) No insulation



11.6 (Picture 2) Incorrect tape

12. ELECTRIC SYSTEM

General Summary

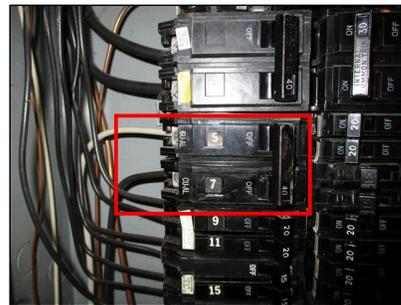
12.3 DISTRIBUTION PANEL

Poor

12.3 (1) Noted incorrect gauge wires for circuit breaker amperage; recommend consulting with qualified electrician for remedial needs and costs prior to closing.



Incorrect wire size



Incorrect wire size/breaker

12.4 REPRESENTATIVE DEVICES

Fair

12.4 (1) Noted loose receptacles/flickering tester at outlet in living room and floor outlets in sunroom. Have receptacles checked for loose connections and repair as needed.



Check wiring



Check wiring



Check wiring

14. HOT WATER SUPPLY

General Summary

14.1 WATER HEATER

Fair

14.1 (1) Water heaters located within the house should have an overflow pan under them. An overflow line should also be provided for relief valve discharge to the pan. Consider adding a moisture alarm as appropriate.

14.2 VENT CONNECTOR

Poor

Noted drafter diverter is loose at unit; repair as required. All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.



14.2 (Picture 1) Loose diverter

14.4 SAFETY VALVE PROVISIONS

Fair

The drain tube for the TPRV valve has been improperly reduced; add 3/4 pipe to within 6 - 24 inches (depending on manufacturer instructions) of the floor with no reducers.



14.4 (Picture 1) Drain tube/no pan

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Chris Williamson