

Prepared for Exclusive Use by:

Marilya Machado

Address of Property:

105 Bridge Ln
Smyrna GA 30082

Date of Service:

2/8/2020



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:*Marilya Machado***PROPERTY ADDRESS:***105 Bridge Ln
Smyrna GA 30082***INSPECTION DATE/TIME:***2/8/2020 - 9:00 am***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:***Occupied***WEATHER CONDITIONS:***Light Snow, Wet***PEOPLE PRESENT:***Buyer***APPROX. TEMPERATURE:***40 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.

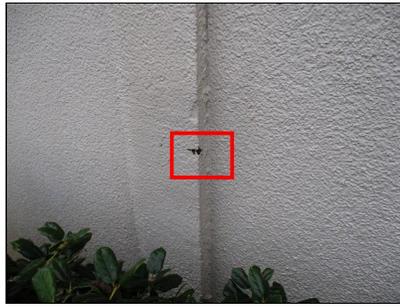
Please review this report closely to determine if any item or component was not inspected due to incomplete work, unconnected or shutdown utilities, or other factors; arrange for an inspection of these components prior to closing.

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.



1.0(1) SIDING (Picture 1) Stucco/ ground contact



1.0(2) SIDING (Picture 1) Chip in stucco



1.0(2) SIDING (Picture 2) Settlement



1.0(2) SIDING (Picture 3) Deterioration/water penetration



1.1(1) WINDOWS (Picture 1) No flashing



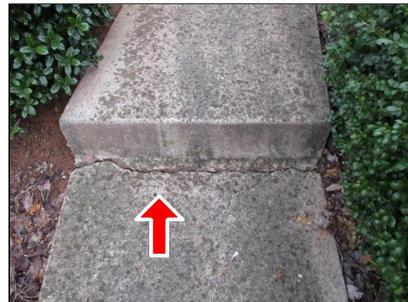
1.1(2) WINDOWS (Picture 1) Prior repairs



1.2(2) ENTRY DOORS (Picture 1) Loose brick



1.2(3) ENTRY DOORS (Picture 1) Deterioration



1.3 STAIRS / STOOPS (Picture 1) Settlement cracking



1.3 STAIRS / STOOPS (Picture 2) Settlement cracking

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.

PATIOS:

Type: Concrete
Location: Rear of House

WALKWAYS/DRIVEWAYS:

Walks: Concrete

S F P NANI

●			2.0 PATIO(S) Exception noted of settlement cracking; recommend sealing cracks to prevent water penetration and freeze thaw expansion.
●			2.1 WALKWAYS Exception noted of settlement cracking; recommend sealing cracks to prevent water penetration and freeze thaw expansion.
●			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.

S F P NANI 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.



2.0 PATIO(S) (Picture 1)
Settlement cracking



2.1 WALKWAYS (Picture 1)
Settlement cracking

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 STYLE:

*Mixed Slope
Gable-style*

MATERIAL:

Composition Shingles

ESTIMATED AGE:

5 to 7 Years

DESIGN LIFE:

15 to 20 years

INSPECTION METHOD:

From Ground w/Binoculars

CHIMNEYS/VENTS:

*Metal Chimney w/ Enclosure
Rear of House*

SPECIAL LIMITATIONS:

*Height and Design
Weather Conditions*

S F P N A N I

●				<p>3.0 ROOF COVERING Rated fair due to age, loss of granules and staining on shingles; monitor and repair as needed.</p>
●				<p>3.1 EXPOSED FLASHING Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.</p>
●				<p>3.2 PLUMBING STACKS All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed.</p>
●				<p>3.3 VENTILATION COVERS All vent cover flashing should be checked periodically and be repaired and/or sealed as needed.</p>
●				<p>3.4 RAIN GUTTERS / EAVESTROUGHS All gutters should be checked for damage, blockage, or overflow on a regular basis (at least twice annually). Gutter guards may help in cases where leaves and other debris routinely accumulate in a short period of time.</p>
●				<p>3.5 DOWNSPOUTS / ROOF DRAINS 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.</p>
●				<p>3.6 FASCIA / SOFFITS (1) Paint failing on eaves (fascia/soffits). Needs prep and paint at front of home. Check for decay when preparing for paint. (2) Noted separation of fascia board and roof decking over storage room; repair as needed. (3) Noted loose soffit vent at front of home; repair as needed.</p>
●				<p>3.7 CHIMNEY Chimney cap in place; no interior evaluation possible. Have cleaned/checked as a precaution.</p>

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3.6(1) FASCIA / SOFFITS
(Picture 1) Paint as needed



3.6(2) FASCIA / SOFFITS
(Picture 1) Separation



3.6(3) FASCIA / SOFFITS
(Picture 1) Loose soffit

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 detectible 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. 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:

Style: Exposed Framing
Entrance: Ceiling Hatch
Insp. Method: Entered

ROOF CONSTRUCTION:

Framing: Wood Trusses
Deck: OSB Sheathing

INSULATION:

Form: Loose Fill
Type: Cellulose
Est. Average: 12+/- Inches

VENTILATION PROVISIONS:

Location: Ridge and Soffits

SPECIAL LIMITATIONS:

No Flooring
Insulation Over Faming

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●				<p>4.0 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>4.1 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) Note of replaced sheathing and some deterioration of sheathing at eave areas; monitor and repair as needed.</p>
●				<p>4.2 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>4.3 INSULATION</p>
●				<p>4.4 FIREWALL Noted firewall is in place.</p>
●				<p>4.5 CEILING HATCH Recommend adding block insulation to ceiling hatches for reduced energy loss.</p>

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4.1(2) ROOF DECK / SHEATHING (Picture 1)
Deterioration



4.4 FIREWALL (Picture 1)
Firewall

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.

5. 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.



Bathroom1



Master Bathroom



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
Special Limitations: Excessive Cabinet Storage

BATHROOM 3:

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

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●					5.0 HALL BATHROOM 1
●					5.1 SINK(S)
●					5.2 TOILET
●					5.3 FLOOR(ING)
●					5.4 WALLS / CEILING
●					5.5 VENTILATOR
●					5.6 ELECTRIC / GFCI
●					5.7 MASTER BATHROOM
●					5.8 SINK(S)
●					5.9 TOILET
	●				5.10 BATHTUB Noted leaking at cold water valve; repair as needed.
	●				5.11 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.
●					5.12 FLOOR(ING)
●					5.13 WALLS / CEILING
●					5.14 VENTILATOR
●					5.15 ELECTRIC / GFCI
●					5.16 BATHROOM --- 3 ---
	●				5.17 SINK(S) Noted sink drain is not installed properly at connections; repair as needed to prevent potential leakage.
	●				5.18 TOILET Toilet is loose at the floor; check for leakage/damage and secure as required.

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S F P N A N I

●					5.19 BATHTUB
	●				5.20 FLOOR(ING) Noted worn grout at tile flooring; repair as needed.
●					5.21 WALLS / CEILING
●					5.22 VENTILATOR
●					5.23 ELECTRIC / GFCI

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.



5.10 BATHTUB (Picture 1)
Leaking



5.17 SINK(S) (Picture 1) Repair
drain



5.18 TOILET (Picture 1) Loose
toilet



5.20 FLOOR(ING) (Picture 1)
Cracked grout

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.

6. 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:

Gas Range
Est. Age: 5 to 10 Years

DISHWASHER:

Est. Age: 2 to 4 Years

GARBAGE DISPOSAL:

Est. Age: 3 to 5 Years

VENTILATOR:

Recirculating
Integral w/ Microwave

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●					6.0 PLUMBING / SINK Monitor t-connection at drain to ensure proper drainage.
●					6.1 FLOOR
●					6.2 WALLS / CEILING
●					6.3 ELECTRIC / GFCI Although perhaps not required when the home was built; strongly recommend installing GFCIs as appropriate.
●					6.4 RANGE Range operated during inspection; however inspector cannot comment on effectiveness of its baking, broiling or cleaning ability.
●					6.5 DISHWASHER Dishwasher operated during inspection; however inspector cannot comment on effectiveness of its cleaning or sterilizing capability.
●					6.6 DISPOSAL Disposal operated during inspection; however inspector cannot comment on effectiveness of its grinding capability.
●					6.7 VENTILATOR
●					6.8 MICROWAVE Noted light out for microwave; check bulb(s) and repair as needed.
●					6.9 CABINETRY
●					6.10 COUNTERTOP All areas of the countertop should also be checked prior to closing when clear of obstructions.

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6.0 PLUMBING / SINK (Picture 1)
Monitor drain



6.3 ELECTRIC / GFCI (Picture 1)
No GFCI protection



6.8 MICROWAVE (Picture 1)
Bulbs out

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.

7. 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:
*Double Hung
w/Insulated Glass*

FIREPLACES/STOVES 1:
Metal Fireplace w/ Gas Burner

DETECTORS:
*Location: Second Floor
Type: Hard-Wired
Type: Smoke/Fire Detection*

SPECIAL LIMITATIONS:
*Furnishings
Window Treatments*

S F P NANI

●					7.0 CEILINGS (1) Exception noted of settlement cracking, repair as desired (2) Noted hole in ceiling of upstairs hallway; repair as needed.
●					7.1 WALLS Exception noted of settlement cracking, repair as desired
●					7.2 FLOORS (FRAMED)
●					7.3 FLOORS (SLAB)
●					7.4 STAIRS
●					7.5 RAILINGS Irregular baluster spacing noted; today's standard is a maximum of 4 inches; repair as needed for safety.
●					7.6 REPRESENTATIVE WINDOWS (1) 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. (2) Note of possible lost window seals; recommend cleaning all windows and check for lost seal, repair as needed. Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time. (3) Noted some deterioration at window sills; repair as needed.
●					7.7 INTERIOR ROOM DOORS Noted closet doors have been removed in guest room; repair as needed or desired.
	●				7.8 SLIDER/PATIO DOORS Noted slider door does not lock; repair as needed for safety.
●					7.9 DETECTOR ALARM TEST 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.
●					7.10 FIREPLACE Recommend a qualified chimney sweep clean the unit and chimney and inspect for safety.

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7.0(2) CEILINGS (Picture 1) Hole in ceiling



7.5 RAILINGS (Picture 1) Irregular spacing



7.6(2) REPRESENTATIVE WINDOWS (Picture 1) Possible lost seals



7.6(3) REPRESENTATIVE WINDOWS (Picture 1) Deterioration



7.7 INTERIOR ROOM DOORS (Picture 1) Doors removed



7.8 SLIDER/PATIO DOORS (Picture 1) Lock does not work

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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Leakage/Stains - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and mold.

8. FOUNDATION / SLAB

The inspection of the house foundation/slab is limited to readily visible and access elements as listed herein. Most areas of a concrete house slabs are concealed from view due to foundation plantings, finished walls, high exterior grade lines, floor coverings, furnishings and other elements, and therefore cannot be inspected. Comments provided in this section only apply to the house slab; basement and garage slabs are typically covered in the respective report sections. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or determination of prior flooding or water penetration. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.**

Even slab homes are subject to water penetration concerns. It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to the house structure or water penetration may be found under many other section headings in this report.

FLOOR SLAB DESCRIPTION:

*Whole House
Monolithic Construction*

SPECIAL LIMITATIONS:

Completely Covered by Floor Covering

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●							8.0 SLAB EXTERIOR / EDGE
						●	8.1 HOUSE FLOOR SLAB Areas could not be observed to report on water penetration conditions due to floor coverings, furnishings, or other obstructions.

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NOTE: Most homes are subject to and often experience some form of settlement due to construction practices and materials used, soil conditions (especially expansive clays), foundation grading and drainage deficiencies, and other factors. Latent or concealed defects cannot be determined. If slab movement or concerns exist or occurs the house framing may also be affected. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or water penetration concerns, including infiltration into under-slab ducts. Slab foundations can also be affected by expansive clay soils. Any foundation deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. Slab homes are especially susceptible to termite infestation; a wood destroying insect report is recommended in termite prone areas.

9. 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.



Outdoor unit

TYPE SYSTEM:

Electric Central Air Conditioning

ESTIMATED AGE:

10 to 15 Years

SPECIAL LIMITATIONS:

Cold Weather

Single Mode Operation - Heat Mode Only

BRAND:

Trane

DESIGN LIFE:

8 to 10 years

SYSTEM LOCATION:

Attic

GENERAL DISTRIBUTION:

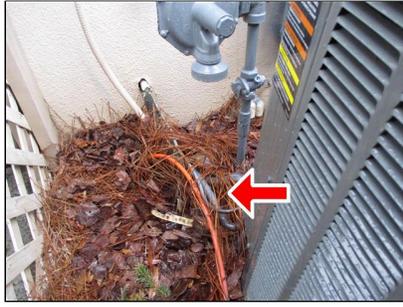
Ducted System w/Room Supply Outlets

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●					9.0 ----- COOLING 1 -----
				●	9.1 COOLING SYSTEM - 1 Not inspected, operating system when temperatures are below 65 degrees may damage the compressor.
				●	9.2 OUTDOOR UNIT - 1 (1) Outdoor unit is past design life; future life indeterminate. Consider adding a warranty program for possible failure (2) The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company. (3) Outdoor unit was not operated in cool mode. Operating the system when temperatures are below 65 degrees may damage the compressor.
				●	9.3 INDOOR BLOWER / FAN Rated fair due to age, monitor and repair as needed.
				●	9.4 CONDENSATE PROVISIONS - 1 Noted missing moisture cutoff switch and no air gap at the condensate line. Also noted clamps at condensate connection; repair as needed.
●					9.5 DUCTWORK
●					9.6 THERMOSTAT - 1

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9.2(2) OUTDOOR UNIT - 1
(Picture 1) Insulate tubing



9.4 CONDENSATE PROVISIONS
- 1 (Picture 1) No air gap/clamp at
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.

10. 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.

BRAND: <i>Rheem</i>	TYPE SYSTEM: <i>Natural Gas</i>	SYSTEM LOCATION: <i>Attic</i>
ESTIMATED AGE: <i>Over 15 Years</i>	DESIGN LIFE: <i>15 to 20 years</i>	GENERAL DISTRIBUTION: <i>Ducted w/Registers</i>

S F P N A N I

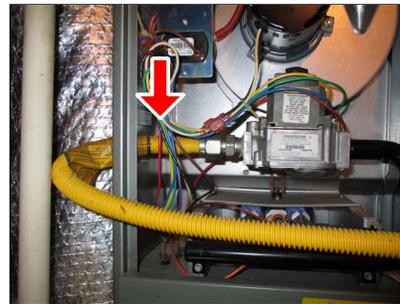
●					10.0 ----- HEATING SYSTEM 1 -----
	●				10.1 HEATING UNIT 1 The unit was functional at time of inspection, but is nearing the end of its normal design life; anticipate replacement needs. Recommend adding a home warranty.
	●				10.2 BURNER 1 Burners are functional, rated fair due to age
		●			10.3 FUEL LINE AT UNIT The use of flex tubing or copper piping is unacceptable in this area; also no sediment trap is present; recommend installation be checked by a licensed plumber or qualified mechanical contractor and repaired as needed.
●					10.4 VENT CONNECTOR 1
	●				10.5 BLOWER 1 Rated fair due to age, monitor and repair as needed.
●					10.6 DISTRIBUTION SYSTEM
●					10.7 THERMOSTAT

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10.3 FUEL LINE AT UNIT
(Picture 1) No sediment trap



10.3 FUEL LINE AT UNIT
(Picture 2) Flex piping

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.

11. 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-Interruption (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; 100 Amps
Type Service Feeder: Aluminum
Est. Feeder Capacity: 100 Amps*

PANEL CIRCUITS:

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

SERVICE PANEL:

*Main Disconnect: Not Accessible
Location: Exterior*

CIRCUIT-INTERRUPTERS:

*GFCI: In Panel
AFCI: None Observed*

DISTRIBUTION PANEL:

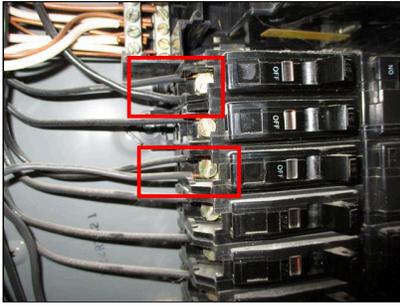
*Type: Circuit Breaker Panel
Est. Capacity: 100 Amps
Main Disconnect: 100 Amps
Location: Hallway*

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●				11.0 SERVICE / ENTRANCE LINE
●				11.1 SERVICE GROUNDING PROVISIONS
		●		11.2 SERVICE PANEL
	●			<p>11.3 DISTRIBUTION PANEL</p> <p>(1) Doubled circuits noted. Generally, only one conductor (wire) should be connected at any fuse, breaker or panel lug. If the panel is near/at capacity, an upgrade may be necessary to correct this condition. Recommend consulting a qualified electrician for remedial needs and costs prior to closing.</p> <p>(2) 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.</p> <p>(3) White wires are reserved to be used as neutral wires. One or more were being used as second leg of the 240v circuit(s) and need to be properly designated as HOT - they can be coloured or taped to designate; correct as needed for safety</p>
	●			<p>11.4 REPRESENTATIVE DEVICES</p> <p>(1) 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.</p> <p>(2) Noted receptacle in attic missing cover; add as needed.</p>
●				11.5 WIRING / CONDUCTORS
	●			<p>11.6 GROUND-FAULT CIRCUIT-INTERRUPTER TEST</p> <p>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.</p>
		●		11.7 ARC-FAULT CIRCUIT INTERRUPTER TEST

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11.3(1) DISTRIBUTION PANEL
(Picture 1) Doubled circuits



11.3(2) DISTRIBUTION PANEL
(Picture 1) Doubled neutrals



11.4(2) REPRESENTATIVE
DEVICES (Picture 1) Missing
cover

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.

12. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waste disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.



PRV/water shut-off

WATER SUPPLY PIPING:

Copper

DRAIN/WASTE LINES:

Plastic (PVC/ABS)

LOCATION OF SHUT-OFFS:

*Water: At Meter
Gas: At Meter*

SPECIAL LIMITATIONS:

Nearly 100% Concealed Piping

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●				<p>12.0 WATER SUPPLY PIPING</p> <p>(1) The standpipe for the water service cut off valve is visible in the front yard, but the cover was not opened to determine if the pipe was tipped or clogged. It is the property owner's responsibility to keep this shut off valve accessible and functional. HouseMaster inspectors look for the presence of the stop box as a matter of courtesy, but assumes no liability for its presence or functional condition. For further information, please contact the local Water Company</p> <p>(2) Water pressure can vary slightly depending on flow and use but it falls within the normal range of 40 - 60 PSI at time of inspection. The pressure in the house is maintained by the Pressure Reduction Valve (PRV - factory preset to 50 PSI) which, while functional at time of inspection can fail at anytime often without warning and signs of failure may/not be noticeable in the home.</p>
●				<p>12.1 WATER FLOW AT FIXTURES</p>
●				<p>12.2 DRAIN / WASTE PIPING</p> <p>See note 5.17</p>
●				<p>12.3 DRYER VENT</p> <p>Recommend checking dryer vent tubing and cleaning for safety prior to moving in. Noted some lint built up at attic/roof area.</p>
	●			<p>12.4 GAS PIPING</p> <p>See note 10.3</p>
●				<p>12.5 WASHER OVERFLOW PAN</p> <p>Noted missing overflow pan in upstairs laundry room; add as necessary</p>

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12.3 DRYER VENT (Picture 1)
Check/clean vent

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.

13. 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:
Rheem
LOCATION:
Utility Room

ENERGY SOURCE/FUEL:
Gas
ESTIMATED CAPACITY:
50 +/- Gallons

ESTIMATED AGE:
2 to 4 Years
DESIGN LIFE:
5 to 10 years

S F P N A N I

●				13.0 ----- HOT WATER SYSTEM 1 -----
	●			13.1 WATER HEATER The water heater does not have a "thermal expansion tank" installed. Recent changes in installation methods require one be added when a new water heater is installed. This change is not retroactive on older previously installed gas water heaters. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal Expansion tank may be needed.
●				13.2 VENT CONNECTOR
●				13.3 GAS / FUEL LINES AT UNIT
	●			13.4 SAFETY VALVE PROVISIONS 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.

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13.1 WATER HEATER (Picture 1)
No expansion tank

NOTE: Maintaining hot-water supply temperatures at no more that about 120Â° F (49Â° C) for 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

1.0 SIDING

Fair

1.0 (2) Noted settlement cracking and deterioration at stucco above sliding door (check for water penetration), below rear window and chip at front of home; repair as needed.



Chip in stucco



Settlement



Deterioration/water penetration

1.2 ENTRY DOORS

Fair

1.2 (2) Noted loose brick below sliding door; repair as needed.



Loose brick

1.2 (3) Noted deterioration at storage door and trim; repair as needed.



Deterioration

3. ROOFING

General Summary

3.6 FASCIA / SOFFITS

Fair

3.6 (2) Noted separation of fascia board and roof decking over storage room; repair as needed.



Separation

5. Bathrooms

General Summary

5.10 BATHTUB

Poor

Noted leaking at cold water valve; repair as needed.



5.10 (Picture 1) Leaking

5.17 SINK(S)

Poor

Noted sink drain is not installed properly at connections; repair as needed to prevent potential leakage.



5.17 (Picture 1) Repair drain

5.18 TOILET

Poor

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



5.18 (Picture 1) Loose toilet

7. INTERIOR ELEMENTS

General Summary

7.5 RAILINGS

Fair

Irregular baluster spacing noted; today's standard is a maximum of 4 inches; repair as needed for safety.



7.5 (Picture 1) Irregular spacing

7.6 REPRESENTATIVE WINDOWS

Fair

7.6 (2) Note of possible lost window seals; recommend cleaning all windows and check for lost seal, repair as needed. Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.



Possible lost seals

7.7 INTERIOR ROOM DOORS

Fair

Noted closet doors have been removed in guest room; repair as needed or desired.



7.7 (Picture 1) Doors removed

7.8 SLIDER/PATIO DOORS

Poor

Noted slider door does not lock; repair as needed for safety.



7.8 (Picture 1) Lock does not work

7.9 DETECTOR ALARM TEST

Fair

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.

9. COOLING SYSTEM

General Summary

9.4 CONDENSATE PROVISIONS - 1

Fair

Noted missing moisture cutoff switch and no air gap at the condensate line. Also noted clamps at condensate connection; repair as needed.



9.4 (Picture 1) No air gap/clamp at line

10. HEATING SYSTEM

General Summary

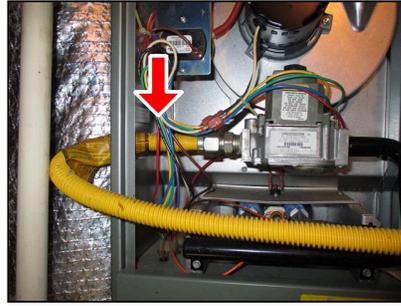
10.3 FUEL LINE AT UNIT

Poor

The use of flex tubing or copper piping is unacceptable in this area; also no sediment trap is present; recommend installation be checked by a licensed plumber or qualified mechanical contractor and repaired as needed.



10.3 (Picture 1) No sediment trap



10.3 (Picture 2) Flex piping

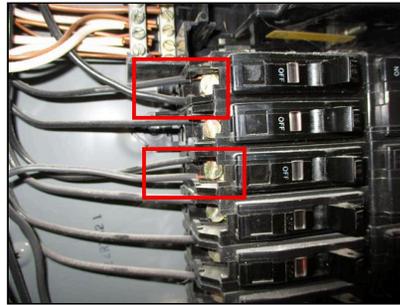
11. ELECTRIC SYSTEM

General Summary

11.3 DISTRIBUTION PANEL

Poor

11.3 (1) Doubled circuits noted. Generally, only one conductor (wire) should be connected at any fuse, breaker or panel lug. If the panel is near/at capacity, an upgrade may be necessary to correct this condition. Recommend consulting a qualified electrician for remedial needs and costs prior to closing.



Doubled circuits

12. PLUMBING SYSTEM

General Summary

12.3 DRYER VENT

Fair

Recommend checking dryer vent tubing and cleaning for safety prior to moving in. Noted some lint built up at attic/roof area.



12.3 (Picture 1) Check/clean vent

12.5 WASHER OVERFLOW PAN

Fair

Noted missing overflow pan in upstairs laundry room; add as necessary

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