

Prepared for Exclusive Use by:

Ms. Toni Kreps

Address of Inspected Property:

1234 Main Street
Anytown OH 00000

Inspection Date:

10/23/2017



Inspector and Company:

HouseMaster

Kreps Home Inspection dba HouseMaster

7723 Tylers Plc Blvd #128

West Chester, OH 45069

513 774 7203

513 861 2400

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INSPECTION INFORMATION

CLIENT:

Ms. Toni Kreps

PROPERTY ADDRESS:

*1234 Main Street
Anytown OH 00000*

INSPECTION DATE/TIME:

10/23/2017 - 09:00 AM

INSPECTOR:

HouseMaster

INSPECTION COMPANY:

*Kreps Home Inspection dba HouseMaster
7723 Tylers Plc Blvd #128
West Chester, OH 45069
513 774 7203
513 861 2400*

INSPECTION DETAILS

DESCRIPTION:

Two Story

TYPE OF INSPECTION:

Standard Home Inspection

ESTIMATED AGE:

17 Years

STATUS OF HOME:

Vacant

WEATHER:

Sunny

ANCILLARY SERVICES:

Wood-Destroying Insect

PEOPLE PRESENT:

Buyer

TEMPERATURE:

65f

AUTHORIZED DISTRIBUTION:

Client

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 DBR Franchising, 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

Mechanical System Upgrade Needs - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact www.doe.gov.

Pictures in Report- Any pictures (photographs, graphics, or images) included in or provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in report comments, or are used for orientation purposes. Pictures provided do not necessarily reflect all conditions or issues that need attention or may otherwise be a concern. The inclusion of any picture is not in anyway designed to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. The report must be read in its entirety for pertinent information.

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1. 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.

DESCRIPTION:
Moderate/Steep Slope

DESIGN LIFE:
20 to 25 years

CHIMNEY/VENT:
Brick

MATERIAL:
Dimensional Shingle

LOCATION:
Whole House

ESTIMATED AGE:
17 Years

INSPECTION METHOD:
Walked On

S F P NA NI

●	●					<p>1.0 ROOFING #1</p> <p>Front slope of roof rated Satisfactory.</p> <p>Rear slope has indications of shingle deterioration in the form of granule loss and fiberglass strands present Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture). Missing shingle tabs also observed above rear dinette area Item 6(Picture) Item 7(Picture). These areas of roofing rated Fair and advise evaluation by a roofing professional to determine best option of repair or replacement and make any necessary corrections.</p>
●	●					<p>1.1 CHIMNEYS / VENTS #1</p> <p>Most exterior brick chimney rated Satisfactory with exception of crack in mortar cap Item 1(Picture) that continues down front of chimney Item 2(Picture) and absence of rain guard Item 3(Picture). These areas of exterior brick chimney rated Poor and advise repair and installation of rain guard by the appropriate professional.</p>
●	●					<p>1.2 EXPOSED FLASHING</p> <p>Most exposed flashing Satisfactory with exception of separation observed at right side base of chimney Item 1(Picture) Item 2(Picture) . No indication of water penetration was observed but this area of flashing rated Poor and advise correction by the appropriate professional to eliminate possible water penetration in the future.</p>
●						<p>1.3 VENTILATION COVERS</p> <p>Ridge Venting</p>
●	●					<p>1.4 PLUMBING STACKS</p> <p>Rear slope center plumbing stack rated Satisfactory.</p> <p>Rubber boot at base of rear slope right side plumbing stack is beginning to crack and split Item 1(Picture) . This area rated Fair and advise repair or replacement of boots to prevent possible water penetration in future.</p>
		●				<p>1.5 RAIN GUTTERS / EAVESTROUGHS</p> <p>Gutters and downspouts filled with debris from surrounding trees Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) . Advise cleaning out and installing debris guard in the future to allow proper drainage.</p>
		●				<p>1.6 DOWNSPOUTS / ROOF DRAINS</p> <p>See Rain Gutter section above for more details. Same conditions.</p>
●						<p>1.7 FASCIA / SOFFITS</p>

S F P NA NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



1.0 ROOFING #1 Picture 1



1.0 ROOFING #1 Picture 2



1.0 ROOFING #1 Picture 3



1.0 ROOFING #1 Picture 4



1.0 ROOFING #1 Picture 5



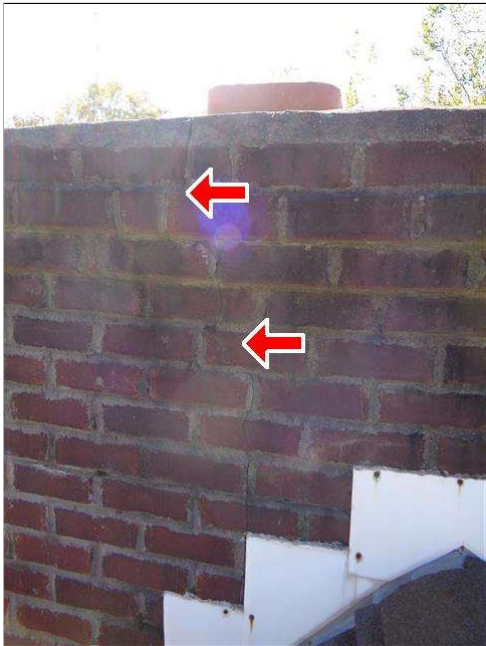
1.0 ROOFING #1 Picture 6



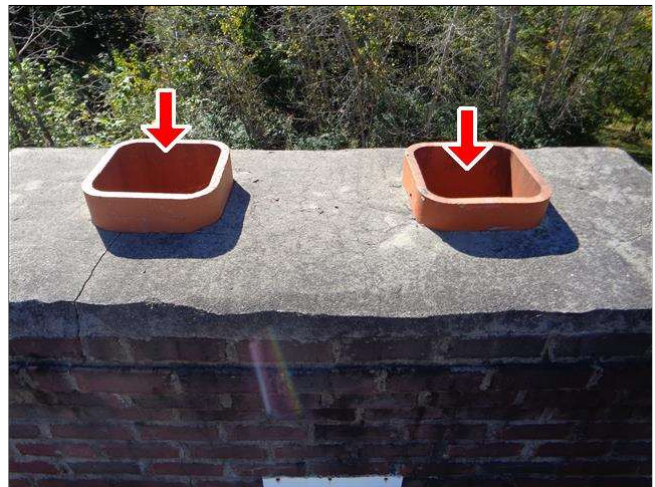
1.0 ROOFING #1 Picture 7



1.1 CHIMNEYS / VENTS #1 Picture 1



1.1 CHIMNEYS / VENTS #1 Picture 2



1.1 CHIMNEYS / VENTS #1 Picture 3



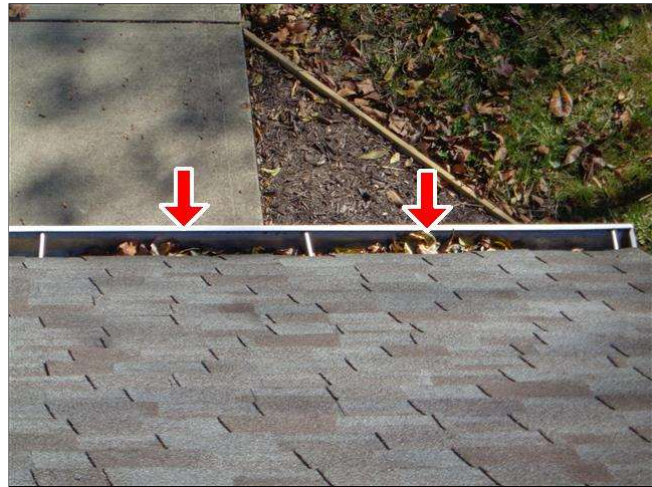
1.2 EXPOSED FLASHING Picture 1



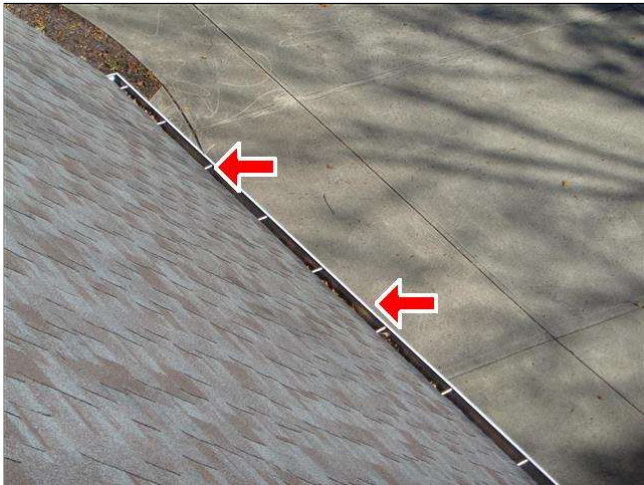
1.2 EXPOSED FLASHING Picture 2



1.4 PLUMBING STACKS Picture 1



1.5 RAIN GUTTERS / EAVESTROUGHS Picture 1



1.5 RAIN GUTTERS / EAVESTROUGHS Picture 2



1.5 RAIN GUTTERS / EAVESTROUGHS Picture 3



1.5 RAIN GUTTERS / EAVESTROUGHS Picture 4



1.5 RAIN GUTTERS / EAVESTROUGHS Picture 5

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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectable and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

Asphalt/Fiberglass - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

Ice Dams - Ice/snow accumulation at the roof edge can cause leaks and consequential damage. The occurrence of ice dams is usually unpredictable and may only occur with certain roof designs or weather conditions.

Roof Flashings/Seal - 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.

Gutters/Downspouts - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

Chimney Cap/Mortarwork - The mortar work or concrete cap at the top of masonry chimneys must be maintained to prevent leakage or subsequent damage. Seemingly minor damage can quickly escalate into a major project. A qualified specialist should inspect inaccessible or damaged chimney tops to confirm extent of remedial needs prior to closing.

2. 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:

Brick/Veneer

SIDING #2:

Stucco/EIFS

PORCH/DECK #1:

*Masonry/Concrete
Front*

PORCH/DECK #2:

*Wood Frame
Deck
Rear*

S F P N A NI

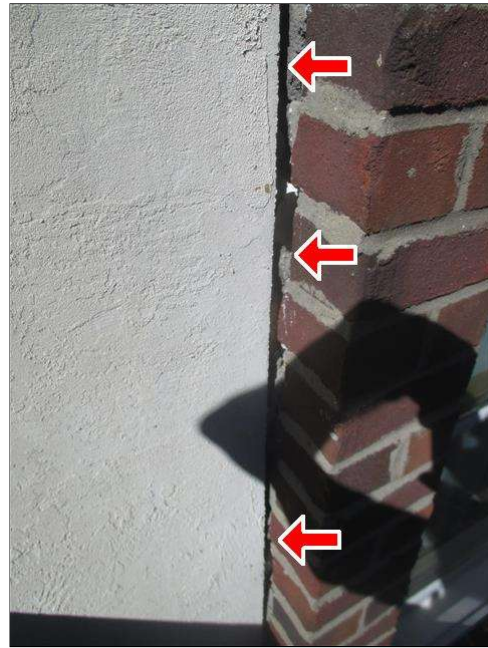
●	●					<p>2.0 SIDING #1</p> <p>Most brick siding Satisfactory with exception of 1 inch gaps observed where brick siding meets EIFS siding Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) . Wasps and birds nesting in these areas. These areas rated Poor and advise evaluation and correction by the appropriate professional to prevent further nesting and/or water penetration.</p> <p>Plastic tubing for weep holes along base of brick siding have been clogged with mud from wasps (mud daubers) Item 5(Picture) Item 6(Picture). Such holes allow moisture to escape from behind siding if necessary. Advise correction in these areas as well.</p>
●	●					<p>2.1 SIDING #2</p> <p>Most EIFS siding Satisfactory with exception of sizable gaps between EIFS and brick siding. These areas rated Poor and advise correction . See Siding #1 above for more details.</p>
●						<p>2.2 WINDOWS</p> <p>See Interior Element section under Windows for more details.</p>
●						<p>2.3 ENTRY DOORS</p>
●						<p>2.4 STAIRS / STOOPS</p>
	●					<p>2.5 PORCH/DECK #1</p> <p>Considerable settlement cracking observed at front porch slab Item 1(Picture) from settling of front walkway section Item 2(Picture) . Advise evaluation by a concrete professional to determine best option of correction and make any necessary repairs.</p>
●						<p>2.6 PORCH/DECK #2</p>
●						<p>2.7 RAILINGS</p>
●						<p>2.8 FOUNDATION SURFACE</p>
●						<p>2.9 ELECTRIC / GFCI</p>
●						<p>2.10 HOSE BIBS</p>

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



2.0 SIDING #1 Picture 1



2.0 SIDING #1 Picture 2



2.0 SIDING #1 Picture 3



2.0 SIDING #1 Picture 4



2.0 SIDING #1 Picture 5



2.0 SIDING #1 Picture 6



2.5 PORCH/DECK #1 Picture 1



2.5 PORCH/DECK #1 Picture 2

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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

Stairs/Decks/Porches - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people.

Windows and Doors - Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

Shutters/Ornamental Trim - The condition of ornamental features such as shutters are not included in a standard home inspection; however, due to exposure to the elements, there is a potential for decay or damage. Regular maintenance will be required. All components and adjacent areas should be checked for damage.

Synthetic Stucco/EIFS - Some synthetic stucco includes products such as Exterior Insulation Finish Systems (EIFS). EIFS incorporates foam insulation panels, reinforcement mesh and a textured finish coating. Certain EIFS products and/or installation methods create conditions that are highly susceptible to moisture infiltration and subsequent mold growth and/or structural damage due to water infiltration at penetrations, joints, and roof terminations. A moisture intrusion evaluation by a specialist is recommended, as a precaution.

3. 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.

PATIO(S):
Concrete

PATIO LOCATION:
Rear

WALKWAY:
Concrete

DRIVEWAY:
Concrete

RETAINING WALLS:
Brick/Masonry

RETAINING WALL LOCATION:
Rear

S F P N A N I

●					3.0 PATIO(S)
●	●				3.1 WALKWAYS Most walkway Satisfactory with exception of settling at front section Item 1(Picture) . This has affected front porch slab as well Item 2(Picture) . This area of walkway rated Poor and advise evaluation by a concrete professional and make any necessary repairs.
●					3.2 DRIVEWAY
●	●				3.3 RETAINING WALL(S) Retaining wall under deck Satisfactory. Retaining wall at right rear corner of house is not complete Item 1(Picture) . This retaining wall rated Poor and advise completion by the appropriate professional.
●					3.4 GROUND SLOPE AT FOUNDATION
●					3.5 SITE GRADING

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

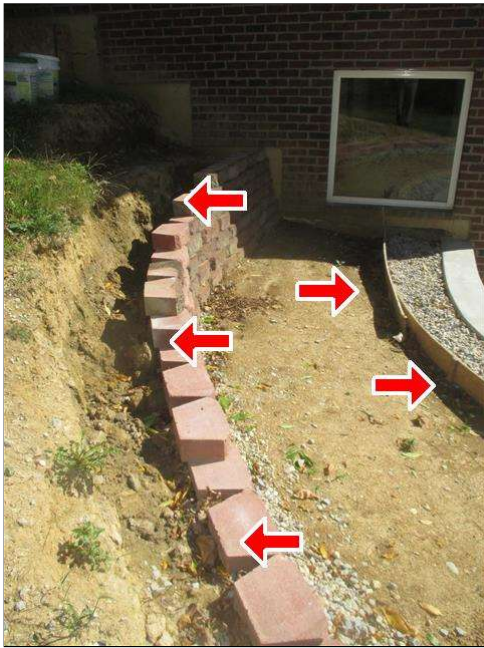
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



3.1 WALKWAYS Picture 1



3.1 WALKWAYS Picture 2



3.3 RETAINING WALL(S) Picture 1

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 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 servicepersons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Finished Surfaces - Spalling or cracking of concrete surfaces may not affect function provided no lateral displacement has occurred. Maintain as required or correct to eliminate any trip hazard that may exist or develop.

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.

DESCRIPTION:

Multiple Car
Wood Frame

ROOF DESCRIPTION:

Moderate/Steep Slope

ROOF MATERIAL:

Dimensional Shingle

ROOF ESTIMATED AGE:

17 Years

ROOF DESIGN LIFE:

25 to 30 Years

ROOF INSPECTION METHOD:

Walked On

HOUSE/GARAGE SEPARATION:

Metal Door

INSULATION:

Not Determined

GARAGE ATTIC INSPECTION METHOD:

Entered

SPECIAL LIMITATIONS:

Storage/Belongings
Finish Materials
Cabinetry/ Shelving

S F P NA NI

●					4.0 ROOFING
●					4.1 EXPOSED FRAMING
●					4.2 FLOOR SLAB
●					4.3 FOUNDATION
●					4.4 ATTIC VENTILATION
●					4.5 WALLS / CEILINGS
●					4.6 SIDING
●					4.7 VEHICLE DOOR(S)
●					4.8 DOOR OPERATOR(S)
●	●				4.9 ELECTRIC / GFCI Center rear receptacles are GFCI protected and Satisfactory. Left side receptacles are grounded, but not GFCI protected and receptacle nearest to utility tub indicates reversed polarity, meaning hot and neutral wiring has been reversed Item 1(Picture) Item 2(Picture) . These receptacles rated Poor and advise correction by an electrical professional.
●					4.10 HOUSE / SERVICE DOOR(S)

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

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



4.9 ELECTRIC / GFCI Picture 1



4.9 ELECTRIC / GFCI Picture 2

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.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Garage/House Separation - Fire-rated wall/ceiling assemblies are generally required between the house and garage. A home inspection generally does not address any specific requirement; rather fire-separation considerations are limited to a determination as to whether the frame walls are covered. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists. The integrity of any fire-separation assembly must be maintained for proper protection. Any gaps or openings should be covered/sealed with suitable materials. All joints must be taped.

Electric/Wiring - Settlement noted. This is typical of older construction; however, no engineering evaluation was performed to confirm acceptability of conditions.

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.

DESCRIPTION:

Limited Exposed Framing

SHEATHING:

Structural Panels

INSPECTION METHOD:

Entered

INSULATION:

*Loose Fill
14+ Average Inches
Cellulose*

FRAMING:

Trusses

SPECIAL LIMITATIONS:

Insulation Over Framing

S F P NA NI

●					5.0 ROOF FRAMING
●					5.1 ROOF DECK / SHEATHING
●					5.2 VENTILATION PROVISIONS
●					5.3 INSULATION

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

Ventilation/Vapor Retarders - Attic heat and moisture levels and ventilation adequacies are subject to change. Monitor for any significant buildup or changes and correct cause and/or improve ventilation as warranted. The presence and coverage adequacy of vapor retarders (barriers) cannot be confirmed in many cases.

6(A) . BATHROOM #1 (GUEST, UPSTAIRS)

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.

DESCRIPTION:
Full Bath

LOCATION:
Guest Room(s)

VENTILATOR(S):
Exhaust Fan

S F P N A N I

●					6.0.A SINK(S)
●					6.1.A TOILET
●	●				6.2.A BATHTUB Tub activates and drains Satisfactorily however shower diverter is difficult to activate Item 1(Picture). This shower diverter rated Poor and advise repair or replacement by the appropriate professional.
●					6.3.A WALL TILE
●					6.4.A FLOOR(ING)
●					6.5.A WALLS / CEILING
●					6.6.A VENTILATION
	●				6.7.A ELECTRIC / GFCI Receptacle indicates reverse polarity, meaning the hot and neutral wiring has been reversed Item 1(Picture). Advise correction and verify proper operation before closing.

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

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



6.2.A BATHTUB Picture 1



6.7.A ELECTRIC / GFCI Picture 1

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 showerings 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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

Molded Units - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

Shower Diverter - Operation of the tub/shower diverter does not direct full water flow to the showerhead. Repair or replacement may be required to provide full flow.

6(B) . BATHROOM #2 (MASTER)

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.

DESCRIPTION:
Full Bath

LOCATION:
Master Bedroom

VENTILATOR(S):
Exhaust Fan

S F P N A N I

●	●					6.0.B SINK(S) Right side sink rated Satisfactory. Left side sink mostly rated Satisfactory however drain mechanism is difficult to open and close Item 1(Picture). This drain mechanism rated Fair and advise repair or replacement to ensure proper operation.
●						6.1.B TOILET
	●					6.2.B BATHTUB Drains slowly (average drain time 2-3 minutes, 6 minutes to drain). Advise starting in affected area first (drain trap) to relieve possible clog. If clog cannot be eliminated, evaluation and correction by a plumber may be in order.
●						6.3.B STALL SHOWER
●						6.4.B WALL TILE
●						6.5.B SURROUNDS / ENCLOSURES
●						6.6.B FLOOR(ING)
●						6.7.B WALLS / CEILING
●						6.8.B VENTILATION
●						6.9.B ELECTRIC / GFCI

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

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



6.0.B SINK(S) Picture 1

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 showerings 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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

Stall Showers - The base of many stall showers is a composite system, utilizing tile or other surface materials, with an underlying base (pan) of metal or other material. This type pan is not visible; the underside of other type shower bases are also not readily visible. Accordingly, it is not possible during a standard inspection to determine the watertightness of a shower pan. With normal aging/wear, leakage will eventually occur.

Molded Units - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

Shower Base/Pan - The shower base/pan is not visible but is subject to leakage with normal aging/wear, deterioration, or floor movement. Accordingly, it is not possible during a standard inspection to confirm the watertightness of the shower pan. Leakage below a shower may be related to pan leakage and/or other factors. Pan leakage/replacement can be costly depending on shower design and the availability of matching tile. Before commencing any repair work, a qualified plumber or shower specialist should inspect the shower to determine cause of leakage and remedial needs.

Fixture Drainage - A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Shower drains are prone to recurring blockage from hair and soap buildup. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.

Drain Mechanisms - Minor repairs, adjustments or cleaning may correct many drain defects; however, tub drain mechanism repair may be problematic if there are access difficulties.

6(C) . BATHROOM #3 (MAIN LEVEL, HALF)

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.

DESCRIPTION:

Half Bath

LOCATION:

Main Level

S F P NA NI

●					6.0.C SINK(S)
●					6.1.C TOILET
●					6.2.C FLOOR(ING)
●					6.3.C WALLS / CEILING
●					6.4.C VENTILATION
●					6.5.C ELECTRIC / GFCI

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

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

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 showerings 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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

6(D) . BATHROOM #4 (BASEMENT)

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.

DESCRIPTION:

Full Bath

LOCATION:

Basement

VENTILATOR(S):

Exhaust Fan

S F P NA NI

●					6.0.D SINK(S)
●					6.1.D TOILET
●					6.2.D BATHTUB
●					6.3.D SURROUNDS / ENCLOSURES
●					6.4.D FLOOR(ING)
●					6.5.D WALLS / CEILING
●					6.6.D VENTILATION
●					6.7.D ELECTRIC / GFCI

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

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

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 showerings 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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Water Temperatures - The hot-water supply to all fixtures should be maintained at a safe temperature at all times. Water temperatures in excess of 120° F (49° C) generally represent a scalding hazard for most peoples; however, children and some adults are at risk of injury at even lower temperatures.

Electric Wiring - Due to the high hazard potential of electric components in the bathroom area, any identified concern should be addressed immediately.

Molded Units - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

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.

LOCATION:

Main

VENTILATOR:

Exhaust Fan

COUNTERTOP RANGE:

Electric
17 Years

WALL OVEN:

Electric
17 Years

DISHWASHER:

10 Years

DISPOSAL:

2 Years

REFRIGERATOR:

Evaluation not within scope of a standard inspection.

S F P NA NI

●					7.0 PLUMBING / SINK
●					7.1 FLOOR(ING)
●					7.2 WALLS / CEILING
●					7.3 ELECTRIC / GFCI
	●				7.4 COOKTOP Rated based on age. Functioning at time of inspection but has reached average design life. Anticipate repair or replacement needs in the future.
	●				7.5 OVEN Rated based on age. Functioning at time of inspection but has reached average design life. Anticipate repair or replacement needs in the future.
	●				7.6 DISHWASHER Rated based on age. Functional at time of inspection, but has reached average design life; anticipate repair or replacement needs in the future.
●					7.7 DISPOSAL
●					7.8 VENTILATOR
●					7.9 CABINetry
●					7.10 COUNTERTOP
				●	7.11 REFRIGERATOR Evaluation not within scope of a standard inspection.
				●	7.12 MICROWAVE Evaluation not within scope of a standard inspection.
				●	7.13 WASHER, DRYER, HOOK-UPS Evaluation not within scope of a standard inspection.

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

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Appliances - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency

considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

Appliance Utilities - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

Microwaves - The evaluation of microwave units is not included in a standard inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor/pump and visual check of readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

Cabinetry/Countertop - Assessment of cabinetry is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

Ventilation Provisions - Due to the presence of cooking and washing equipment that can generate excess moisture, and in the case of gas cooking appliances which can discharge possible contaminants into the air, adequate kitchen area venting is required (window and/or mechanical vent). If not already present, exhaust air ventilators that discharge directly to the exterior should be considered.

Laundry Equipment - Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection. Personal concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a qualified tradesman.

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 CEILINGS:

Wood Frame with Drywall

PREDOMINANT WINDOWS:

*Double Glazed
Casement
w/Screens*

FIREPLACE:

*Type: Fireplace
Material: Metal
w/Gas Ignitor*

PREDOMINANT WALLS:

Wood Frame with Drywall

DETECTOR(S):

Hard-Wired

SPECIAL LIMITATIONS:

Finish Materials

PREDOMINANT FLOORS:

Wood Frame

DETECTOR LOCATION(S):

*Hallways
Basement
Bedrooms*

S F P N A N I

●					8.0 CEILINGS
●					8.1 WALLS
●					8.2 FLOORS (FRAMED)
●					8.3 STAIRS
●					8.4 RAILINGS
●					8.5 WINDOWS
●					8.6 ROOM DOORS
●					8.7 SLIDER DOORS
●					8.8 DETECTOR TEST
	●				8.9 FIREPLACE #1 Fireplace in great room. Damper assembly at top of firebox functions but is aged and rusted due to no rain guard present at top of chimney Item 1(Picture) . Advise installation of such tp prevent further deterioration.
●					8.10 FIREPLACE GAS BURNERS
				●	8.11 SECURITY SYSTEM Evaluation of security system is not within the scope of a standard inspection. Retrieve all necessary documentation for programming and warranty information.

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

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



8.9 FIREPLACE #1 Picture 1

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.

Structural Components - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

Indoor Air Quality/Mold - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Security/Safety Systems - A standard home inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should perform his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.

Smoke/CO Detectors - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

Inspection Limitations - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

Gas Ignitor - Gas igniters are not intended for continued burning. The valve should be controllable by a key positioned outside the firebox. The key should be removable to prevent misuse

Flue/Venting - 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.

9. FOUNDATION / SUBSTRUCTURE

The inspection of the substructure and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **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 verification of prior water penetration or predictions of future conditions. 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.** Additional information related to the house structure may be found under many other headings in this report.

BASEMENT:
Full House

FOUNDATION WALLS/PIERS:
Concrete

HOUSE FLOOR STRUCTURE:
Wood Frame
Joist

INSULATION:
Not Determined

SPECIAL LIMITATIONS:
Storage/Belongings
Finish Materials
Shelving/ Cabinetry

S F P NA NI

●					9.0 FOUNDATION WALLS Visibility restricted by 75% due to finish materials Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) . Rating is for exposed areas only.
●					9.1 PIERS / COLUMNS
●					9.2 FLOOR FRAMING Visibility restricted by 75% due to finish materials. Rating is for exposed areas only.
				●	9.3 MAIN BEAM(S) Not visible
●					9.4 BASEMENT FLOOR (SLAB) Visibility restricted by 75% due to floor coverings. Rating is for exposed areas only.
●					9.5 STAIRS / RAILINGS

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9.0 FOUNDATION WALLS Picture 1



9.0 FOUNDATION WALLS Picture 2



9.0 FOUNDATION WALLS Picture 3



9.0 FOUNDATION WALLS Picture 4



9.0 FOUNDATION WALLS Picture 5



9.0 FOUNDATION WALLS Picture 6

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. 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. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Inspection Limitations - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

Finished Areas - Inspection of structural components and other house elements may be restricted by the presence of finished surfaces and materials. No assessments is made of the suitability of renovations or finish work. Local building officials should be contracted to verify compliance with permit and inspection requirements, including fire safety, egress, and clearance issues.

10. FOUNDATION AREA WATER PENETRATION

Comments related to water penetration issues addressed in this section of the report are generally limited to visible conditions at readily accessible at-grade/subgrade areas of the house, as specifically listed herein. Elements and areas that are inaccessible or concealed from view for any reason cannot be inspected. Reported findings are based on conditions observable at the time of inspection. **It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns.** This inspection is neither a flood hazard assessment nor an in-depth evaluation of water penetration conditions. Most homes have the potential for surface or subsurface water penetration. 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 water penetrations issues and concerns may be found under other headings in this report, including the SITE ELEMENTS and FOUNDATION/SUBSTRUCTURE sections.

DESCRIPTION:

Basement

SUMP PUMP(S):

*Submersible
Location: Basement*

SPECIAL LIMITATIONS:

*Storage/Belongings
Shelving/ Cabinetry
Finish Materials*

S F P N A N I

●					10.0 EXTERIOR FEATURES
●					10.1 INTERIOR FACTORS
●					10.2 SUMP PUMP(S) Newer sump pump installed. Functioning properly at time of inspection.
●					10.3 DETAILS No indications of water penetration observed.

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Many at-grade and subgrade water penetration concerns are related to site conditions including inadequate or malfunctioning roof drains, improper foundation or site grading, and blocked drain lines. These and other deficiencies can also cause or contribute to foundation movement or failure, deterioration of wood framing and other house components, and/or wood destroying insects and mold. In many situations, relatively straightforward remedial measures such as extending or diverting downspouts, regrading along the foundation, cleaning drains, or adding a sump pump will help reduce or minimize water penetration concerns. In other cases, the remedy may be much more complex. Any specific recommendations in the report should be promptly addressed; however, be aware that such measures may not represent a complete solution to conditions. Obtain additional recommendations on correcting water penetration concerns from a qualified specialist. If there are indications of prior remedial work, documentation should be obtained from the owner and contractor on the reasons for the work and related issues.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Considerations - Most houses have the potential for surface or subsurface water penetration. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer. Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

Sump Pump - A sump pump may be added out of necessity or as a precautionary measure. Regardless, if present, it should be regularly checked for proper operation and discharge and maintained accordingly. Pump operation may change seasonally, due to rainfall or other factors. If an ongoing concern exists, consideration should be given to having a backup generator and/or battery energy source for emergency situations. The discharge adequacy/ location of underground lines cannot be checked.

Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary sewer system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

11. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access 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 other many other headings in this report.

SERVICE LINE:
Underground

ENTRANCE LINE:
Aluminum

SERVICE DISCONNECT(S):
Single Main

Location: In Distribution Panel
Estimated Amps: 200

DISTRIBUTION PANEL:
Circuit Breaker

MAJOR APPLIANCE (240 VOLT) CIRCUITS:
Aluminum
Copper

HOUSEHOLD (120 VOLT) CIRCUITS:
Copper

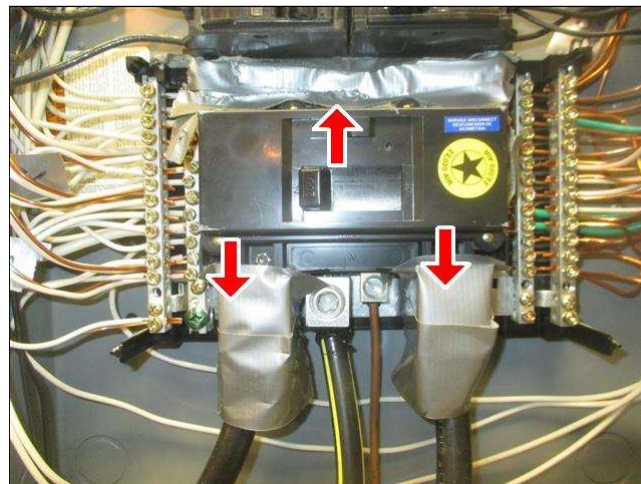
GFCI:
At Receptacle Outlet(s)

S F P NA NI

●				11.0 SERVICE / ENTRANCE LINE
●				11.1 SERVICE GROUNDING PROVISIONS
	●			11.2 MAIN DISCONNECT(S) Connections of main disconnect are covered in duct tape Item 1(Picture). Purpose of this application is unknown but duct tape is not a suitable "electrical" tape. Advise evaluation by an electrical professional and make any necessary corrections.
●				11.3 DISTRIBUTION PANEL
●				11.4 DEVICES
●				11.5 WIRING / CONDUCTORS
●				11.6 GFCI TEST

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11.2 MAIN DISCONNECT(S) Picture 1

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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

Panel/Circuit Wiring - Aluminum wiring is common on service feeders and major appliance circuits. All aluminum connections should be checked periodically. If household circuits are listed as aluminum wiring, review any inspector comments and general aluminum (120v) wiring comments. The operation or adaptability of any 240 volt dedicated appliance circuit for use with a particular appliance was not determined.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

Panel Circuit Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.

GFCI Test - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI, it should be corrected.

Light Fixtures/Switches - 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.

Receptacle Polarity - Reversed polarity refers to a receptacle wired improperly (hot and neutral wires reversed). Non-polarized refers to a receptacle without provisions for accepting polarized plugs. Both of these conditions represent potential safety concerns.

12. 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.

SYSTEM TYPE: <i>Electric Central Air Conditioning</i>	SYSTEM MAKE: <i>Carrier</i>	SYSTEM LOCATION: <i>LH Side</i>
ESTIMATED AGE: <i>17 Years</i>	DESIGN LIFE: <i>10 to 15 Years</i>	GENERAL DISTRIBUTION: <i>Ducted System w/Room Supply Outlets</i>

S F P N A N I

●						<p>12.0 COOLING SYSTEM</p> <p>Unit rated Fair based on age. Unit operating and cycling at time of inspection but is beyond average design life.</p> <p>Unit activated and inserted infrared thermometer into registers in several rooms after about 30 minutes of operation. Thermometer reading at supply registers was 52 degrees and reading at return registers at 70 degrees, which is within appropriate temperature differential (between 14-20+ degrees).</p> <p>Retrieve documentation of most recent servicing. If over one year, may suggest thorough check up by HVAC professional in future to evaluate pressures, refrigerant levels, etc. as preventative maintenance. Continue on a yearly basis to help extend design life.</p> <p>Based on age and/or condition of unit, would anticipate repair or replacement needs in the future.</p> <p>(Y) This rating includes the "A" coil located in the heating unit.</p>
●						<p>12.1 OUTDOOR UNIT(S)</p> <p>See above</p>
●						<p>12.2 INDOOR BLOWER / FAN</p> <p>Rated based on age (17 Years). Blower functioning properly in heat and cool modes but is approaching average design life. Anticipate repair or replacement needs in the future. See Heating System section for more details.</p>
●						<p>12.3 CONDENSATE PROVISIONS</p>
●						<p>12.4 DUCTWORK</p> <p>Visibility restricted by 75% due to finish materials between floors. Rating is for exposed areas only.</p>
●						<p>12.5 THERMOSTAT</p> <p>See above.</p>

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

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.

SUPPLEMENTAL INFORMATION - Review the additional details below.
Central Cooling - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or

leakage can lead to mold growth.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

13. 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.

SYSTEM TYPE:

Natural Gas
Forced Air System

SYSTEM MAKE:

Carrier

SYSTEM LOCATION:

Basement

SYSTEM AGE:

17 Years

DESIGN LIFE:

20 to 25 years

GENERAL DISTRIBUTION:

Ducted w/Registers

SPECIAL LIMITATIONS:

Enclosed Design

S F P N A NI

●					<p>13.0 HEATING UNIT Rated based on age. Unit operating properly at time of inspection but is approaching average design life. (E) Visibility of heat chambers/ exchanger restricted due to enclosed design of unit. Retrieve documentation of most recent servicing. If over one year, may suggest thorough check up by HVAC professional in future as preventative maintenance. Continue on a yearly basis to help extend design life. Based on age and/or condition of unit, repair or replacement needs should be anticipated in the future. (N) This rating does not include the "A" coil located in the heating unit. See Cooling section for more details.</p>
●					<p>13.1 BURNERS See above.</p>
●					<p>13.2 FUEL LINES AT UNIT</p>
●					<p>13.3 COMBUSTION AIR PROVISIONS</p>
●					<p>13.4 VENT CONNECTOR</p>
●					<p>13.5 BLOWER See above.</p>
●					<p>13.6 DISTRIBUTION SYSTEM</p>
●					<p>13.7 THERMOSTAT See above.</p>
				●	<p>13.8 HUMIDIFIER, ELECTRONIC AIR CLEANER Evaluation not within scope of standard inspection due to disassembly requirements Item 1(Picture) . Retrieve documentation on proper operating and maintenance procedures. See Supplemental Information for more details.</p>

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



13.8 HUMIDIFIER, ELECTRONIC AIR CLEANER
Picture 1

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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Heating Systems - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analyses or active/passive solar systems evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any fuel storage tanks or asbestos-containing materials. Independent evaluation is required to address any possible asbestos or tank concerns.

Auxiliary Equipment - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

Hot Air Furnace - The heart of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Check filters monthly; replace/clean as needed.

Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

Blower/Filters - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

Electronic Air Cleaners - Advise inspection by a qualified service company. Regular maintenance of these units is essential for efficient operation.

Humidifiers - Humidifiers are high maintenance items and require regular cleaning and servicing. They are beneficial for maintaining indoor humidity at a comfortable level; however, presence of a humidifier may adversely affect the life of a furnace.

14. 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 (waster 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.

WATER PIPING:
Copper

WATER SHUT-OFF LOCATION:
At front wall of basement

GAS SHUT-OFF LOCATION:
At Meter
At Furnace
At Water Heater

DRAIN/WASTE LINES:
Plastic (PVC/ABS)

WATER TREATMENT SYSTEM:
Water Softener
Evaluation not within scope of standard inspection.

SPECIAL LIMITATIONS:
Finish Materials

S F P NA NI

●						<p>14.0 WATER PIPING</p> <p>Rated Fair based on age. Likely original piping. No leaks observed at time of inspection but aged green corrosion and mineral build up observed, particularly at pipe connections. Monitor these areas for possible leaks in the future and correct as needed.</p> <p>Visibility to supply and drain piping restricted due to finish materials between floors.</p>
●						<p>14.1 WATER FLOW AT FIXTURES</p>
●						<p>14.2 DRAIN / WASTE PIPING</p> <p>Rated based on age. No leaks observed at time of inspection but monitor in future for any such leaks particularly at pipe connections and correct as needed.</p> <p>See Water Piping section for visibility restrictions.</p>
●	●					<p>14.3 FIXTURE DRAINAGE</p> <p>Most fixture drainage Satisfactory with exception of tub in master bathroom. Drainage from this tub rated Fair. See Bathroom #2 for more details.</p>
●						<p>14.4 LAUNDRY SINK</p>
●						<p>14.5 GAS PIPING</p> <p>Rated based on age. No gas leaks detected at time of inspection. Visibility of gas piping restricted to furnace and water heater area due to finish materials.</p>

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

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

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.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and/or waste system exists, independent evaluation by a specialist is recommended.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

Water Treatment Systems - Periodic water analyses are recommended to determine if water filtration and treatment systems are needed, or, if a unit is

present, to determine if it is operating properly. Obtain information on conditions, usage and maintenance from the owner, installer or service company.

Old/Mixed Water Piping - Old and/or mixed type water piping is subject to ongoing corrosion and leakage as it ages, particularly at points where galvanized and copper pipe are connected together. The loss of water volume/pressure is also a common occurrence with old piping, as build-up on the interior of the piping and fittings restricts water flow. Recommend a full system check by a qualified plumber to determine current conditions and to provide guidance on repair or maintenance needs. Anticipate repair/upgrade needs.

Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

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. ROOFING

1.0 ROOFING #1

Satisfactory, Fair

Front slope of roof rated Satisfactory.

Rear slope has indications of shingle deterioration in the form of granule loss and fiberglass strands present Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture). Missing shingle tabs also observed above rear dinette area Item 6(Picture) Item 7(Picture). These areas of roofing rated Fair and advise evaluation by a roofing professional to determine best option of repair or replacement and make any necessary corrections.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)

1. ROOFING



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)

1.1 CHIMNEYS / VENTS #1

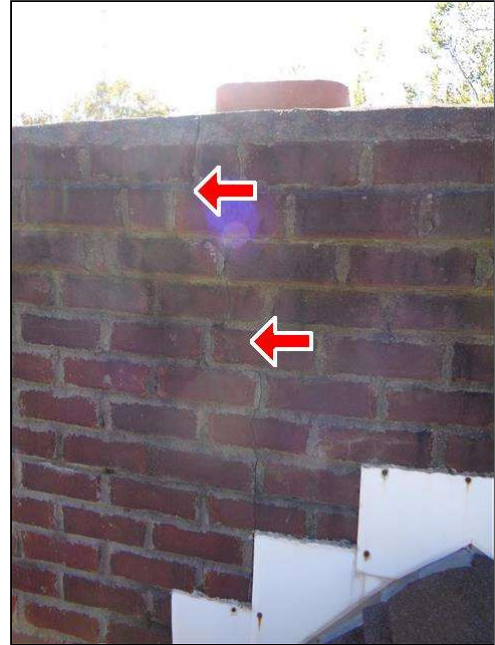
Satisfactory, Poor/Defective

Most exterior brick chimney rated Satisfactory with exception of crack in mortar cap Item 1(Picture) that continues down front of chimney Item 2(Picture) and absence of rain guard Item 3(Picture). These areas of exterior brick chimney rated Poor and advise repair and installation of rain guard by the appropriate professional.

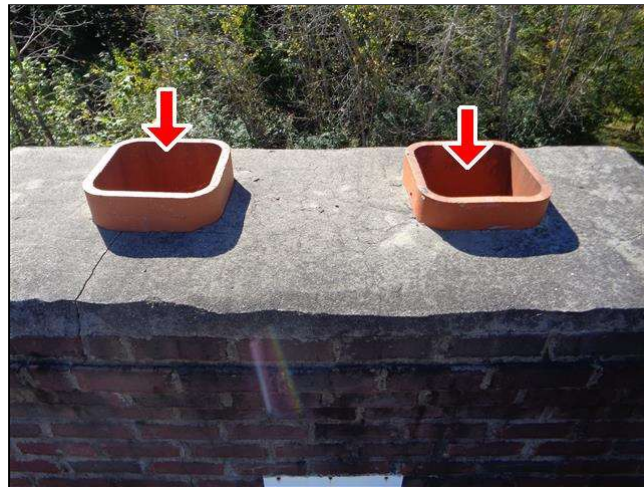
1. ROOFING



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)

1.2 EXPOSED FLASHING

Satisfactory, Poor/Defective

Most exposed flashing Satisfactory with exception of separation observed at right side base of chimney Item 1(Picture) Item 2(Picture) . No indication of water penetration was observed but this area of flashing rated Poor and advise correction by the appropriate professional to eliminate possible water penetration in the future.

1. ROOFING



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.4 PLUMBING STACKS

Satisfactory, Fair

Rear slope center plumbing stack rated Satisfactory.

Rubber boot at base of rear slope right side plumbing stack is beginning to crack and split Item 1(Picture) . This area rated Fair and advise repair or replacement of boots to prevent possible water penetration in future.



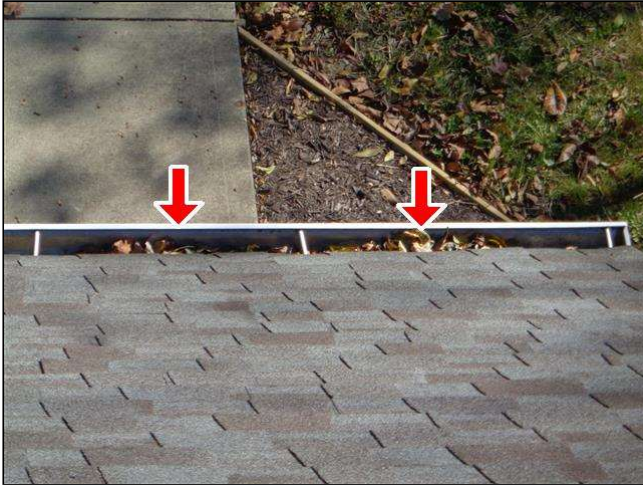
1.4 Item 1(Picture)

1.5 RAIN GUTTERS / EAVESTROUGHS

Poor/Defective

Gutters and downspouts filled with debris from surrounding trees Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) Item 5(Picture) . Advise cleaning out and installing debris guard in the future to allow proper drainage.

1. ROOFING



1.5 Item 1(Picture)



1.5 Item 2(Picture)



1.5 Item 3(Picture)



1.5 Item 4(Picture)



1.5 Item 5(Picture)

1.6 DOWNSPOUTS / ROOF DRAINS

Poor/Defective

See Rain Gutter section above for more details. Same conditions.

2. EXTERIOR ELEMENTS

2.0 SIDING #1

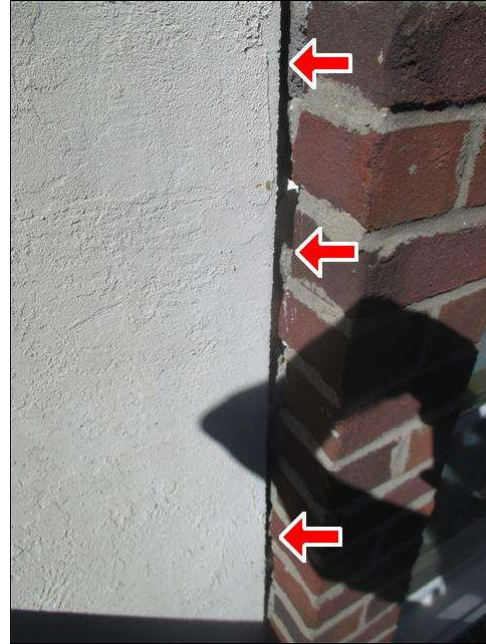
Satisfactory, Poor/Defective

Most brick siding Satisfactory with exception of 1 inch gaps observed where brick siding meets EIFS siding Item 1(Picture) Item 2(Picture) Item 3(Picture) Item 4(Picture) . Wasps and birds nesting in these areas. These areas rated Poor and advise evaluation and correction by the appropriate professional to prevent further nesting and/or water penetration.

Plastic tubing for weep holes along base of brick siding have been clogged with mud from wasps (mud daubers) Item 5(Picture) Item 6(Picture). Such holes allow moisture to escape from behind siding if necessary. Advise correction in these areas as well.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)

2. EXTERIOR ELEMENTS



2.0 Item 5(Picture)



2.0 Item 6(Picture)

2.1 SIDING #2

Satisfactory, Poor/Defective

Most EIFS siding Satisfactory with exception of sizable gaps between EIFS and brick siding. These areas rated Poor and advise correction . See Siding #1 above for more details.

2.5 PORCH/DECK #1

Poor/Defective

Considerable settlement cracking observed at front porch slab Item 1(Picture) from settling of front walkway section Item 2(Picture) . Advise evaluation by a concrete professional to determine best option of correction and make any necessary repairs.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

3. SITE ELEMENTS

3.1 WALKWAYS

Satisfactory, Poor/Defective

Most walkway Satisfactory with exception of settling at front section Item 1(Picture) . This has affected front porch slab as well Item 2(Picture) . This area of walkway rated Poor and advise evaluation by a concrete professional and make any necessary repairs.

3. SITE ELEMENTS



3.1 Item 1(Picture)



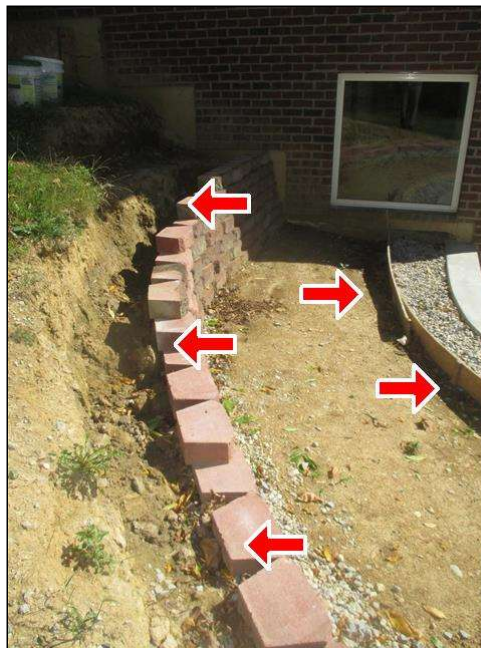
3.1 Item 2(Picture)

3.3 RETAINING WALL(S)

Satisfactory, Poor/Defective

Retaining wall under deck Satisfactory.

Retaining wall at right rear corner of house is not complete Item 1(Picture) . This retaining wall rated Poor and advise completion by the appropriate professional.



3.3 Item 1(Picture)

4. GARAGE

4.9 ELECTRIC / GFCI

Satisfactory, Poor/Defective

Center rear receptacles are GFCI protected and Satisfactory.

Left side receptacles are grounded, but not GFCI protected and receptacle nearest to utility tub indicates reversed polarity, meaning hot and neutral wiring has been reversed Item 1(Picture) Item 2(Picture) . These receptacles rated Poor and advise correction by an electrical professional.

4. GARAGE



4.9 Item 1(Picture)



4.9 Item 2(Picture)

6(A). BATHROOM #1 (GUEST, UPSTAIRS)

6.2.A BATHTUB

Satisfactory, Poor/Defective

Tub activates and drains Satisfactorily however shower diverter is difficult to activate Item 1(Picture). This shower diverter rated Poor and advise repair or replacement by the appropriate professional.



6.2.A Item 1(Picture)

6.7.A ELECTRIC / GFCI

Poor/Defective

Receptacle indicates reverse polarity, meaning the hot and neutral wiring has been reversed Item 1(Picture). Advise correction and verify proper operation before closing.

6(A). BATHROOM #1 (GUEST, UPSTAIRS)



6.7.A Item 1(Picture)

6(B). BATHROOM #2 (MASTER)

6.0.B SINK(S)

Satisfactory, Fair

Right side sink rated Satisfactory.

Left side sink mostly rated Satisfactory however drain mechanism is difficult to open and close Item 1(Picture). This drain mechanism rated Fair and advise repair or replacement to ensure proper operation.



6.0.B Item 1(Picture)

6.2.B BATHTUB

Fair

Drains slowly (average drain time 2-3 minutes, 6 minutes to drain). Advise starting in affected area first (drain trap) to relieve possible clog. If clog cannot be eliminated, evaluation and correction by a plumber may be in order.

7. KITCHEN

7.4 COOKTOP

Fair

Rated based on age. Functioning at time of inspection but has reached average design life. Anticipate repair or replacement needs in the future.

7.5 OVEN

Fair

Rated based on age. Functioning at time of inspection but has reached average design life. Anticipate repair or replacement needs in the future.

7.6 DISHWASHER

Fair

Rated based on age. Functional at time of inspection, but has reached average design life; anticipate repair or replacement needs in the future.

8. INTERIOR ELEMENTS

8.9 FIREPLACE #1

Fair

Fireplace in great room. Damper assembly at top of firebox functions but is aged and rusted due to no rain guard present at top of chimney Item 1(Picture) . Advise installation of such tp prevent further deterioration.



8.9 Item 1(Picture)

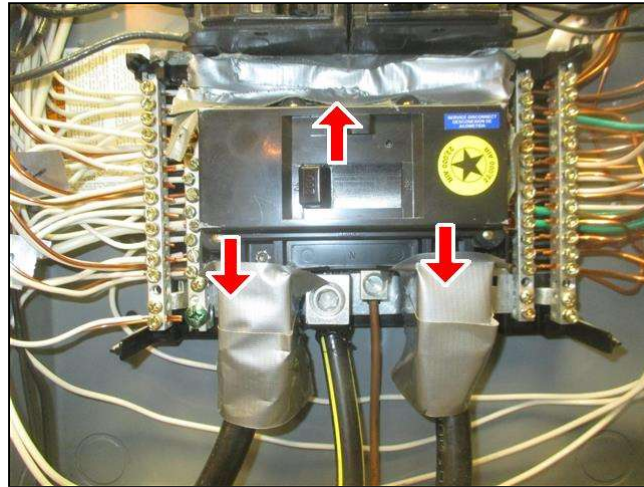
11. ELECTRIC SYSTEM

11.2 MAIN DISCONNECT(S)

Poor/Defective

Connections of main disconnect are covered in duct tape Item 1(Picture). Purpose of this application is unknown but duct tape is not a suitable "electrical" tape. Advise evaluation by an electrical professional and make any necessary corrections.

11. ELECTRIC SYSTEM



11.2 Item 1(Picture)

12. COOLING SYSTEM

12.0 COOLING SYSTEM

Fair

Unit rated Fair based on age. Unit operating and cycling at time of inspection but is beyond average design life.

Unit activated and inserted infrared thermometer into registers in several rooms after about 30 minutes of operation. Thermometer reading at supply registers was 52 degrees and reading at return registers at 70 degrees, which is within appropriate temperature differential (between 14-20+ degrees).

Retrieve documentation of most recent servicing. If over one year, may suggest thorough check up by HVAC professional in future to evaluate pressures, refrigerant levels, etc. as preventative maintenance. Continue on a yearly basis to help extend design life.

Based on age and/or condition of unit, would anticipate repair or replacement needs in the future.

(Y) This rating includes the "A" coil located in the heating unit.

12.1 OUTDOOR UNIT(S)

Fair

See above

12.2 INDOOR BLOWER / FAN

Fair

Rated based on age (17 Years). Blower functioning properly in heat and cool modes but is approaching average design life. Anticipate repair or replacement needs in the future. See Heating System section for more details.

12.5 THERMOSTAT

Fair

See above.

13. HEATING SYSTEM

13.0 HEATING UNIT

Fair

Rated based on age. Unit operating properly at time of inspection but is approaching average design life.

(E) Visibility of heat chambers/ exchanger restricted due to enclosed design of unit.

Retrieve documentation of most recent servicing. If over one year, may suggest thorough check up by HVAC professional in future as preventative maintenance. Continue on a yearly basis to help extend design life. Based on age and/or condition of unit, repair or replacement needs should be anticipated in the future.

13. HEATING SYSTEM

(N) This rating does not include the "A" coil located in the heating unit. See Cooling section for more details.

13.1 BURNERS

Fair

See above.

13.5 BLOWER

Fair

See above.

13.7 THERMOSTAT

Fair

See above.

14. PLUMBING SYSTEM

14.0 WATER PIPING

Fair

Rated Fair based on age. Likely original piping. No leaks observed at time of inspection but aged green corrosion and mineral build up observed, particularly at pipe connections. Monitor these areas for possible leaks in the future and correct as needed. Visibility to supply and drain piping restricted due to finish materials between floors.

14.2 DRAIN / WASTE PIPING

Fair

Rated based on age. No leaks observed at time of inspection but monitor in future for any such leaks particularly at pipe connections and correct as needed.

See Water Piping section for visibility restrictions.

14.3 FIXTURE DRAINAGE

Satisfactory, Fair

Most fixture drainage Satisfactory with exception of tub in master bathroom. Drainage from this tub rated Fair. See Bathroom #2 for more details.

14.5 GAS PIPING

Fair

Rated based on age. No gas leaks detected at time of inspection. Visibility of gas piping restricted to furnace and water heater area due to finish materials.

15. WATER HEATER

15.0 WATER HEATER

Fair

Rated based on age. Functioning at time of inspection but is beyond average design life. Anticipate repair or replacement needs in the future.

15.3 SAFETY VALVE PROVISIONS

Fair

See Above

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

INVOICE

Kreps Home Inspection dba HouseMaster
7723 Tylers Plc Blvd #128
West Chester, OH 45069
513 774 7203
513 861 2400

Inspection Date: 10/23/2017
Inspected By: HouseMaster

Customer Info:	Inspection Property:
Ms. Toni Kreps 1234 Main Street Anytown OH 00000	1234 Main Street Anytown OH 00000

Service	Price	Amount	Sub-Total
Standard Inspection		385.00	1 385.00
Wood Destroying Insect Evaluation		50.00	1 50.00
			Tax \$0.00
			Total Price \$435.00

Payment Method: Credit Card

Payment Status: Paid

Notes: