

# Confidential Inspection Report

1234 Main Cir Avon  
Lake OH 44012

November 15, 2019

**SAMPLE**

Prepared for:  
**John Smith**  
1234 Main Cir Avon  
Lake OH 44012

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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## Summary of Report

This **summary** page is **NOT** the entire report. The complete report may include additional information of interest or concern to you. It is *strongly recommended* that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your Ohio real estate agent or an attorney.

Friday, November 15, 2019

John Smith  
1234 Main Cir Avon  
Lake OH 44012

Inspection Site  
1234 Main Cir Avon  
Lake OH 44012

Dear John Smith:

At your request, a visual inspection of the above referenced property was conducted on Friday, November 15, 2019. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection **BEFORE** the close of escrow. Please call our office for any clarifications or further questions.

Below is a summary list of defects (**Noted in Red Text**) that need further evaluation or repair by appropriately licensed contractors. ***These items may affect the safety, health or structural integrity of the house.*** Please read the full report to review other items that may need attention in the house or be considered maintenance items.

Please note, the term "*Serviceable*" means the item inspected is in acceptable condition based on the age of the home.

**Supporting photos can be found in the body of the full report.**

## EXTERIOR

### Exterior:

#### *Driveway Condition:*

1. **Possible trip hazard noted at various locations. This is a safety concern. Suggest repair/replacement as needed to ensure safety.**

#### *Walkway Condition:*

2. **Possible trip hazard noted at various locations. This is a safety concern. Suggest repair/replacement as needed to ensure safety.**

### Deck:

#### *Railings:*

3. **Spacing between guardrails is larger than 4 inches which may allow small children to crawl through the space. Client may wish to reduce spacing as a child safety enhancement.**

## KITCHEN

### Kitchen and Dining Room:

#### *Ground Fault Protected Outlets:*

4. **Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. GFCI's should be at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, the laundry room and exterior receptacles as an upgrade to safety. Upgrades should be performed by a qualified electrician.**

## LAUNDRY

### Laundry Room:

#### *Ground Fault Protected Outlets:*

5. **Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. GFCI's should be at all receptacles that service a counter in the kitchen, the bathrooms, the garage, the laundry room and exterior receptacles as an upgrade to safety. Upgrades should be performed by a qualified electrician.**

#### *Sink/Faucet/Drain:*

6. **Faucet, The hot and cold faucets are reversed, which is a possible safety concern. Recommend review by qualified professional for repair or replacement as needed.**

## HEATING

### Heating Plant - Primary Unit:

#### *General Conditions:*

7. **Although the furnace works, In the inspectors opinion the heating unit has exceeded its designed life expectancies and should be replaced. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**

## ELECTRICAL SYSTEMS

### Main/Sub Electrical Panels:

#### *Main Panel:*

8. **Double tapping observed in panel at neutral bus bars. Double tapping (i.e. 2 wires under a single screw), can cause possible overheating of the wire and is a safety concern. Recommend review by a qualified electrician for repair as needed.**

**Excessive rust or water was observed in the panel, this is a possible safety hazard. Recommend review by a qualified electrician for repair or replacement as needed.**

**In the inspector's opinion, the electrical panel has exceeded its designed life expectancies and may be a safety concern due to all the corrosion and moisture in the panel. We make no warranty, guarantee or**



**estimation as to the remaining useful life of this panel. Recommend replacing the electrical panel with a licensed electrical contactor.**

*Electrical Comments:*

**9. In the inspector's opinion, the electrical panel has exceeded its designed life expectancies and may be a safety concern due to all the corrosion and moisture in the panel. We make no warranty, guarantee or estimation as to the remaining useful life of this panel. Recommend replacing the electrical panel with a licensed electrical contactor.**

**WATER HEATER:**

Water Heater:

Supply Lines:

**10. Ground jumper cable not observed between hot and cold water lines, recommend qualified electrician install jumper cable to insure proper grounding and safety.**

**BASEMENT**

Basement:

Ground Fault Protected Outlets:

**11. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. GFCI's should be at all receptacles that service a counter in the kitchen, the bathrooms, the garage, the laundry room, unfinished basements and exterior receptacles as an upgrade to safety. Upgrades should be performed by a qualified electrician.**

Other minor defect items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our company to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



Mike Vakos  
Tri-County Inspections LLC

## GENERAL INFORMATION

### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses observation by the inspector, based upon the standards of practices of ASHI that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice of ASHI, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## Client & Site Information:

### **Inspection Date:**

November 15, 2019 3:00 PM

### **Client:**

John Smith

### **Inspection Site:**

1234 Main Street  
Avon, OH 44011

### **In Attendance:**

Buyers

Buyers Agent

Buyers Family/Friends

### **Occupancy:**

**The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of subflooring, under showers, commodes and tubs for wet conditions during this same period.**

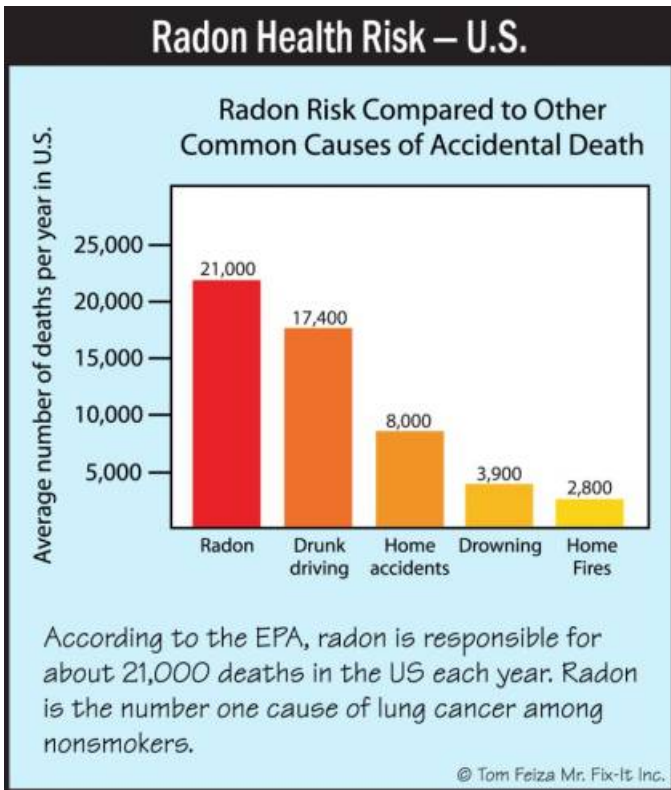
### **Property Information:**

#### **Radon Inspection Requested What is radon gas? Is it dangerous?**

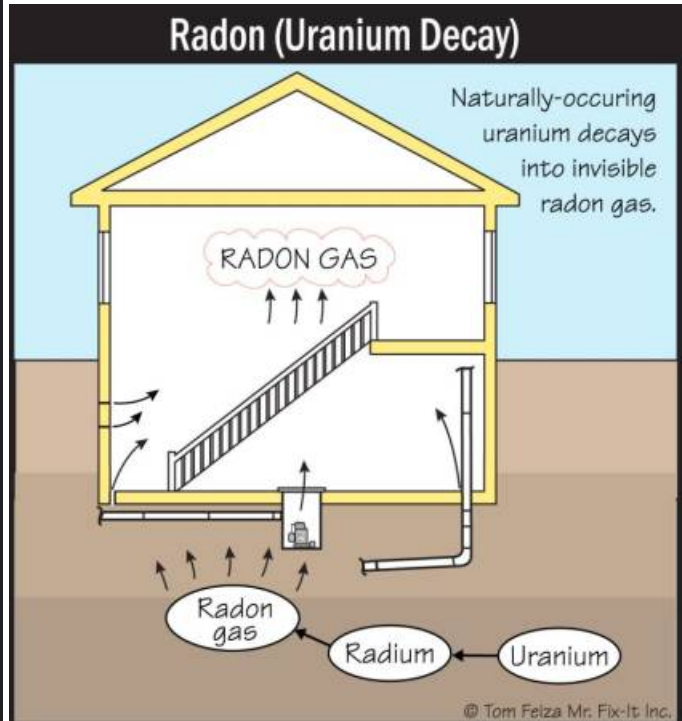
Radon is a naturally-occurring radioactive gas that can cause lung cancer. Radon gas is inert, colorless and odorless. Radon is naturally in the atmosphere in trace amounts. Outdoors, radon disperses rapidly and, generally, is not a health issue. Most radon exposure occurs inside homes, schools and workplaces. Radon gas becomes trapped indoors after it enters buildings through cracks and other holes in the foundation. Indoor radon can be controlled and managed with proven, cost-effective techniques.

Breathing radon over time increases your risk of lung cancer. Radon is the second leading cause of lung cancer in the United States. Nationally, the EPA estimates that about 21,000 people die each year from radon-related lung cancer. Only smoking causes more lung cancer deaths. You can take steps to reduce and control the amount of radon in your home. Testing is the only way to determine radon levels. Have your home tested by a professional! If radon levels are high, contact a certified radon service professional to fix your home. EPA guidance suggests mitigating if levels are at or above 148 Bq/m<sup>3</sup> (4 pCi/L). Usually, radon problems are fixed using an

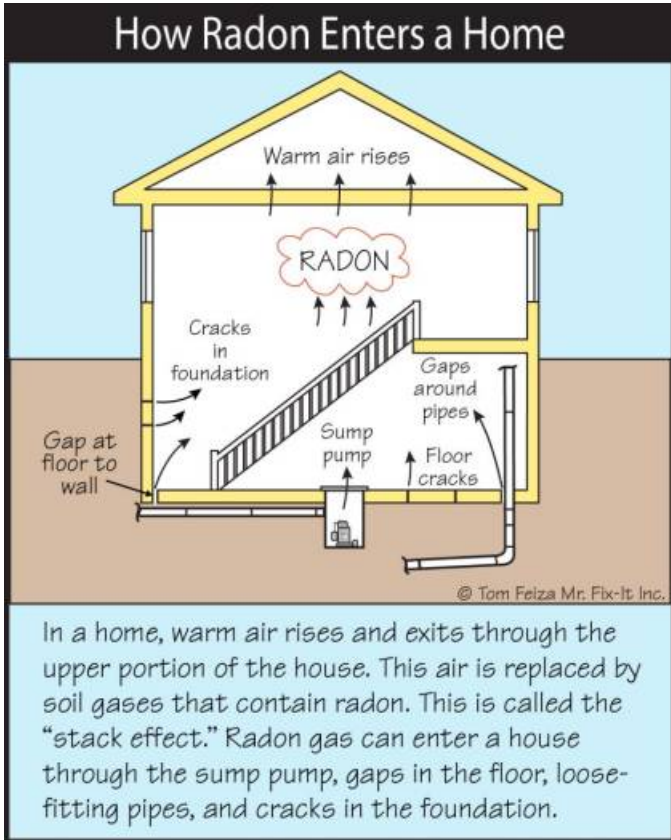
underground ventilation system or by increasing the rate of air changes in the building.



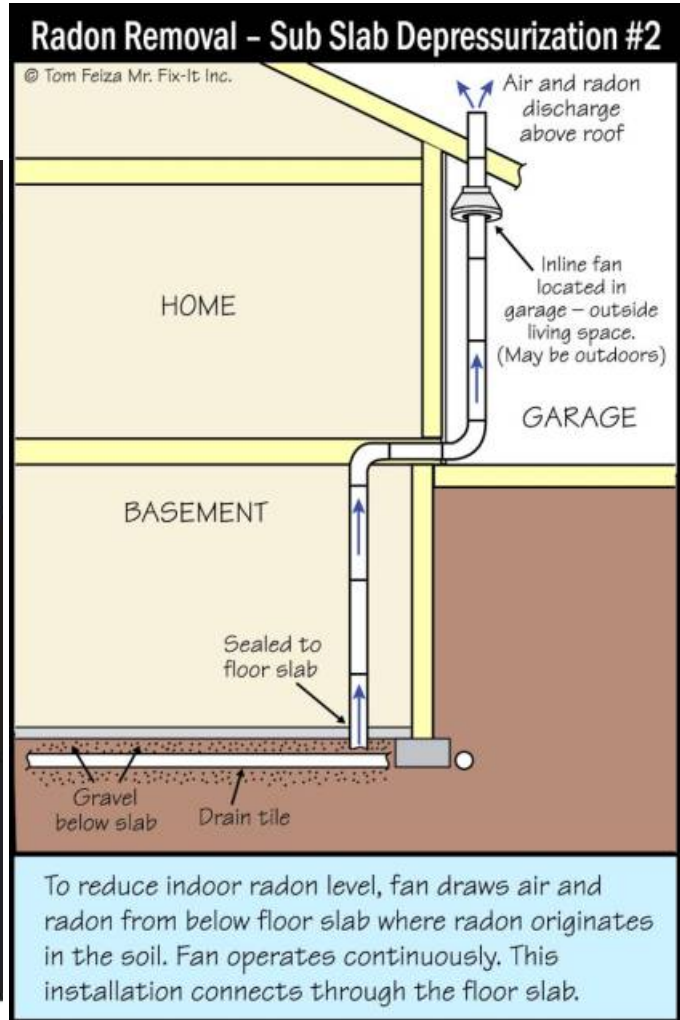
MOB4C



MOB3C



M082C



V063C







**Estimated age of house:**

County auditor site shows the house was built in 1987, 3-bed, 3-bath, 2032-Sqft single family house.

The house is 30 - 50 years old. While lead paint detection, asbestos detection and other chemical testing are beyond the scope of this inspection, the inspectors experience leads him to suspect that this home may contain lead-based paint and/or asbestos. If client has any concerns regarding this possibly, EPA recommends an environmental lab should be consulted for testing. Any home built prior to 1978 may contain lead-based paint and/or asbestos.

**Style of House:**

This is a single family home.

Two story structure

Colonial

**Weather Conditions:**

Overcast

**Outside Temperature (F):**

30-40

**Soil Conditions:**

Dry

## EXTERIOR

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties which would be apparent to the average person. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

This inspection is not intended to address or include any geological conditions or site stability information. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.



**Exterior:**

**Driveway Paving Material:**

Concrete.

**Driveway Condition:**

The driveway surface material is in functional condition with only normal deterioration noted. Common cracks observed; primarily a cosmetic concern. Suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

Possible trip hazard noted at various locations. This is a safety concern. Suggest repair/replacement as needed to ensure safety.



**Walkway Paving Material:**

Concrete.

**Walkway Condition:**

Possible trip hazard noted at various locations. This is a safety concern. Suggest repair/replacement as needed to ensure safety.

Settling observed recommend review by a qualified contractor for repair or replacement as needed.



**Entryway Stairs Material:**  
Concrete

**Entryway Stairs Condition:**  
Serviceable.

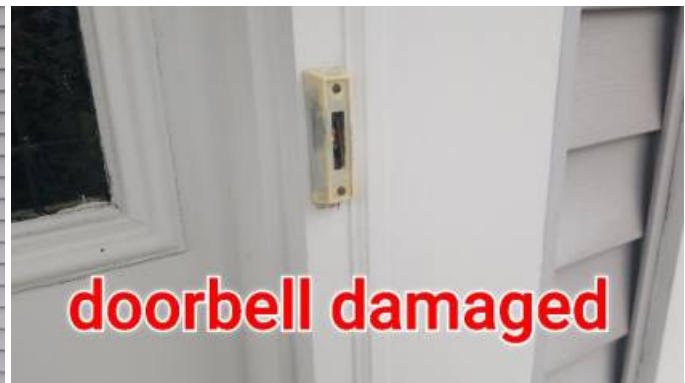


**Exterior Doors Material:**  
Metal

**Exterior Door Condition:**

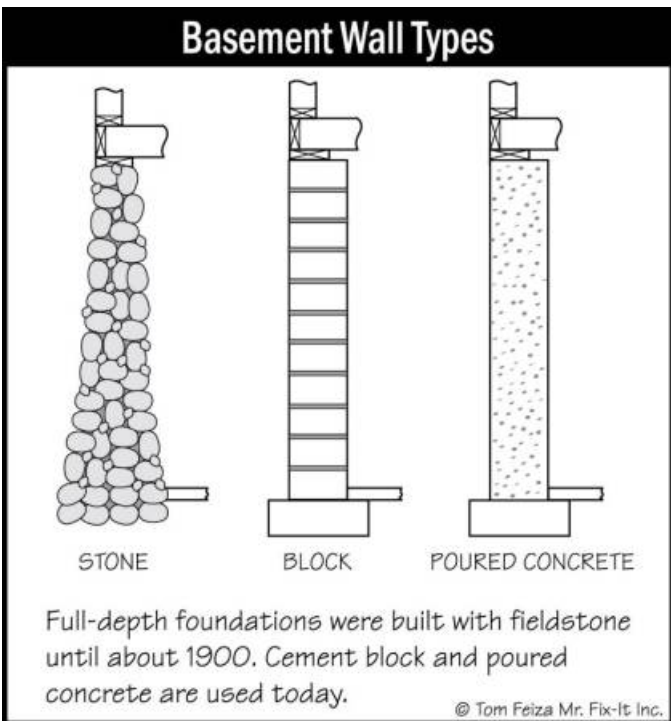
**Peeling paint observed at doors, suggest scraping and painting as needed as part of normal maintenance.**



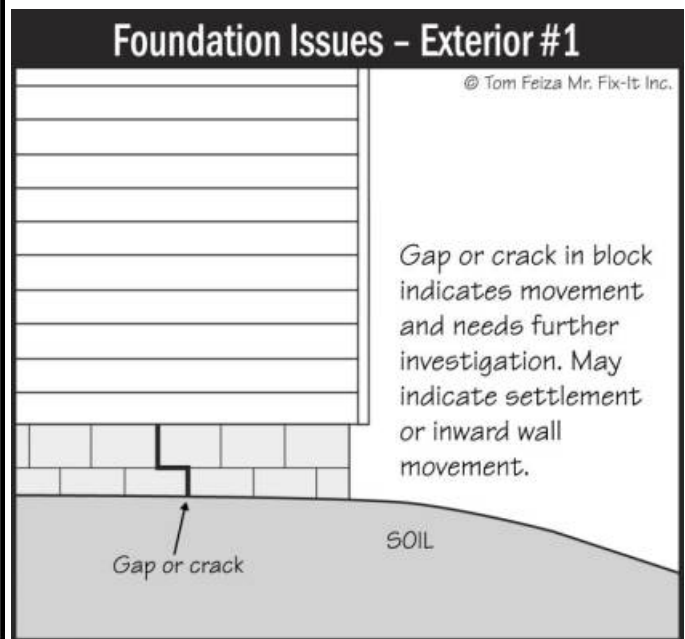


**Type of Foundation:**

Basement.



S057



S058



### Location of Wall Cracks and Description:

Common cracks observed, primarily a cosmetic concern. Suggest sealing any cracks in concrete/brick/block surfaces to prevent water penetration as a routine maintenance effort.

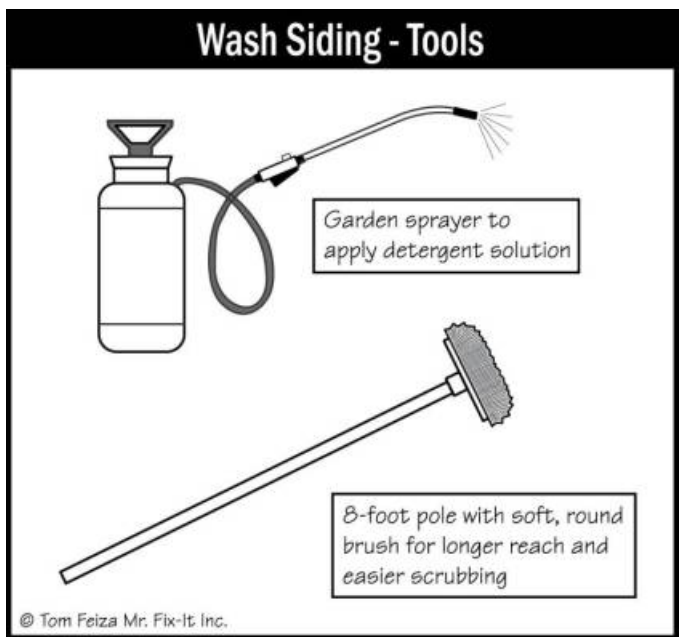
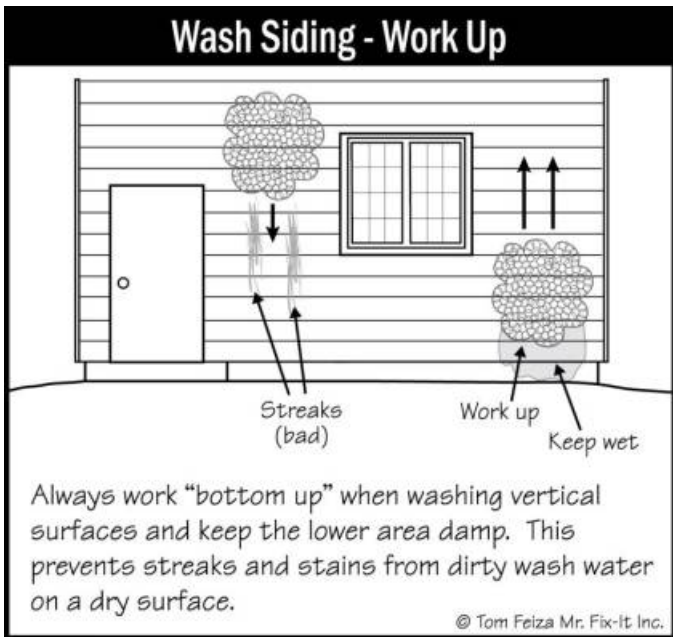


### Exterior Siding Materials:

Siding materials consist of vinyl. The inspector is unable to view the condition of the house behind the siding. It is important to keep siding well caulked, sealed/painted to prevent moisture penetration.

### Siding Condition:

Damaged siding observed in various areas. Recommend review by a qualified contractor for repair or replacement as needed.





### **Trim Materials**

Trim materials consist of vinyl and metal. The inspector is unable to view the condition of the house behind the trim. It is important to keep trim well caulked, sealed/painted to prevent moisture penetration.

### **Trim Condition:**

**Loose/damaged trim observed at various areas; suggest repair or replacement as needed.**

**Peeling paint observed at various areas; suggest scraping and painting as needed as part of normal maintenance.**



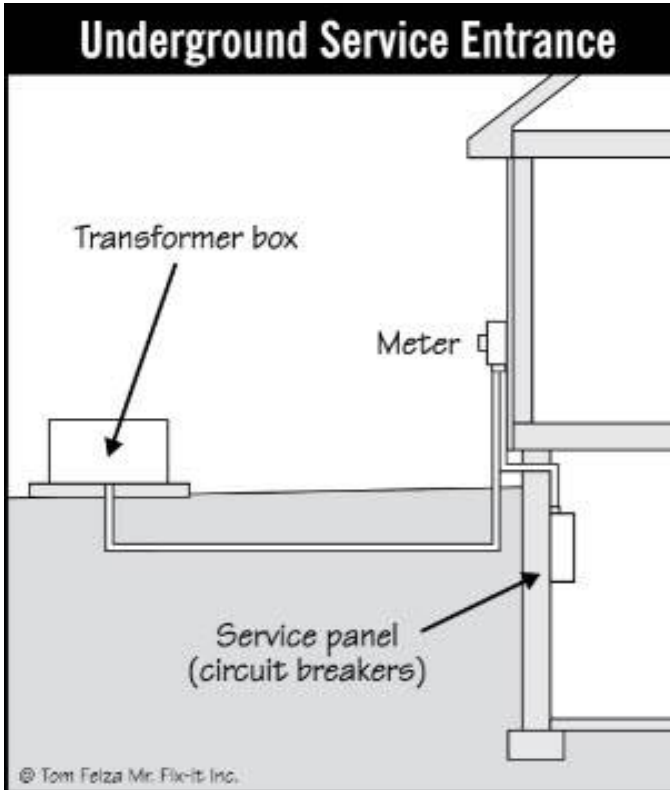
***Location of Electric Meter:***

Electric meter is located at the rear.

***Type & Condition of Electric Meter:***

The underground service appears adequate.





### **Main Service Ground:**

The grounding cable was located, but I was unable to verify continuity or effectiveness of the grounding conductor. The only purpose of a ground rod or a group of ground rods forming a ground field is to have a designed electrical path to dissipate a static discharge voltage (which can be lightning or other forms of static electricity) to the earth. When you ground electricity you will be using a ground rod in most cases.



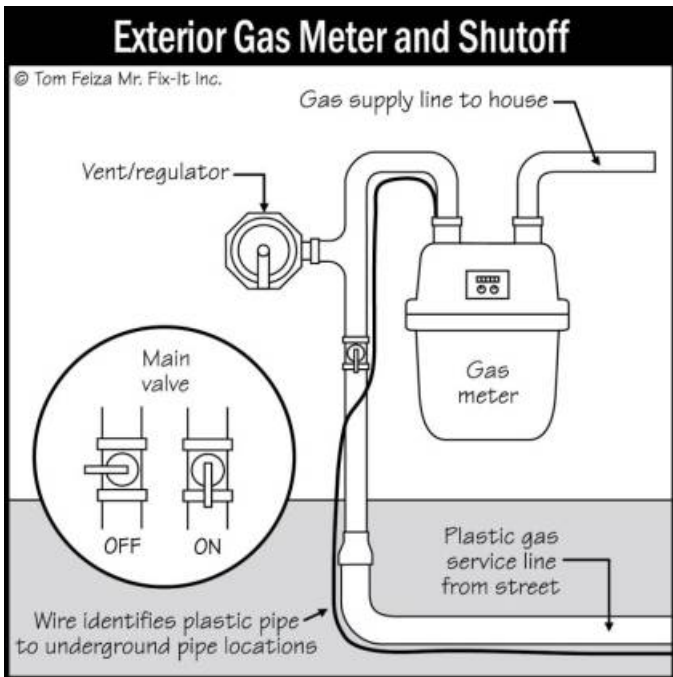
### **Electric Meter Box:**

Serviceable



**Location of Gas Meter:**

Gas meter and shut off located at right side. Since shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Buried gas lines can leak, rust, corrode, and become unsafe without warning. Buried gas lines are not visible or accessible to the inspector and are beyond the scope of this inspection.



P002



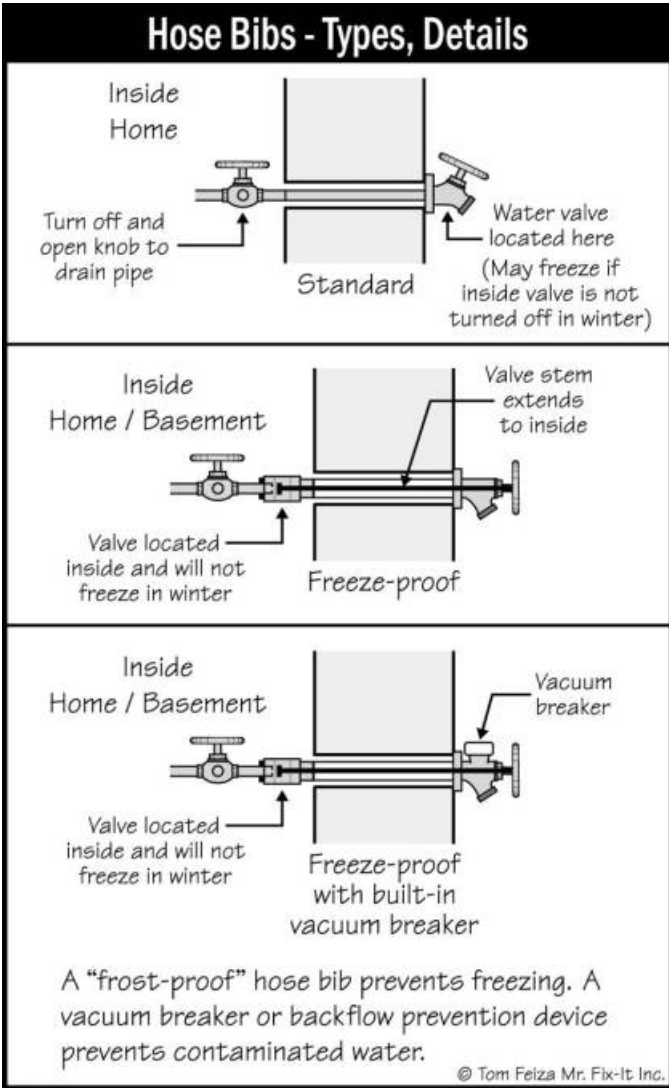




**Gas Line Primary Piping Material:**  
Black Iron Pipe.



**Exterior Faucets**  
Serviceable



P119



**Ground Fault Protected Outlets:**  
GFCI outlets are provided for safety.

### Ground Fault Circuit Interrupter (GFCI)

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**GFCI outlet**

Test and reset buttons

**GFCI breaker-located in main panel**

Look for test button

The diagram shows a standard GFCI outlet with two 'TEST' buttons and two 'RESET' buttons. Below it, a GFCI breaker is shown in a main electrical panel, with a small square test button on its face.

E016

### GFCI Circuit Tester

Power out

Push test button and GFCI should trip

GFCI-protected outlet downstream

Two lights "on" indicate proper wiring

A ground fault circuit interrupter (GFCI) outlet can be tested with a simple plug-in circuit tester. The lights indicate correct (or incorrect) wiring. The test button introduces a slight current leakage and should trip the GFCI with a click to turn the power off. The tester will also test downstream outlets.

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E120

### Safety of GFCI vs. Breaker

**20-amp GFCI outlet**

radio

Water outside

Radio shorts to man. GFCI trips power off at .005 amps within 1/40 of a second. NO SHOCK.

**20-amp outlet**

Water outside

Radio shorts to man. 20-amp breaker turns power off at 20 amps. SHOCK!

**OUCH!** Always use GFCI-protected circuits near water. A .005 amp shock should not hurt you. A 20-amp shock will hurt you – it could light you up like 24 100-watt bulbs before the 20-amp breaker trips.

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E125

### GFCI Requirements – Residential

Exterior (cover removed)

Kitchen

Bath

Garage

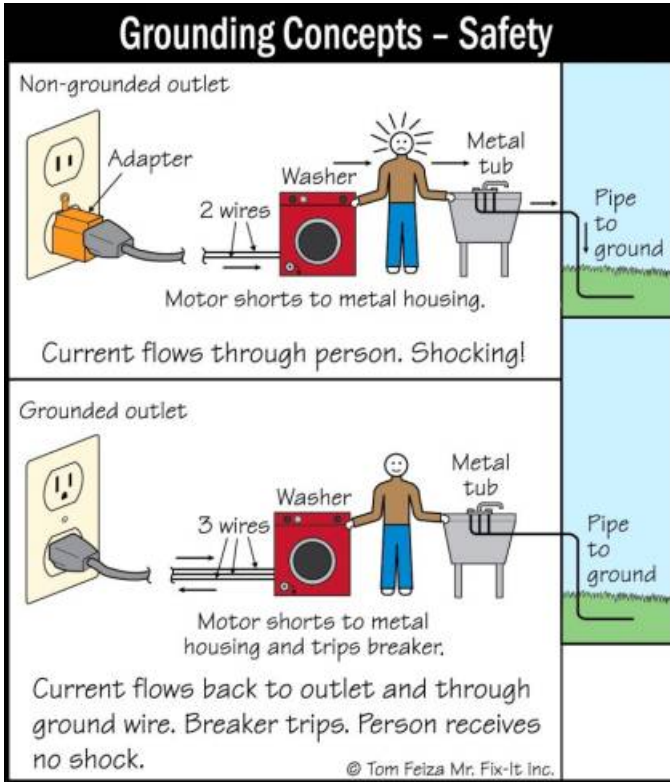
Basement

Spa/whirlpool

A ground fault circuit interrupter (GFCI) protected outlet is required in all areas where there is potential contact with water or soil.

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E117



E126C

**Switches/Fixtures/Outlets:**

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the room are in serviceable condition.

**Lot/Grade/Drainage:**

Flat lot. Grading and/or adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. The ground immediately adjacent to the foundation should slope away from the house a minimum of 6" in the first 6'.



**Bushes and Shrubs Condition:**

Serviceable.

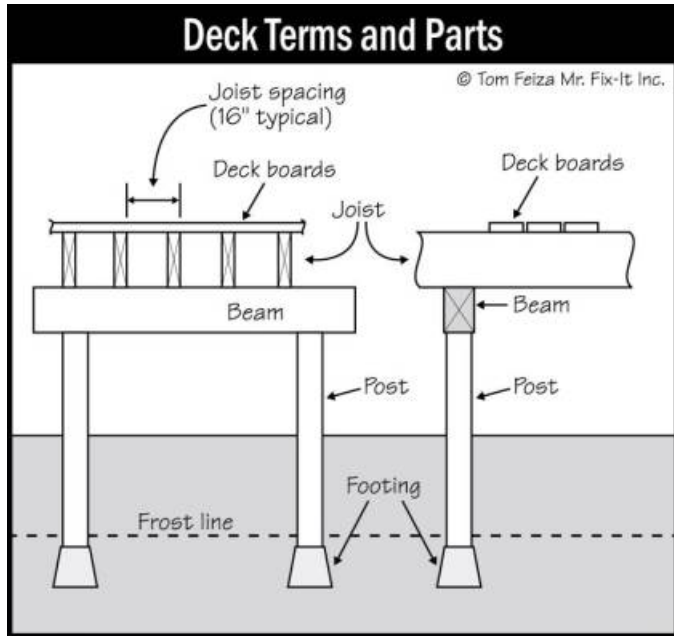




**Deck:**

**Structure Type:**

Elevated Deck



5072



**Deck Materials:**

Wood.

**Condition of Materials:**

**Deck is weathered: suggest cleaning, staining or sealing as needed to preserve the remaining life of the deck.**

**Peeling paint observed at various areas, suggest scraping and painting as needed as part of normal maintenance.**

**Deck appears to be leaning slightly due to support posts settling over time. If concerned, recommend review by a qualified contractor for repair or correction as needed.**



**Supporting Posts:**

Due to limited visibility under the deck, I was not able to verify the structural condition of the posts, if there is correct drainage, or if framing is bolted to the structure.



**Stairs:**

Wood

Stair or landing is sloped/uneven. Unable to determine cause. This condition is possibly related to localized minor settlement, which is common in homes built on a conventional foundation. No further signs of settlement were observed in general area. Corrections are needed to ensure safety.



**Railings:**



**Spacing between guardrails is larger than 4 inches which may allow small children to crawl through the space. Client may wish to reduce spacing as a child safety enhancement.**





## ROOF

We generally attempt to evaluate various roof types with binoculars, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers for additional information or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

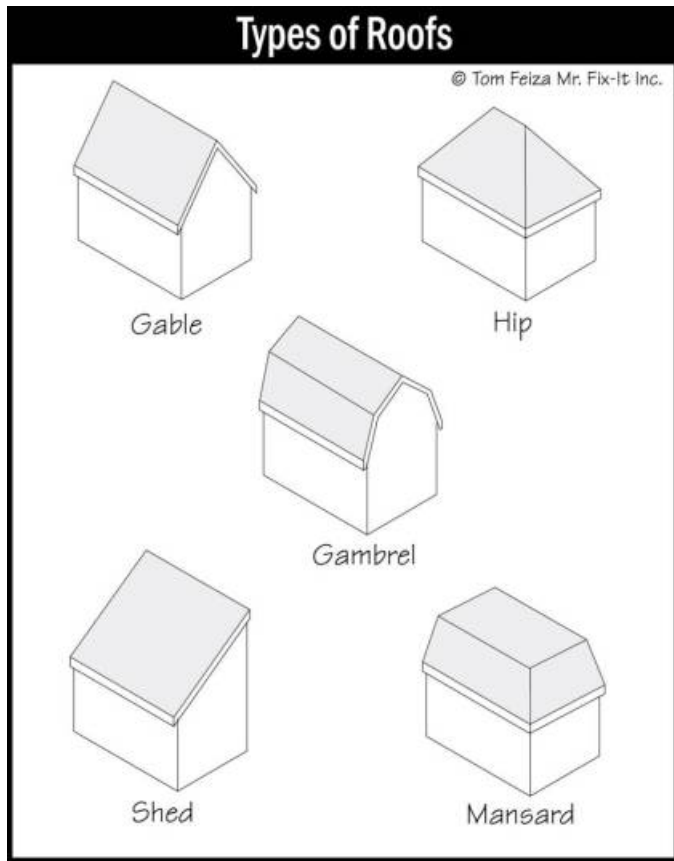
**Roofing:**

**Inspection Method:**

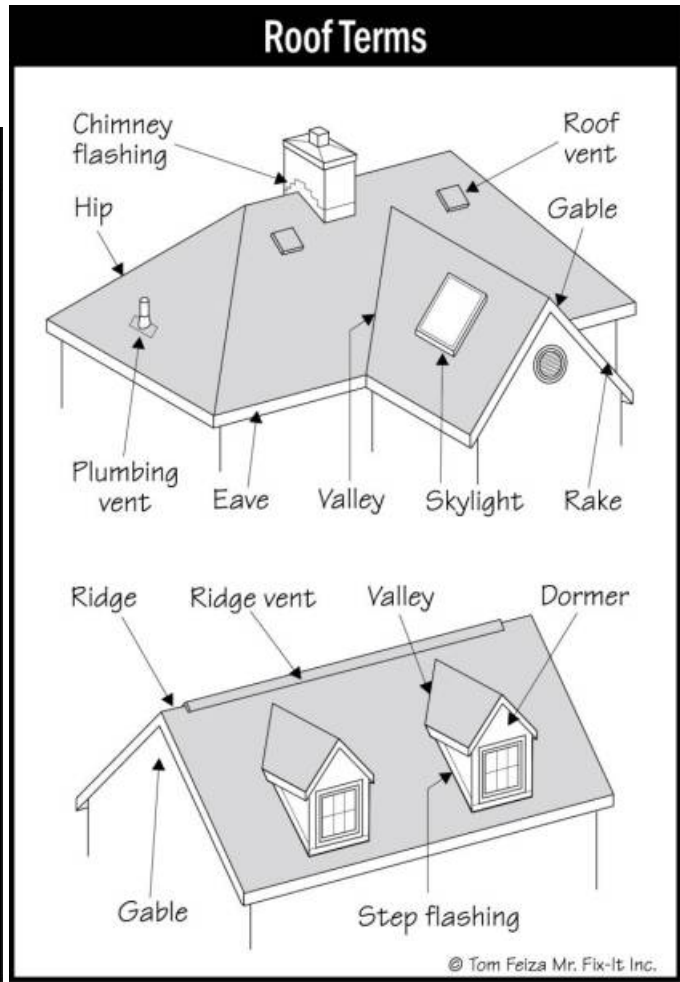
The roof edge was the location of the inspection of the roof covering.

**Roof Covering Materials:**

Asphalt/Fiberglass composition shingles. These consist of cellulose or fiberglass mat, asphalt impregnated with colored gravel on surface.



R003



R004

**Condition of Roof Covering Material:**

Roof shows normal wear for its age and type. No damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition.



**Roof Comments:**

Satellite dish observed mounted directly to roof covering. The securing screws penetrate the roof covering, underlayment and sheathing. Over time, this installation will most likely leak water into the structure causing water damage. A better installation might be to bolt the dish to a vertical structural element and seal the bolts/screws to insure that water does not penetrate the building envelope. Other installations include locations separate or detached from the main structure (preferred). If you choose to remove the dish from it's current location, immediate repair to the roof covering is recommended." Consult with a qualified, professional roofing company to determine the best method for roof covering repairs.



**Flashing Type:**

Metal Flashings.

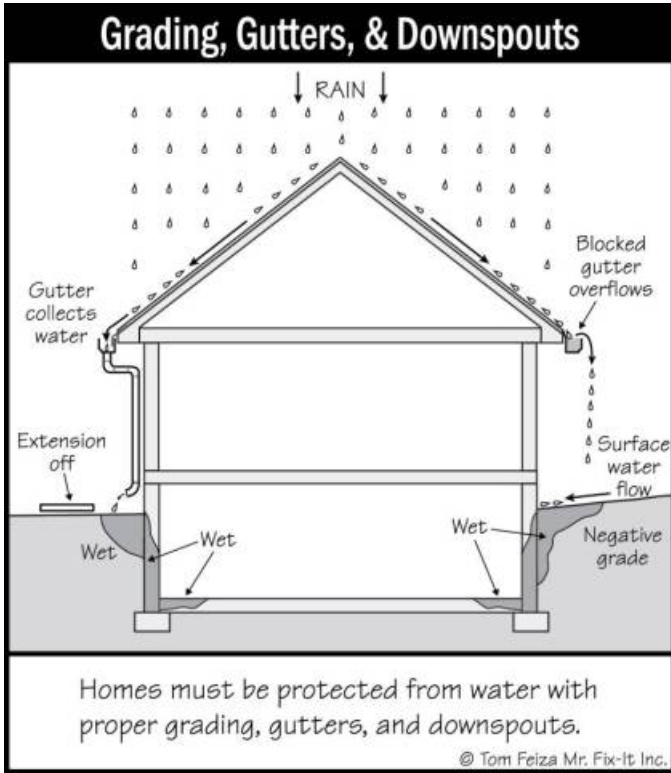
**Flashing Condition:**

The flashings around openings in the roof covering appear to be serviceable.

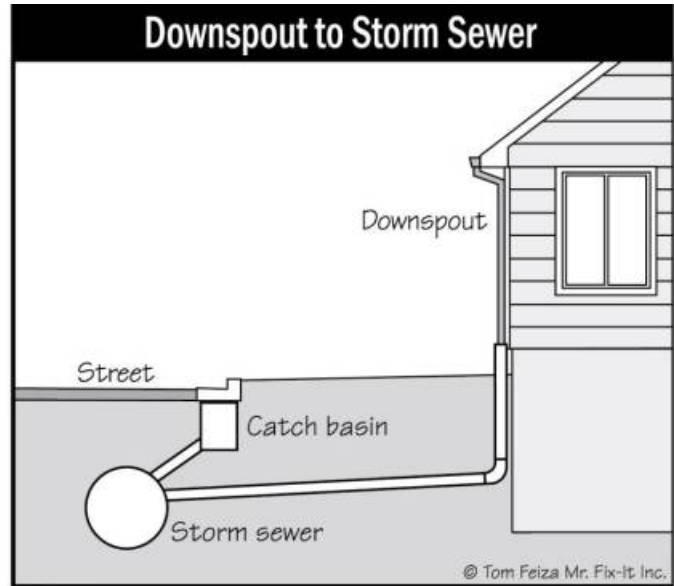
**Roof Gutter System:**

Serviceable.

**One or more downspouts exit into an underground drainage pipe. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed. If concerned about underground drainage, recommend having a sewer/storm drain scope from a qualified plumber.**



X035

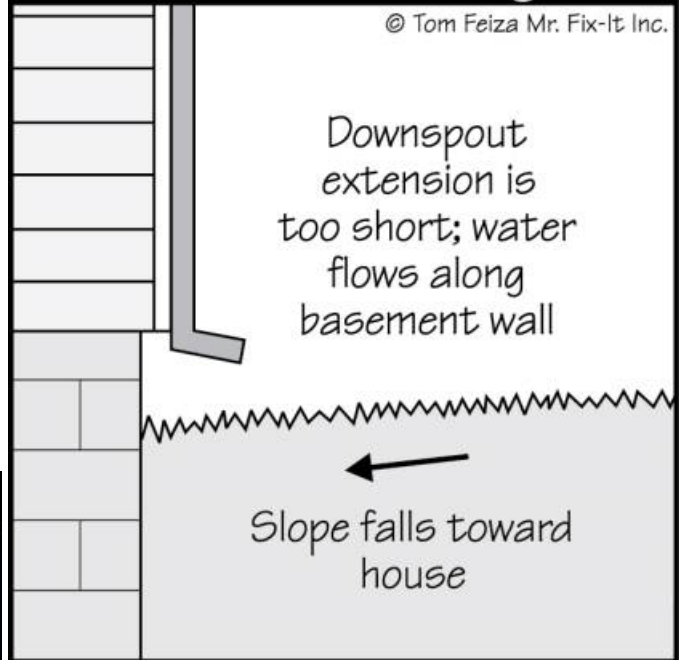


B004

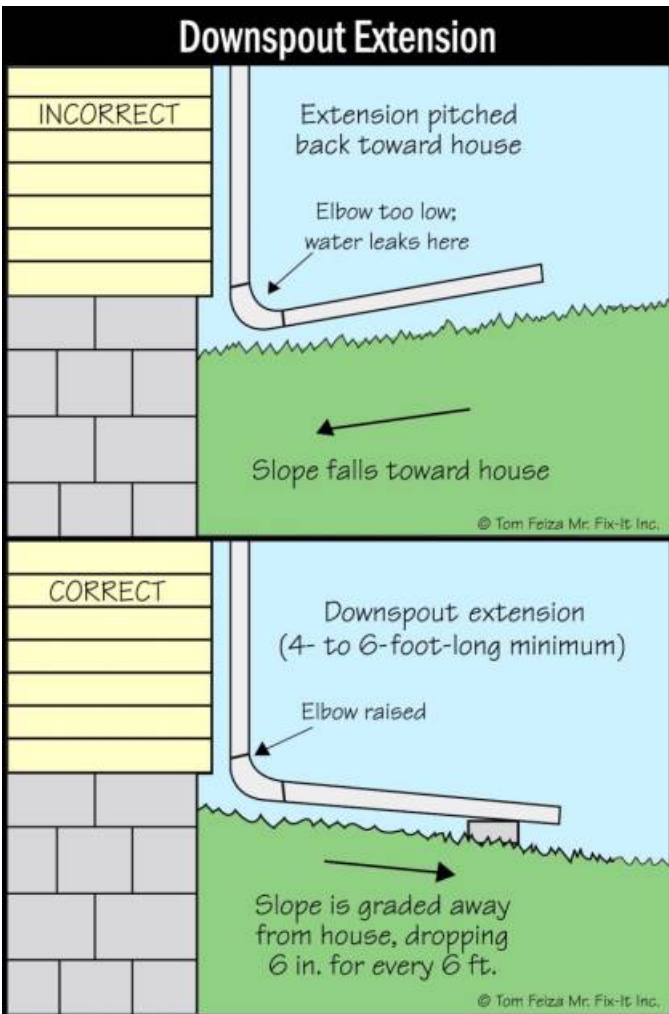


### Incorrect Grading

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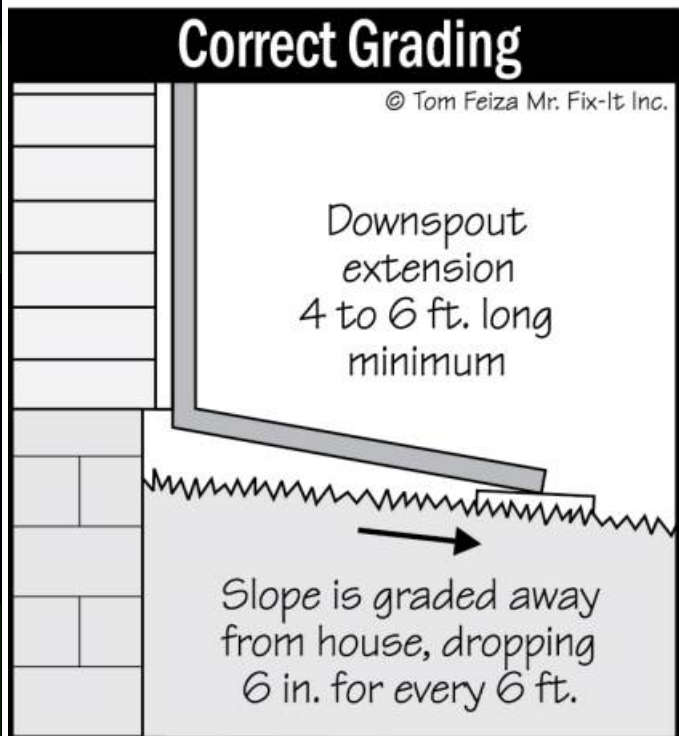
### Downspout Extension



B086C

### Correct Grading

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B003



## CHIMNEY

### REPORT LIMITATIONS

This home inspection includes a limited visual inspection of the accessible portions of the chimney. As such, it is impossible for an inspector to determine if the chimney flues are free of defects. Accordance with recommendations made by the National Fire Prevention Association (NFPA) you should have a certified chimney sweep conduct what is called a level two inspection of all chimney flues. The National Fire Protection Association Standard 211 says, "Chimneys, fireplaces, and vents shall be inspected at least once a year for soundness, freedom from deposits, and correct clearances. Cleaning, maintenance, and repairs shall be done if necessary." This is the national safety standard and is the correct way to approach the problem. It takes into account the fact that even if you don't use your chimney much, animals may build nests in the flue or there may be other types of deterioration that could make the chimney unsafe to use.



## Chimney

### **Chimney Type:**

Metal Fireplace Chimney (2)

### **Visible Condition:**

**Metal chimney crown is rusted. Chimney crown is the metal that seals the top of the chimney. This is a neglected maintenance item in most homes. Recommend repair or replacement as needed.**



### **Chimney Flue:**

Serviceable where visible.

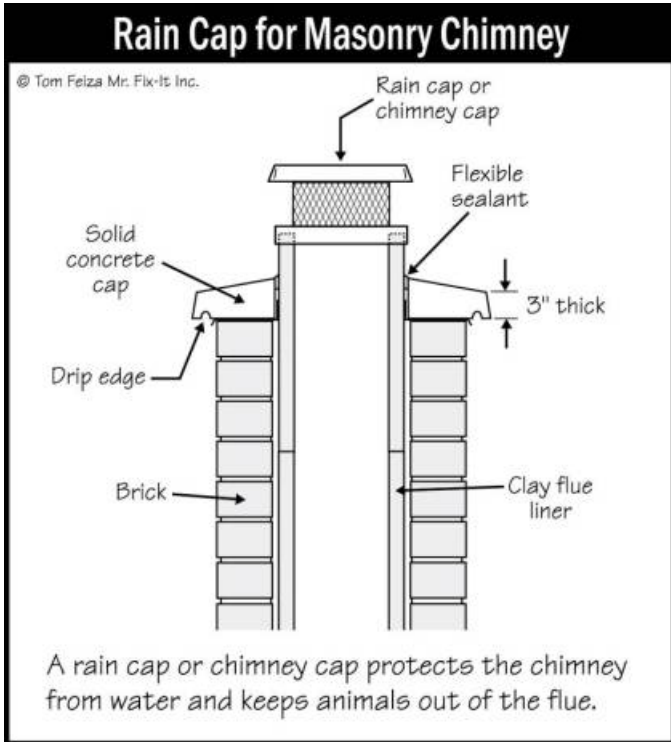
Metal Flue.

### **Flashing:**

Flashings intact where visible.

### **Rain Cap:**

Serviceable



F030

## Chimney Two

### **Visible Condition:**

**Metal chimney crown is rusted. Chimney crown is the metal that seals the top of the chimney. This is a neglected maintenance item in most homes. Recommend repair or replacement as needed.**

**Siding missing from chimney, recommend repair of siding.**



### **Chimney Flue:**

Serviceable where visible.

Metal Flue.

### **Flashing:**

Flashings intact where visible.

### **Rain Cap:**

Serviceable

## GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.



## Garage:

### **Garage Type:**

The garage is attached.



### **Exterior Siding Materials:**

Same as house.

### **Siding Condition:**

Same as house.

### **Trim Materials**

Same as house

### **Trim Condition:**

Same as house.

### **Roof Inspection Method:**

Same as house.

### **Roof Covering Materials:**

Same as house.

### **Condition of Roof Covering Material:**

Same as house.

### **Flashing:**

Same as house.

### **Roof Gutter System:**

Same as house.

### **Roof Comments:**

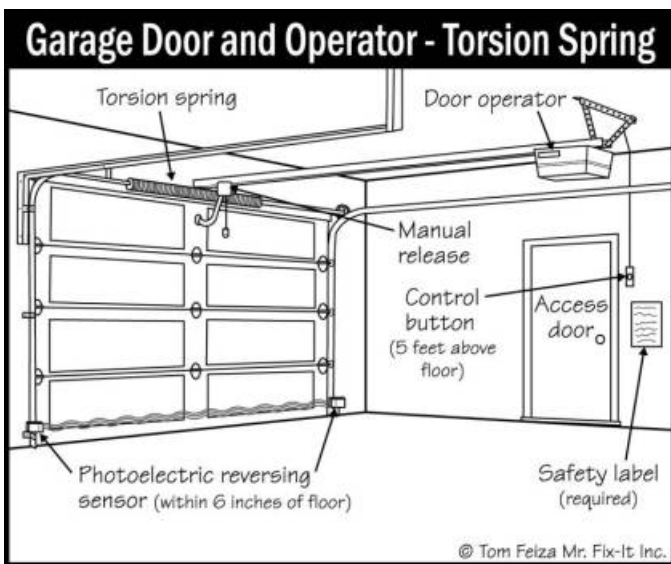
Same as house.

**Number of Overhead Doors:**

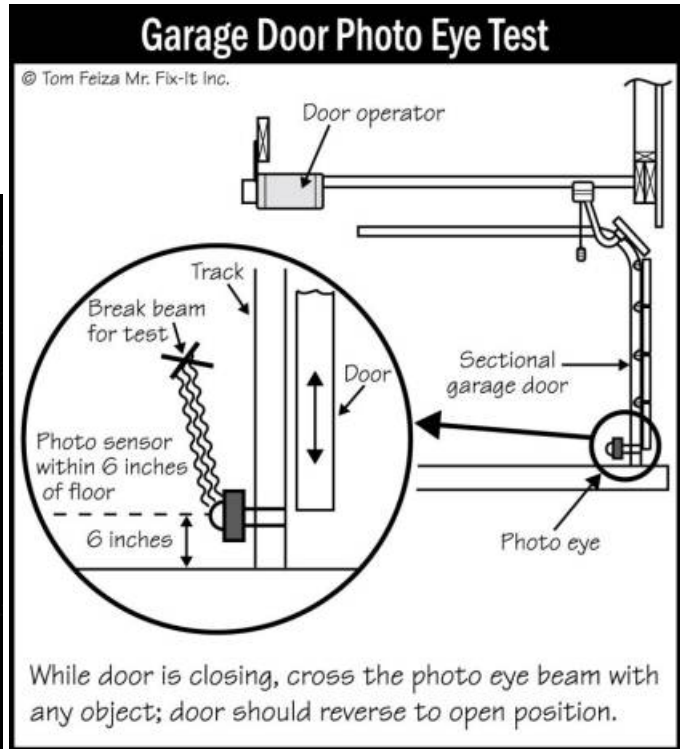
There is a single overhead door.

**Overhead Door:**

Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.



D008



D013

**Door Hardware:**

Serviceable.

**Garage door brackets and track wheels are rusted, damaged, or appear to need adjustment. Due to safety concerns, client is advised to consult with a door specialist prior to closing to ensure working order and safety.**



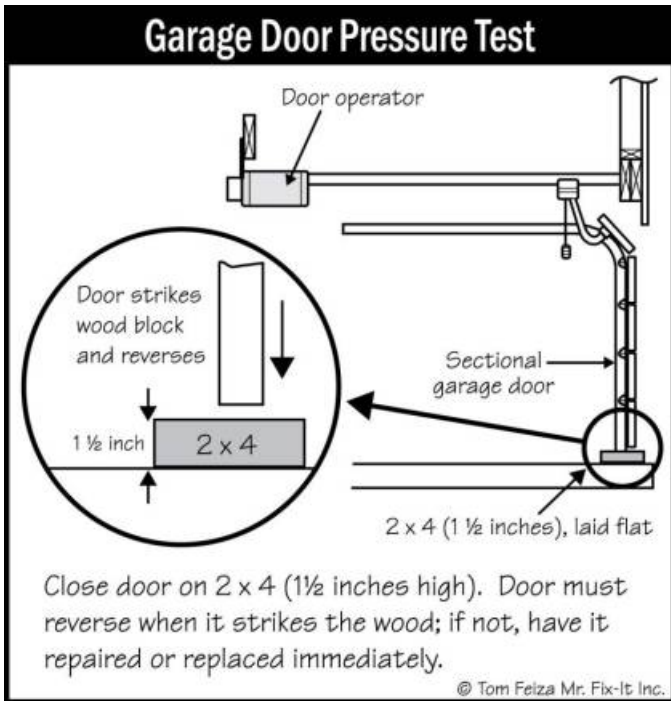
**Door Openers:**

The overhead door opener appears to function appropriately.



**Safety Reverse Switch on the Automatic Opener:**

This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

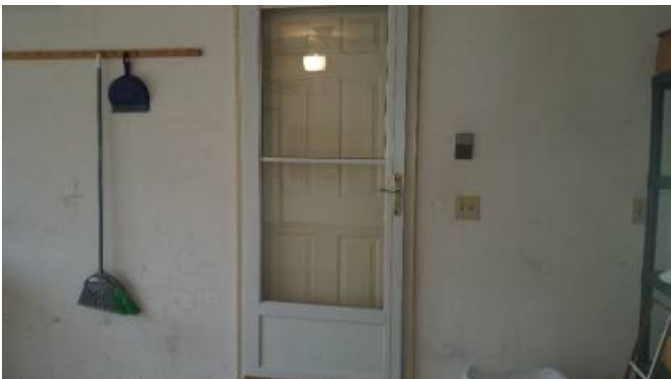


D012

**Fire Door:**

Serviceable

**No self-closer observed. Suggest installing self-closer as a safety enhancement.**



**Fire Barrier:**

Serviceable.





5067C

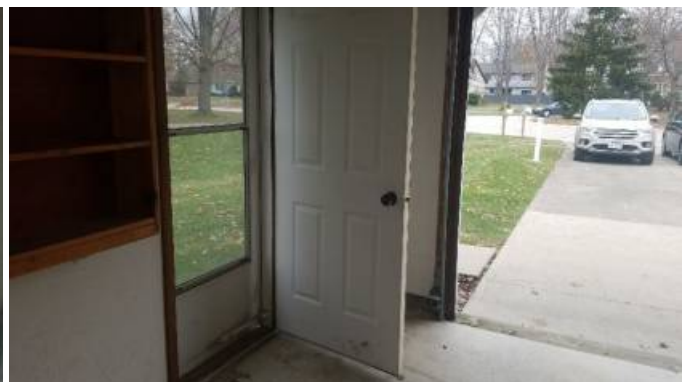
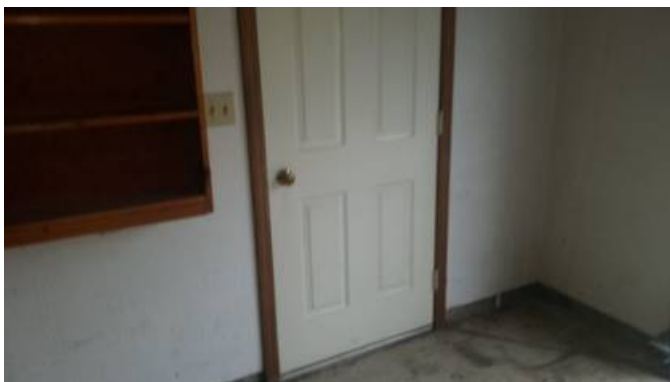
**Man Door Material:**

Wood

Metal

**Man Door Condition:**

**Peeling paint observed at doors, suggest scraping and painting as needed as part of normal maintenance.**



**Floor Type:**

Concrete

### **Floor Condition:**

**Common cracks observed; primarily a cosmetic concern. Suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.**

**Surface of concrete is deteriorated; this is mostly a cosmetic concern.**



### **Walls Condition:**

Drywall and/or plaster walls/ceiling are present in this home. Cracks in drywall and/or plaster walls/ceiling are quite common and are considered cosmetic unless otherwise noted.

### **Ceilings Condition:**

Drywall and/or plaster walls/ceiling are present in this home. Cracks in drywall and/or plaster walls/ceiling are quite common and are considered cosmetic unless otherwise noted.

### **Ground Fault Protected Outlets:**

GFCI outlets are provided for safety.



**Switches/Fixtures/Outlets:**

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the garage are in serviceable condition.

## BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, and odors from household pets and cigarette smoke) is beyond the scope of our service.



## Bedrooms:

### Location:

2nd Floor



### Entry Doors:

Door rubs jamb and will not close properly, adjustments are needed. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. No further signs of settlement were observed in general area of door.



### Closet Doors:

Door rubs jamb and will not close properly, adjustments are needed. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. No further signs of settlement were observed in general area of door.



**Floor:**

Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

**Walls:**

Drywall and/or plaster walls are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

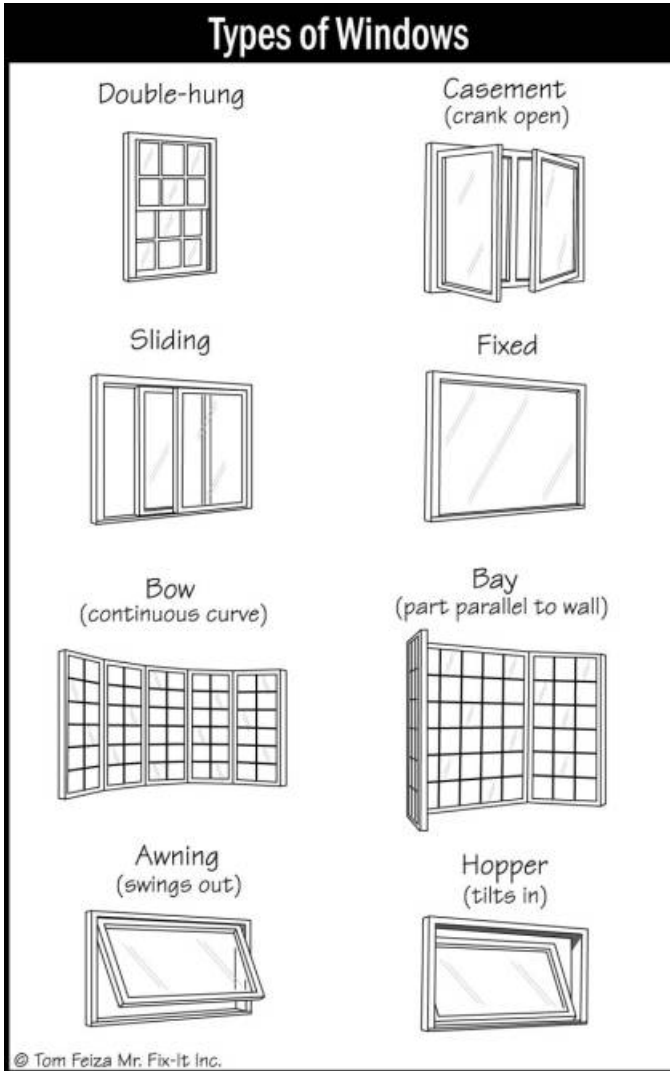
**Ceiling:**

Drywall and/or plaster ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

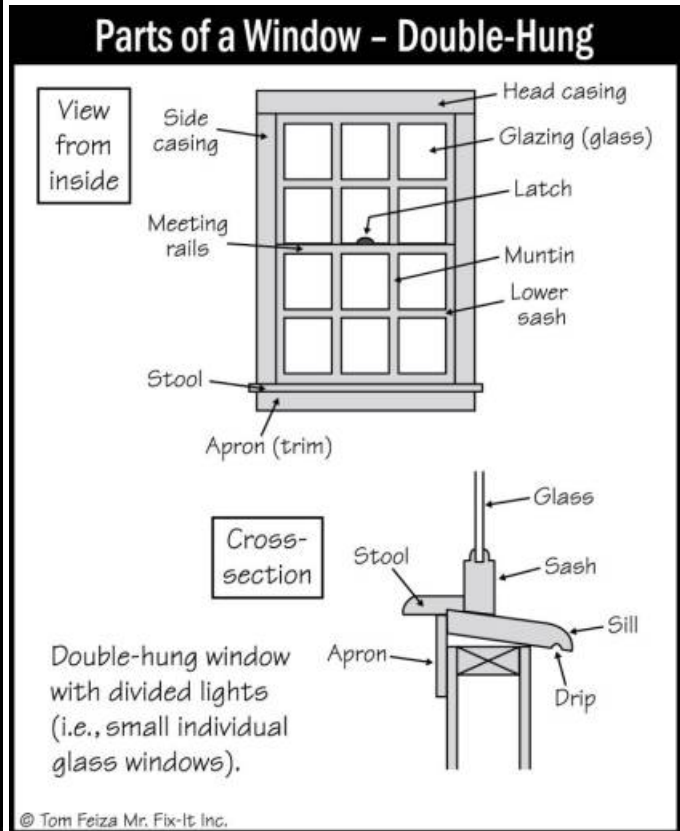
**Windows Type:**

Double Hung.

Wood Frame.



D046



D042

**Window Condition**

Peeling paint observed at various location, suggest scraping and painting as needed as part of normal maintenance.

Window Grille (Decorative pieces that visually divide window panels, giving the glass the appearance of multiple glass panes) is/are missing/damaged at various locations, corrections are needed for security.

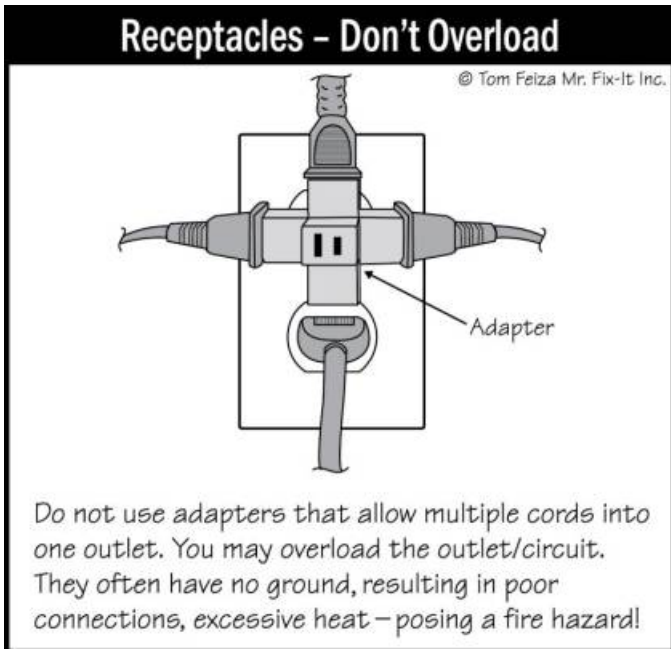
Damaged/missing screens observed at various locations, suggest corrections for proper use and operation of windows.



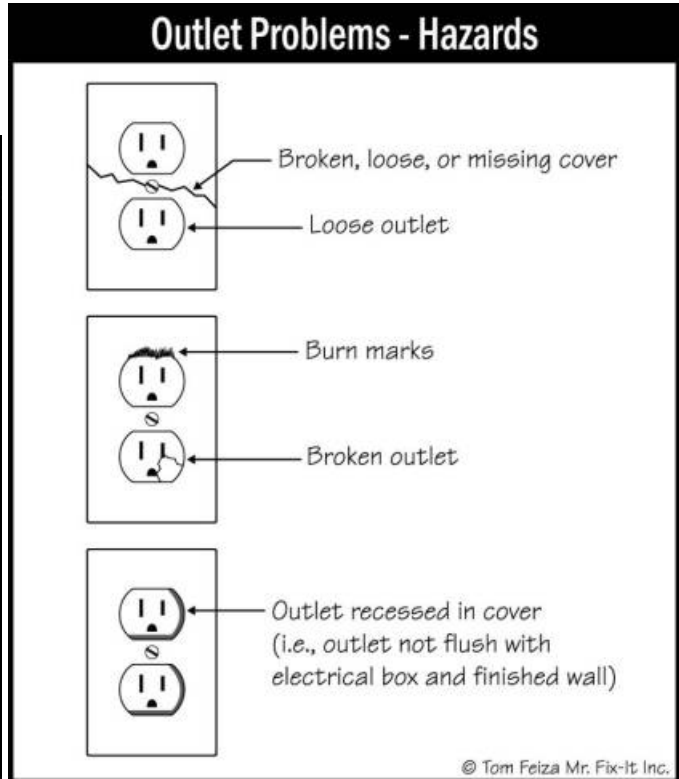
**Switches/Fixtures/Outlets:**

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the room are in serviceable condition.





E087



E088

**Type of Fireplace:**

Both a wood burning stove and a wood burning insert are excluded from liability under this inspection as this is a visual inspection; and determination of the condition is not possible without removal and partial disassembly. Both types of units should be cleaned annually due to the slow burn and lower temperatures created by their usage. These lower temperatures tend to produce higher levels of creosote.

Wood - The fireplace is designed to burn wood.



**Firebox Condition:**

Serviceable.

**The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors,**

and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is needed, a qualified professional chimney sweep is recommended prior to close.



**Mantle:**

Yes - There is a mantle installed, and it meets the 12" minimum clearance above the firebox.

## BATHROOMS

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

## Bathroom #1:

### Location:

2nd Floor



### Entry Door:

Door rubs jamb and will not close properly, adjustments are needed. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. No further signs of settlement were observed in general area of door.



### Floor:

Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

### Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### Ceiling:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.



### **Bath Ventilation:**

Serviceable

### **Windows Type:**

Casement

Wood Frame

### **Window Condition**

The windows and associated hardware in this room are all serviceable.

**Moisture damaged trim and/or sill observed. The extent of damage could not be determined without destructive analysis. Maintenance and/or repairs should be performed. Whenever there is water damage, there is the possibility of hidden mold growth and pest infestation.**



### **Tub:**

Serviceable

Suggest that all edges and fixtures be kept caulked and sealed to prevent moisture penetration. Failure to keep edges sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



***Tub Surround:***

Serviceable

Plastic. Suggest that all edges and fixtures be kept caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

***Tub Enclosure:***

Shower Curtain

***Tub Faucet:***

Serviceable



***Shower Base:***

Same as tub.

***Shower Surround:***

Same as tub.

***Shower Door:***

Same as tub.

**Shower Faucet:**  
Serviceable



**Sink/Faucet/Drain:**

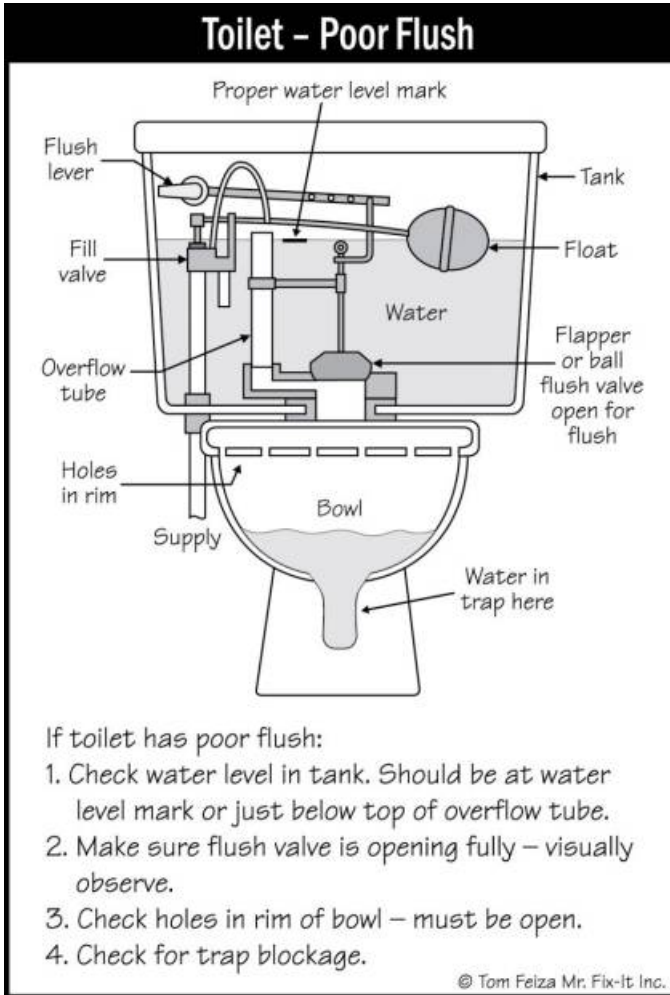
Sink, Serviceable

Faucet, Serviceable

Drain, Serviceable



**Toilet:**  
Serviceable



P147

### **Cabinets/Counters:**

Serviceable



### **Ground Fault Protected Outlets:**

GFCI outlets are provided for safety.



**Switches/Outlets/Fixtures:**

A representative sampling of switches and outlets were tested. As a whole, outlets throughout the room are in serviceable condition.



## Master Bathroom:

### **Location:**

2nd Floor



### **Entry Door:**

The entry door to this room is serviceable.

### **Closet Door:**

The closet door to this room is serviceable.

### **Floor:**

Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

### **Walls:**

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### **Ceiling:**

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### **Bath Ventilation:**

Serviceable

### **Windows Type:**

Double Hung.

Wood Frame

### **Window Condition**

The windows and associated hardware in this room are all serviceable.

### **Tub:**

Serviceable

Suggest that all edges and fixtures be kept caulked and sealed to prevent moisture penetration. Failure to keep edges sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



### **Tub Surround:**

Serviceable

Plastic. Suggest that all edges and fixtures be kept caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

### **Tub Enclosure:**

Not present

### **Tub Faucet:**

Serviceable



### **Shower Base:**

Serviceable

Plastic. The edges of the shower base should be kept caulked to prevent moisture penetration. Failure to keep edges sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of inspection.



### **Shower Surround:**

Serviceable

Plastic. Suggest that all edges and fixtures be kept caulked and sealed to prevent moisture penetration. All missing/damaged grouting should be replaced. Failure to keep walls sealed can cause deterioration and extensive moisture damage to the interior walls and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.

### **Shower Door:**

Tempered safety glass installed for safety.



**Shower Faucet:**  
Serviceable



**Sink/Faucet/Drain:**  
Sink, Serviceable  
Faucet, Serviceable  
Drain, Serviceable



**Toilet:**  
Serviceable



**Cabinets/Counters:**  
Serviceable



**Ground Fault Protected Outlets:**  
GFCI outlets are provided for safety.



**Switches/Outlets/Fixtures:**

A representative sampling of switches and outlets were tested. As a whole, outlets throughout the room are in serviceable condition.



## Half Bathroom #1:

### **Location:**

1st Floor



### **Entry Door:**

The entry door to this room is serviceable.

### **Floor:**

Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

### **Walls:**

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### **Ceiling:**

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### **Bath Ventilation:**

Serviceable

### **Sink/Faucet/Drain:**

Sink, Serviceable

Faucet, Serviceable

Drain, Serviceable



**Toilet:**

Serviceable



**Cabinets/Counters:**

Serviceable



**Ground Fault Protected Outlets:**

GFCI outlets are provided for safety.



**Switches/Outlets/Fixtures:**

A representative sampling of switches and outlets were tested. As a whole, outlets throughout the room are in serviceable condition.

## KITCHEN

### General Appliance Inspection/Testing Note

The appliances are all turned on and run, to ensure that they operate. The testing done is general in nature, and not exhaustive. We do not verify appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, ice-maker production, and other specialized features of the appliances. Note that if the occupant has dishes in the dishwasher or clothes in the washer or dryer, we do not operate them and will note the limitation in our ability to completely inspect and test these units. No warranty, guarantee, or certification is given as to future failures.

## Kitchen and Dining Room:

### *Entry Door:*



### *Closet Door:*

The closet door to this room is serviceable.



### *Floor:*

Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

### *Walls:*

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### *Ceiling:*

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### *Windows Type:*

Double Hung.



Casement

Wood Frame

**Windows:**

The windows and associated hardware in this room are all serviceable.

**Cabinets/Counters:**

Serviceable



**Sink/Faucets/Supply/Drain:**

Sink, Serviceable

Faucet, Serviceable

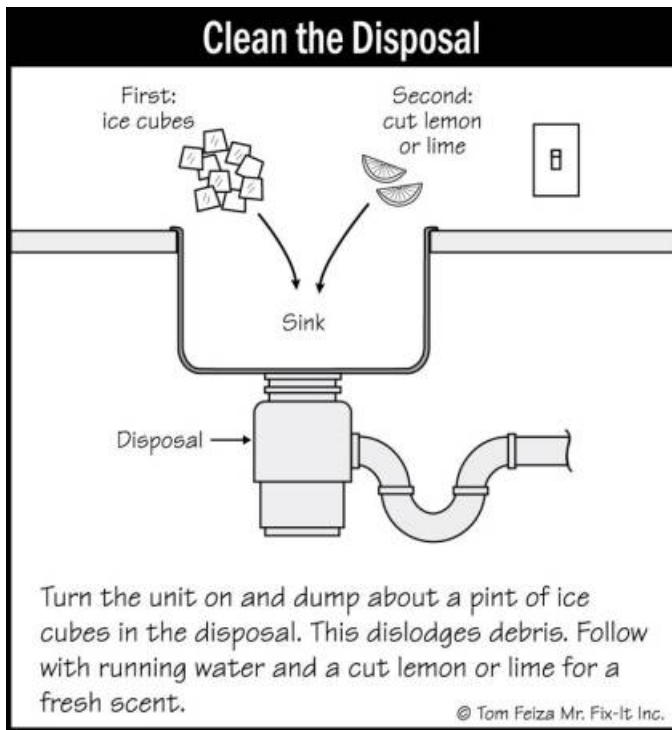
The dish sprayer attachment is functional.

Drain, Serviceable





**Disposal:**  
Serviceable



M069

**Dishwasher:**

System is Maytag. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only.



**Cook Top/Oven:**

System is Caloric. The gas burners were tested at the time of the inspection and appeared to function properly.



**Fan and Light:**

Serviceable



**Kitchen Comments:**

Refrigerator System is Frigidaire. The refrigerator is tested to verify that unit is cooling at time of inspection. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection.



**Ground Fault Protected Outlets:**

Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. GFCI's should be at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, the laundry room and exterior receptacles as an upgrade to safety. Upgrades should be performed by a qualified electrician.



**Switches/Outlets/Fixtures:**

A representative sampling of switches and outlets were tested. As a whole, outlets throughout the room are in serviceable condition.

## OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or needed prior to close.



## Front Entry & Main Hallway:

### **Entry Doors:**

The outside entry door is serviceable.

Metal



### **Entry Closet Door:**

Serviceable



### **Entry Floor:**

Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

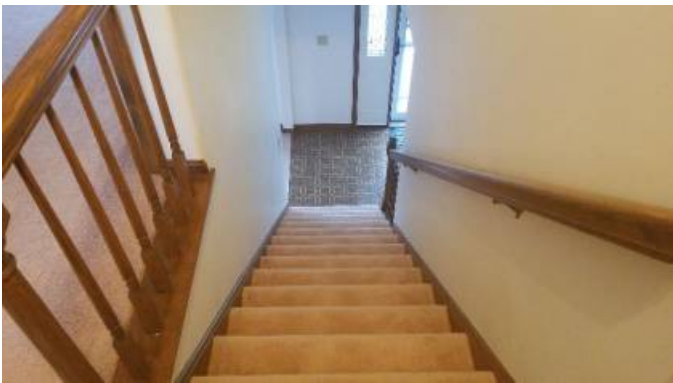
### **Main Hallway Walls:**

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are common and are considered cosmetic unless otherwise noted.



**Stairs:**

The main staircase appears to be installed correctly.



**Upper Level Hallway:**

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.



**Linen Closet**

The closet door to this room is serviceable.



## Living Room:

### Entry Door:



### Floor:

Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

### Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### Ceiling:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### Windows Type:

Double Hung.

Wood Frame

### Windows:

The windows and associated hardware in this room are all serviceable.

### Switches/Fixtures/Outlets:

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the room are in serviceable condition.

## Family Room:

### Entry Door:



### Floor:

Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

### Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### Ceiling:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### Windows Type:

Wood Frame

Sliding Frame





### **Windows:**

The windows and associated hardware in this room are all serviceable.

### **Switches/Fixtures/Outlets:**

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the room are in serviceable condition.

### **Type of Fireplace:**

Both a wood burning stove and a wood burning insert are excluded from liability under this inspection as this is a visual inspection; and determination of the condition is not possible without removal and partial disassembly. Both types of units should be cleaned annually due to the slow burn and lower temperatures created by their usage. These lower temperatures tend to produce higher levels of creosote.

Wood - The fireplace is designed to burn wood.



### **Firebox Condition:**

Serviceable.

**The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is needed, a qualified professional chimney sweep is recommended prior to close.**



## LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

## Laundry Room:

### Entry Door:



### Floor:

Floors are sloped or uneven in various areas throughout the home. This condition is possibly related to minor settlement, which is common in homes built on a conventional foundation. Inspector is unable to determine when settlement occurred or if additional settlement is likely.

### Walls:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### Ceiling:

Drywall and/or plaster walls and ceilings are present in this home. Cracks in drywall and/or plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted.

### Windows Type:

Double Hung.

Wood Frame

### Windows:

The windows and associated hardware in this room are all serviceable.

### Ground Fault Protected Outlets:

**Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. GFCI's should be at all receptacles that service a counter in the kitchen, the bathrooms, the garage, the laundry room and exterior receptacles as an upgrade to safety. Upgrades should be performed by a qualified electrician.**



### **Switches/Fixtures/Outlets:**

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the room are in serviceable condition.

### **Cabinets/Counters:**

Serviceable



### **Sink/Faucet/Drain:**

Sink, Serviceable

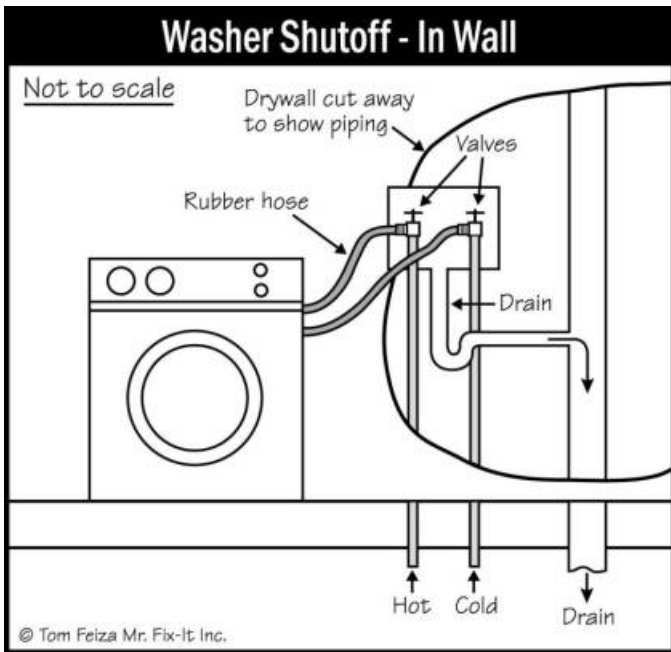
Faucet, **The hot and cold faucets are reversed, which is a possible safety concern. Recommend review by qualified professional for repair or replacement as needed.**

Drain, Serviceable



### Washer & Dryer Hookups:

**A washer and dryer are installed. Testing of either is not included as a part of this inspection. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**



P109





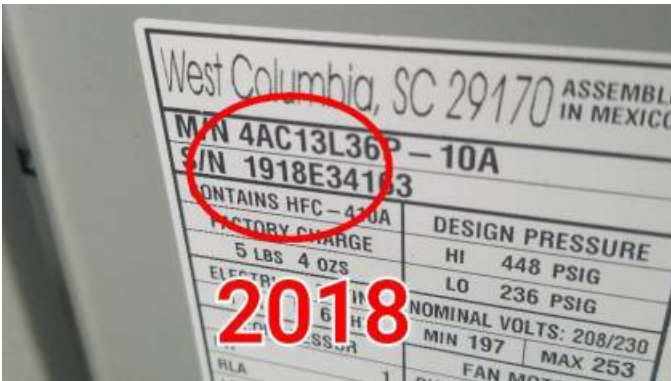
## AIR CONDITIONER

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. We are testing temperature difference only. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. **DISMANTLING AND INSPECTION OF INTERNAL COMPONENTS OF THE AIR CONDITIONING SYSTEM IS NOT WITHIN THE SCOPE OF THIS INSPECTION.** Definition: HVAC - Heating, Ventilation, Air Conditioning.

## Air Conditioning - Primary Unit:

### Brand:

System is Ducane. Year is a 2018 and unit is 1 year old.



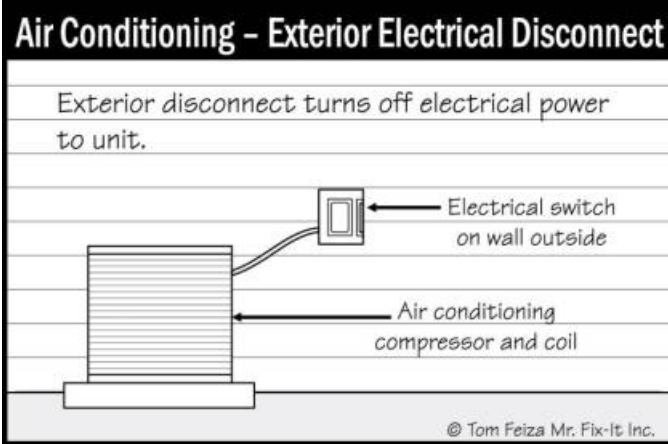
### Location:

Rear of building

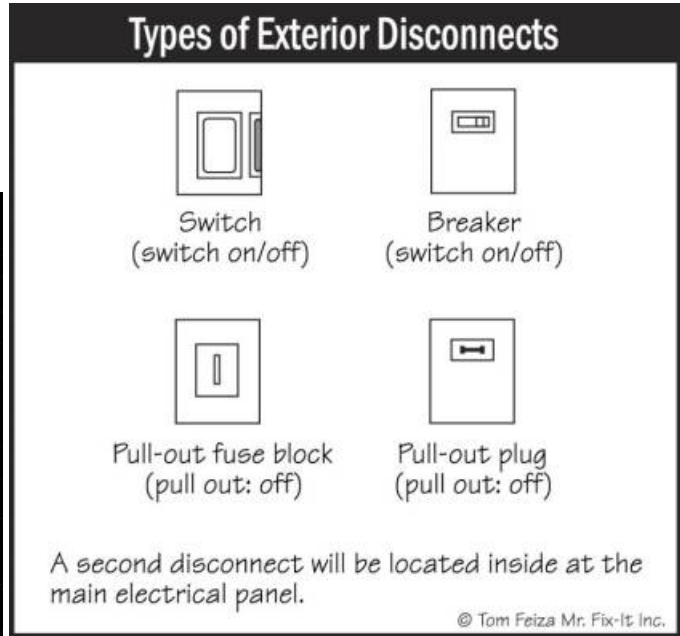
### AC Design:

Electric split system with disconnect was observed.

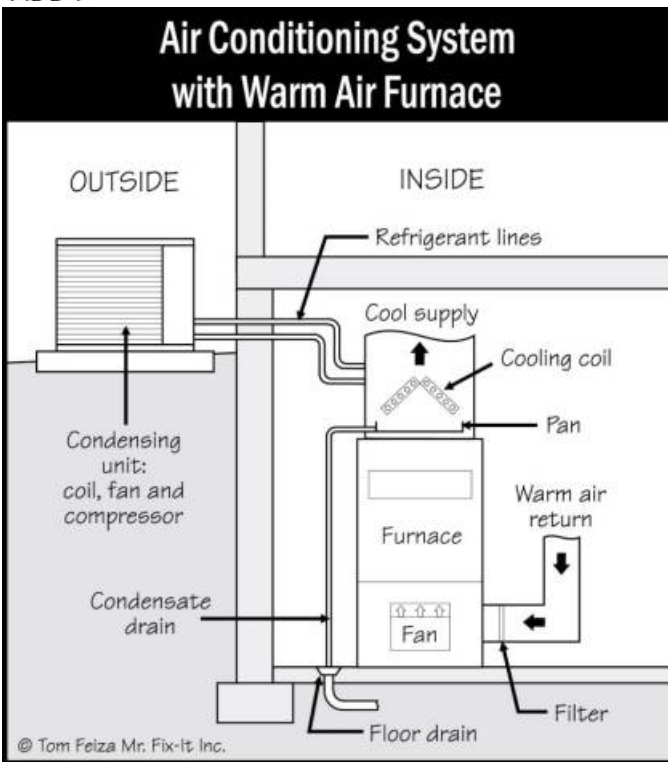
**Inspector observed disconnect box was rusted, recommend review for replacement as needed by a qualified electrician.**



A004



A005



A001



**General Conditions:**

Unable to test the air conditioning unit at the time of the inspection due to cold temperature. The unit appears serviceable. If concerned recommend review by a qualified HVAC contractor for additional information prior to close.

As most manufacturers warn against operating air conditioning units when the outside

**temperature is below 65 degrees and heat pumps below 60 degrees in the last 24 hours, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.**

***Thermostat:***

Same as heating.

***Air Filters:***

Same as heating system.

***Distribution/Ducts Condition:***

Same as heating system.

## HEATING

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. If a humidifying system is present on the furnace. As per the Inspection Agreement, humidifiers are beyond the scope of this inspection, because of the way a humidifier operates. Suggest client verify operation with sellers. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT.** Definition: HVAC - Heating, Ventilation, Air Conditioning.



## Heating Plant - Primary Unit:

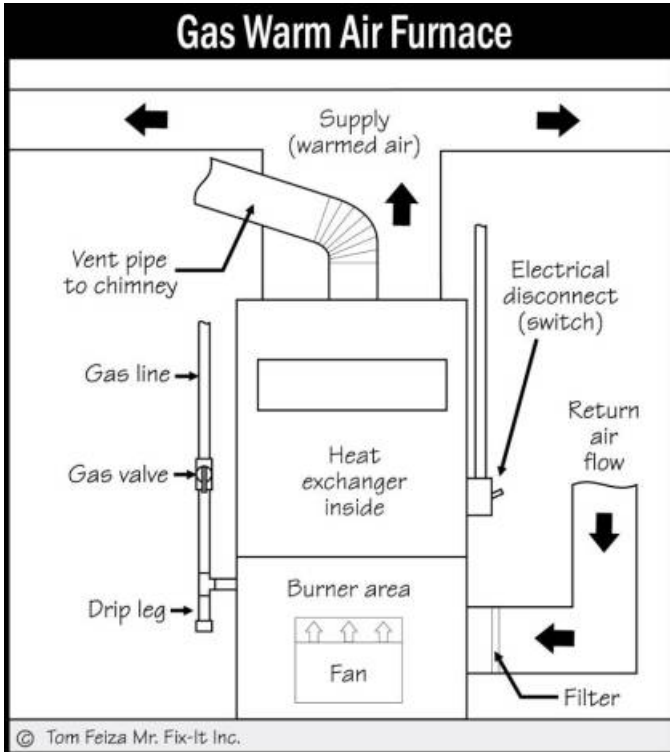
### Heating System Location:

The heating system is located in the basement and services the whole house.



### Heating System Design:

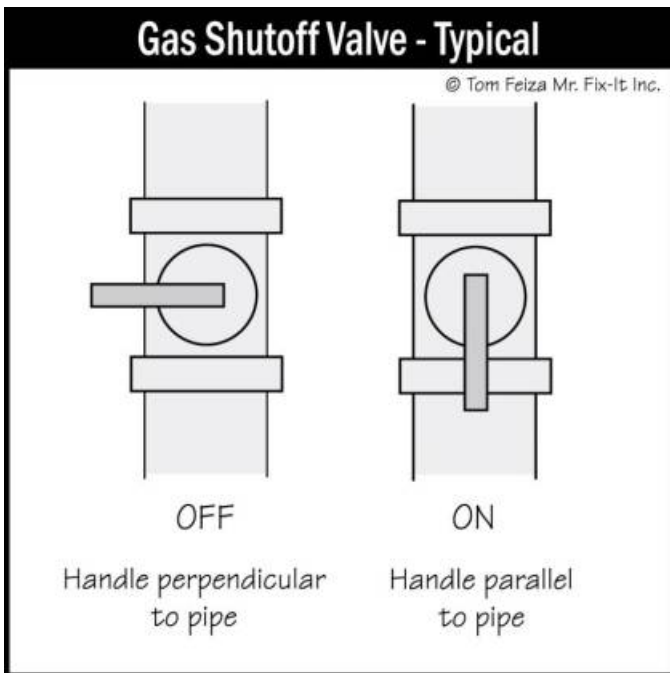
The brand of the system is Trane brand. Unit is more than 30 years old and appears to be the original furnace.



H001

**Energy Source:**

Natural Gas w/Shutoff



P076

**Burners Chamber:**

**Rust, scale, and some debris was observed in this appliance. Recommend review by a**



**qualified HVAC contractor ensure proper and safe operation of this unit prior to close. Dismantling to inspect for holes and/or cracks in heat exchanger is not within the scope of this inspection.**

**We recommend this equipment be cleaned and evaluated by a qualified HVAC contractor for repair or replacement prior to close.**

### **General Conditions:**

**Although the furnace works, In the inspectors opinion the heating unit has exceeded its designed life expectancies and should be replaced. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**

The average furnace life span is approximately 15 years, though it can range from 13 to 20 years. While the equipment may last that long, its likely that your heating bills are higher than they need to be, since furnaces lose efficiency as they age. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

### **Flues, Vents:**

The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal



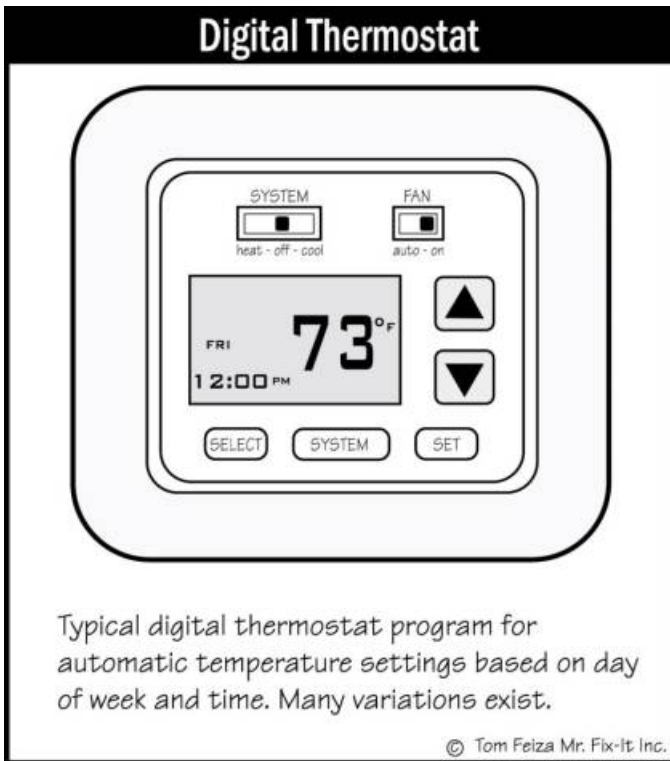
### **Condensate Line:**

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.



**Thermostat:**

Thermostat is located in the living room.



H025



**Electronic Air Cleaner Installed:**

Yes - There is an electronic air cleaner installed. The efficiency and effectiveness of these far exceed that of conventional filters. Cleaning on a regular basis is still required. Check with the manufacturer or service technician for recommended service and cleaning.



***Distribution/Ducts Condition:***

Serviceable.

Ducts/Registers.





## ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed prior to close, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician.

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

Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCI's at all receptacles bedrooms to enhance safety. Arc-Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the "signature" or an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a qualified electrician to enhance safety. Upgrades should be performed by a qualified electrician for review or replacement as needed.

**Main/Sub Electrical Panels:**

**Main Panel:**

Location, Basement

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified electrician for analysis of the existing problem.

Futures provided for possible expansion.

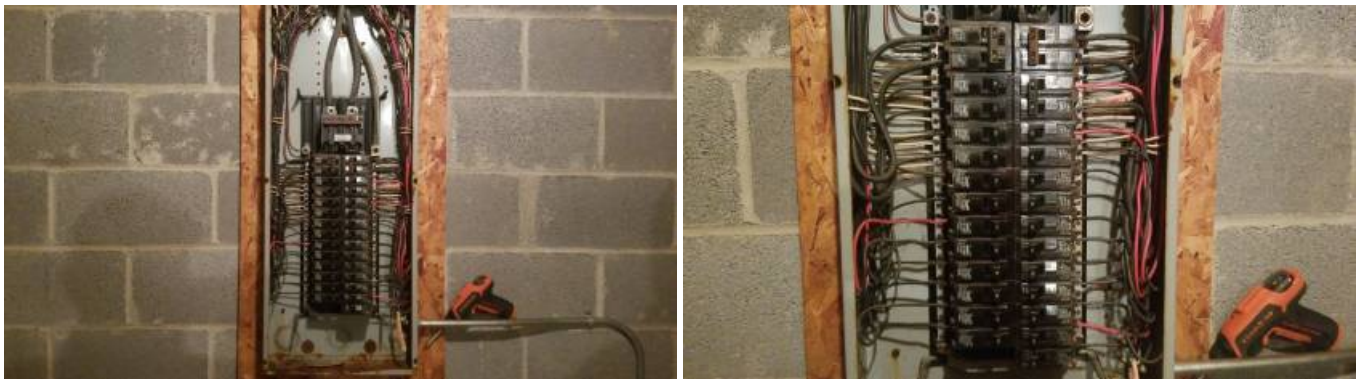
Service entrance cables are aluminum.

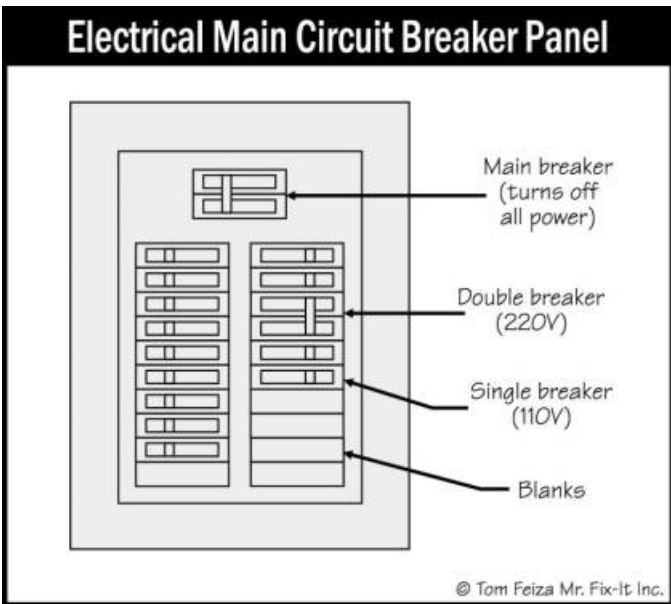
Branch circuit wiring is copper.

**Double tapping observed in panel at neutral bus bars. Double tapping (i.e. 2 wires under a single screw), can cause possible overheating of the wire and is a safety concern. Recommend review by a qualified electrician for repair as needed.**

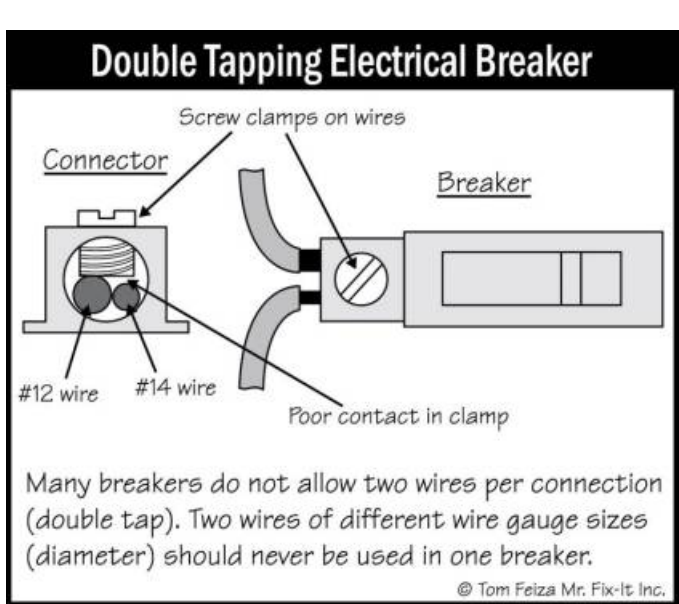
**Excessive rust or water was observed in the panel, this is a possible safety hazard. Recommend review by a qualified electrician for repair or replacement as needed.**

**In the inspector's opinion, the electrical panel has exceeded its designed life expectancies and may be a safety concern due to all the corrosion and moisture in the panel. We make no warranty, guarantee or estimation as to the remaining useful life of this panel. Recommend replacing the electrical panel with a licensed electrical contractor.**

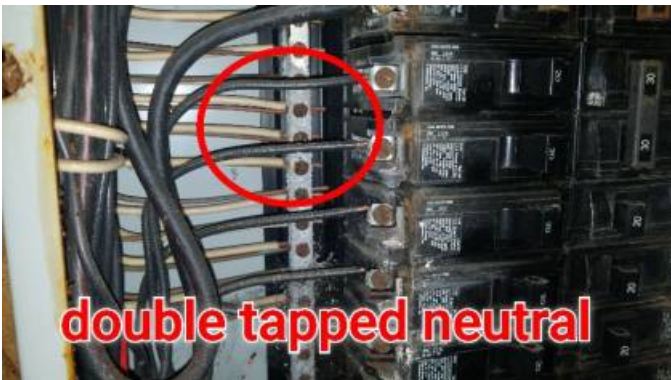




E002



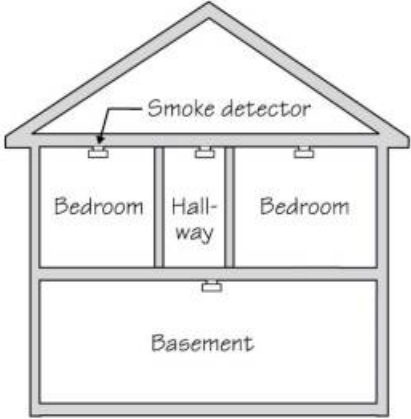
E047



### Smoke Detectors:

Smoke detectors should be present on all levels and in all sleeping areas. Suggest installing additional smoke detectors in appropriate areas as needed. Periodic testing is suggested to ensure proper working order and to enhance fire safety. Most alarms installed today have a life span of about 8-10 years. After this time, the entire unit should be replaced. It is a good idea to write the date of purchase with a marker on the inside of your alarm so you will know when to replace it. Some of the newer alarms already have the purchase date written inside. In any event, always follow the manufacturer's instructions for replacement.

### Smoke Detectors Required



In newer construction, smoke detectors must be in each bedroom, adjoining hall, and at least one at each level (including the basement). The smoke detectors must be interconnected and hardwired, and must have a battery backup.

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E116

### Smoke Detector / Alarm



Test once per month. Replace batteries yearly. Replace battery if "chirping." Replace unit before 10 years of age.

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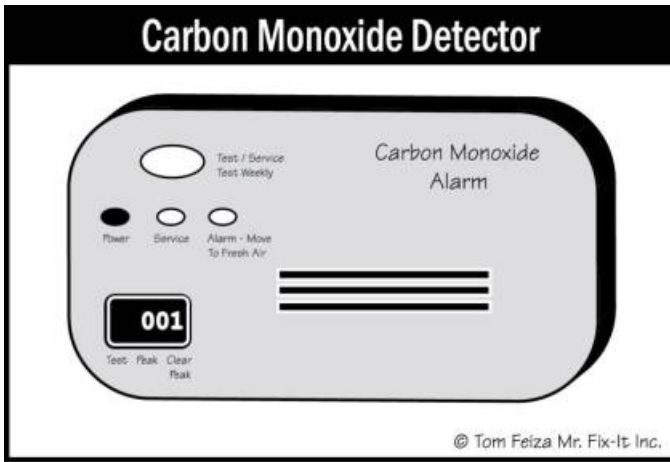
MO11

### **Carbon Monoxide Detectors:**

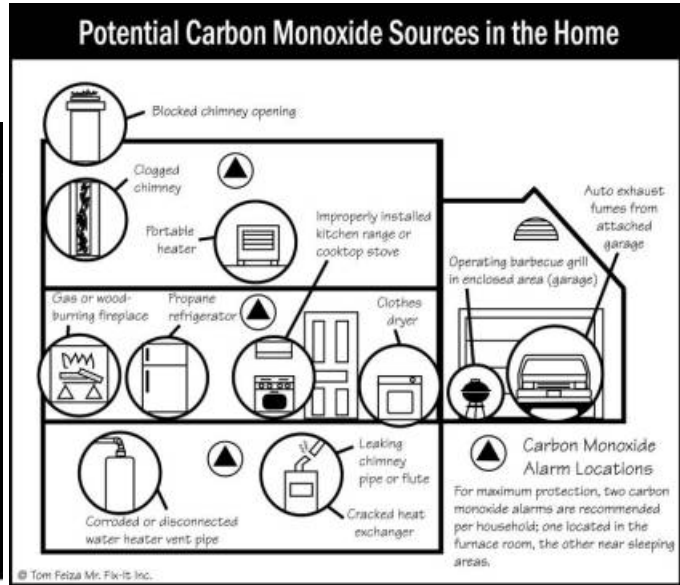
Carbon monoxide (CO) has been called the "silent and invisible killer" because it doesn't have a smell, color, or taste. Its one of the most prevalent causes of death due to poisoning in America. Any time you burn something like gasoline, natural gas, wood, oil, propane, or charcoal carbon monoxide is released into the air.

The Consumer Product Safety Commission recommends putting a carbon monoxide detector outside every separate sleeping area in your home. You might also want to add a carbon monoxide detector in your kitchen and basement for added safety. Also, make sure you install detectors close to bedrooms so alarms will wake you up if you're sleeping. If you have an attached garage, you'll want to place a CO detector by the entranceway. A vehicle that's been left running in a closed space is a common cause for CO poisoning. In the grand scheme of things, its better to be overly cautious by placing CO detectors in every room, floor, and hallway than suffering CO poisoning.





M020



M019

**Amperage & Voltage:**

Service panel amperage is 200 amps; 120/240 volts.



**Electrical Comments:**

**In the inspector's opinion, the electrical panel has exceeded its designed life expectancies and may be a safety concern due to all the corrosion and moisture in the panel. We make no warranty, guarantee or estimation as to the remaining useful life of this panel. Recommend replacing the electrical panel with a licensed electrical contractor.**



## **WATER HEATER THREE:**

### REPORT LIMITATIONS

Be advised that hot water heaters have a short 8-12 year lifespan depending on brand, budget for eventual age replacement. Set water temperature control no higher than 125 F degrees max at the faucets and 115 F degrees max at the shower heads to prevent scalding. Flushing your hot water heater is easy to overlook. But regularly flushing out your hot water heater is an important task. Getting rid of the gunk and mineral deposits that accumulate will help your hot water heater run more efficiently as well as prolong its life, saving you money in the long run. Depending on your model, aim to flush your hot water heater every one to three years.

## Water Heater:

### Brand:

Water heater is manufactured by Rheem. Year is a 2012 and the unit is 7 years old.



### Location:

The water heater is located in the basement.

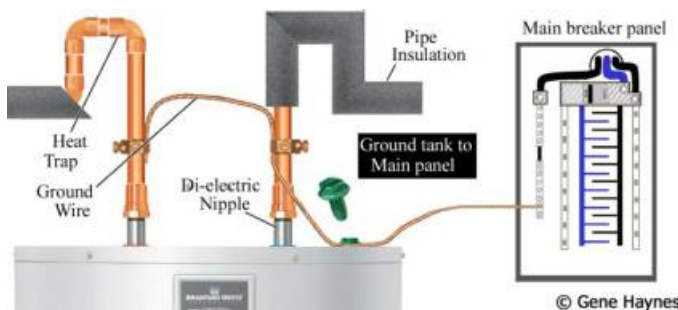
### Tank Capacity:

This home has a 40 gallon water heater.

### Supply Lines:

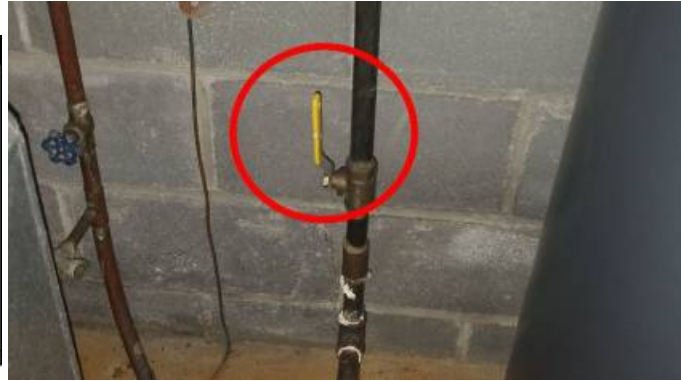
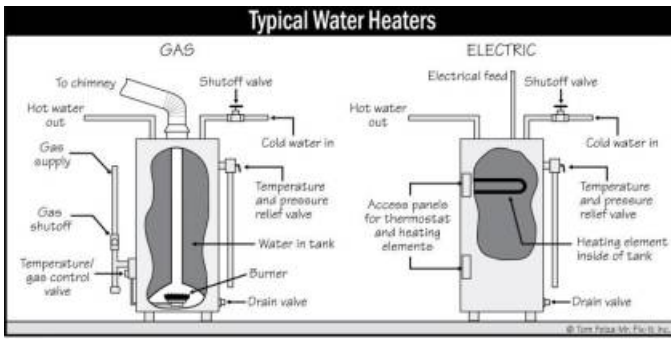
Copper

**Ground jumper cable not observed between hot and cold water lines, recommend qualified electrician install jumper cable to insure proper grounding and safety.**

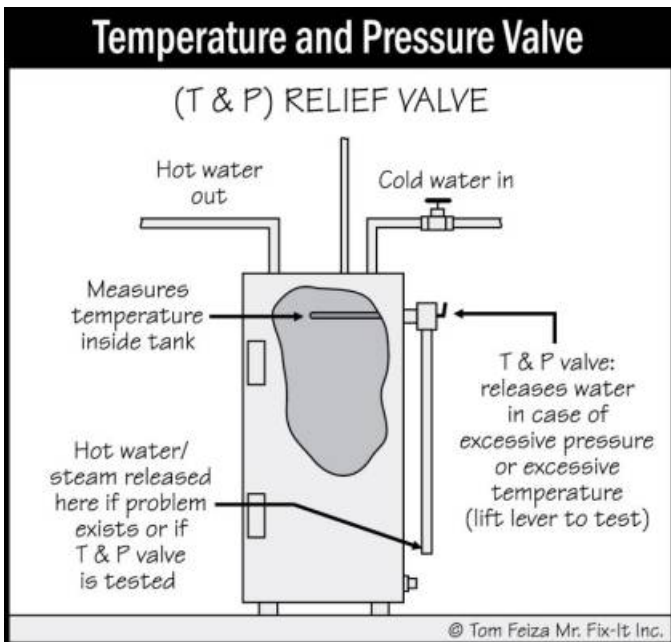


### Energy Source:

Gas shut-off valve was observed near this appliance.



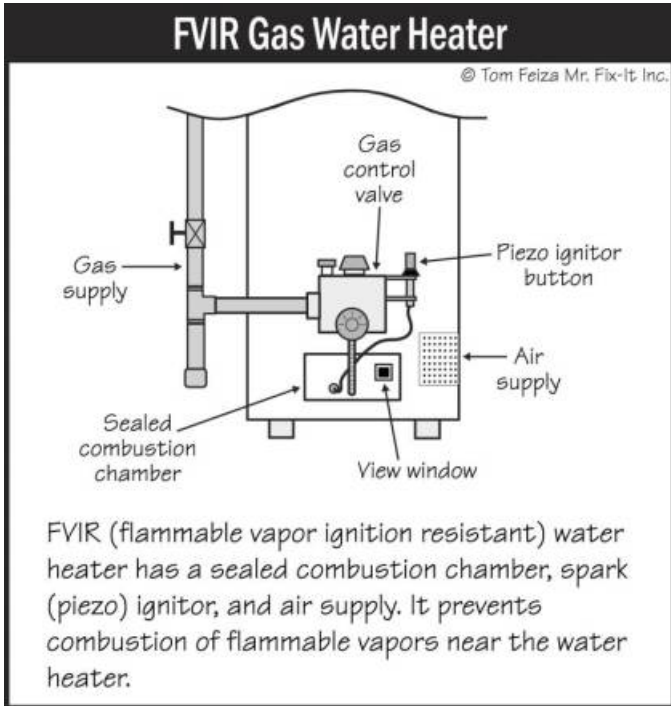
**Temperature & Pressure Relief Valve:**  
Serviceable



W001

**Burner:**  
Serviceable

**Limited visual inspection only. Unable to inspect burner chamber due to closed system.**



WO22

**Water Heater Condition:**

The water heater was tested and appeared to function properly at time of inspection.

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

**Flue Venting:**

The visible portions of the flue/vent system appear to be installed correctly and appear to be serviceable.

The flue pipe is metal.



**Water Temperature:**

The water temperature at time of inspection was in the normal operating range of 115 to 125

degrees.



**Overflow Pan/Drain Line:**

Water heater is located indoors without an overflow pan/drain line. This may not have been required when the home was built or may be impossible due to interior location. Recommend review by a qualified plumber for additional information.



## PLUMBING SYSTEM

### REPORT LIMITATIONS

Area public & private water supplies tend to have a high mineral content that is slightly corrosive to copper pipes, fittings, valves, boilers and hot water heaters. There is always a possibility of future leaks or blockages that did not exist at the time of inspection. You should inspect your plumbing system annually for greenish or whitish signs of corrosion and perform maintenance repairs as required. Expect future repair or replacement of faucet & toilet components through normal wear & tear. If your prospective older home has a remaining old steel service pipe, the future replacement will be your financial responsibility. The lifespan of old water service pipes is unpredictable but weak water pressure may be a telltale sign of needed age replacement.

Be advised that the main shut-off valve was not tested during the inspection as they often can develop maintenance leaks or upset the owner. You should test the valve if you buy the home. Be advised that well pumps have an average life expectancy of 10-12 years. E. Be advised that new homes now have 3/4" dia. water lines across the basement and 1/2" dia. piping leading to each fixture. Older 1/2" piping systems or brass or steel water piping are candidates for age replacement. Older homes may not have local shut-off valves, P-shaped traps and re-vent connections. While appropriate for an older home, such old plumbing will have to undergo required major updating to comply with current codes during any kitchen or bathroom remodeling.

Private waste disposal systems should be pumped out for general maintenance at least every three years to protect the leaching field. H. If your prospective new home has a "tankless coil" at the boiler for domestic hot water production, then updating the system by installing a modern "indirect water heater" is highly recommended to insure adequate hot water. I. NOTICE: Homes built before 1987 are likely to have 50:50 lead / tin soldered joints in the copper water pipes. Be advised that lead is a health hazard in high concentrations. There is a controversy that the old lead solder is not a problem as it has been coated by minerals within the pipes over the years that prevent the lead from leaching into the water. Be further advised that this argument may be correct but true lead content in the water supply is undetermined. If you have health concerns, then suggested options include: further testing of the solder for lead content, further testing of the water for lead content or replacement of all old lead soldered joints if present. J. If the home has a public sewage connection, then you should verify the disclosure with the local public waste disposal department.

## Plumbing:

### **Shut Off Valve Location:**

Main shut-off is located in basement. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.



### **Supply Lines:**

Copper

### **Drain Lines/Vent Pipes:**

White PVC.

### **Waste Disposal System:**

The waste disposal system appears to be connected to public sewer systems. This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system.

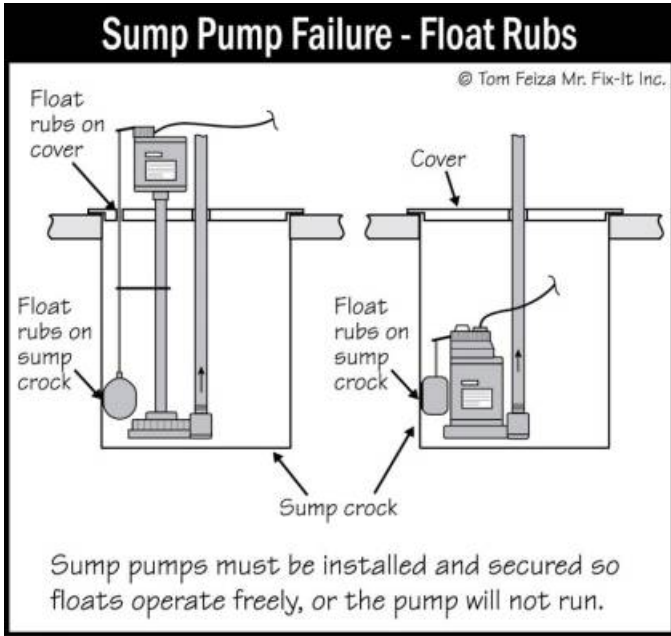
### **Water Supply System:**

Water supply system appears to be public.

### **Sump Pump Assembly:**

Located In Basement.

Pump Operable.



B093



## BASEMENT

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: Most causes of moisture or water penetration at the foundation can be corrected by improving the drainage at the exterior. Prolonged or heavy rains may occasionally bring seepage. Moisture in a basement can promote wood decay, therefore basements should be adequately ventilated.

**Basement:**

**Stairs:**



**Floor:**

Concrete

**Common cracks observed, primarily a cosmetic concern. Suggest sealing all joints as well as any cracks in surfaces to prevent water penetration as a routine maintenance effort.**



**Walls:**

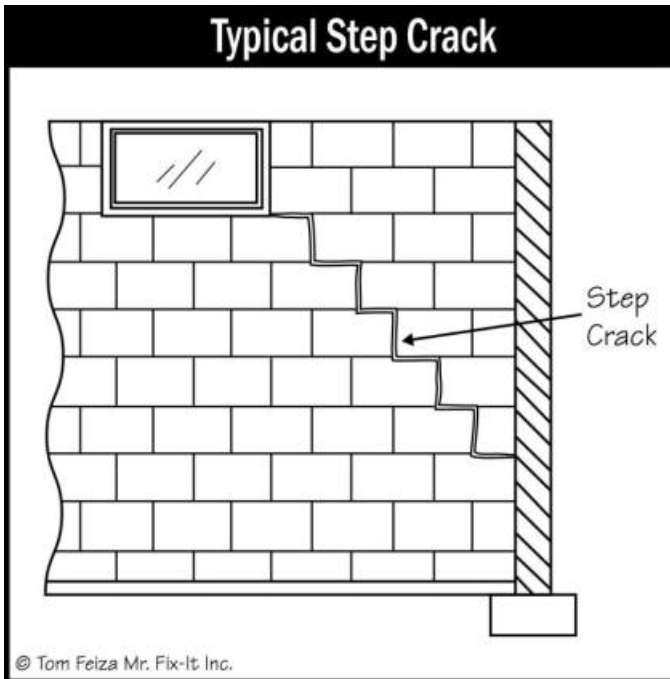
Block

**Efflorescence observed. This is a mineral deposit left behind from exterior water**

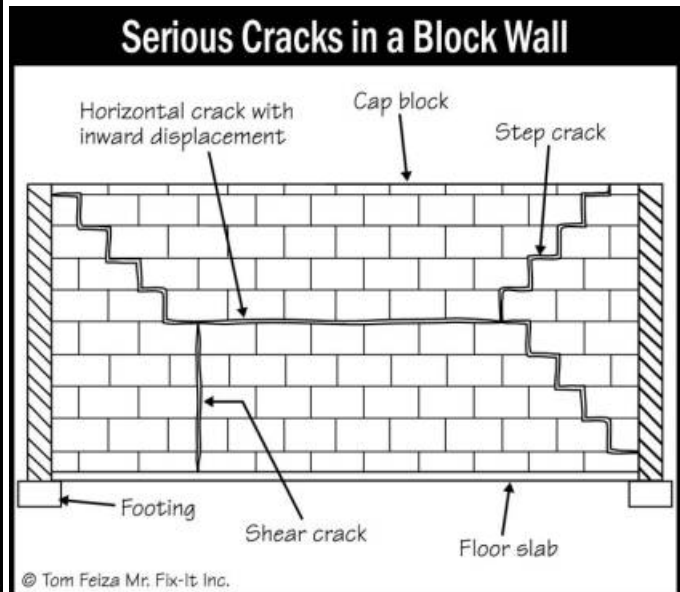


**infiltration. Efflorescence is the white chalky powder that you might find on the surface of a concrete or brick wall. It can be a cosmetic issue, or it can be an indication of moisture intrusion that could lead to major structural and indoor air quality issues.**

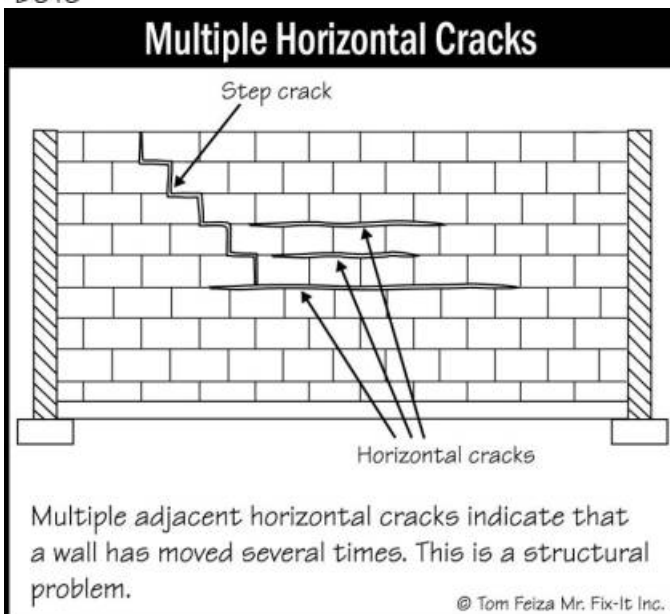
**Evidence of past water penetration observed. Recommend review sellers disclosure statement or have reviewed by qualified professional for repair as needed.**



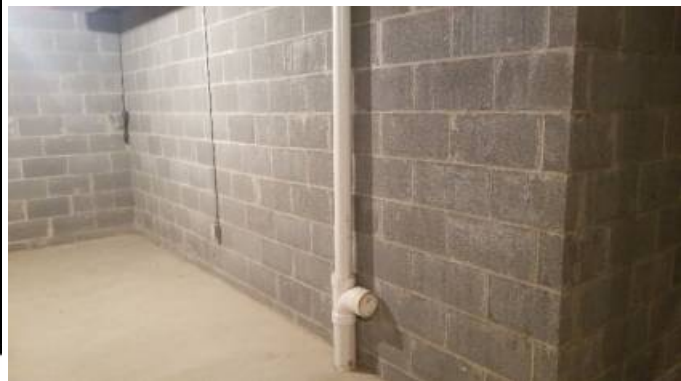
B016



B017



B090





**Joists and Subfloor:**

Serviceable, Convention wood framing.



**Supports**

Serviceable, Metal Posts



### **Beams**

Serviceable, Metal Beams



### **Windows Type:**

Vinyl Frame

Casement.

### **Windows:**

The windows and associated hardware in this room are all functional.

### **Ground Fault Protected Outlets:**

**Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. GFCI's should be at all receptacles that service a counter in the kitchen, the bathrooms, the garage, the laundry room, unfinished basements and exterior receptacles as an upgrade to safety. Upgrades should be performed by a qualified electrician.**

### **Switches/Fixtures/Outlets:**

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the room are in serviceable condition.

## ATTIC

### REPORT LIMITATIONS

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions: Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed. Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection. An analysis of indoor air quality is beyond the scope of this inspection. Any estimates of insulation R-values or depths are rough average values. When the attic insulation completely covers the ceiling joists, we do not walk through the attic. We perform a limited visual inspection of the attic from the access hatch. When we cant see the ceiling joists, its difficult to know where to step. We do not move through an attic where there is risk of damaging the property or injury to the inspector. We are also cautious about using planks that have been laid as walkways across attic areas. Unless these appear to have been clearly "well traveled," we do not walk on the planks or boards.



## Attic & Ventilation:

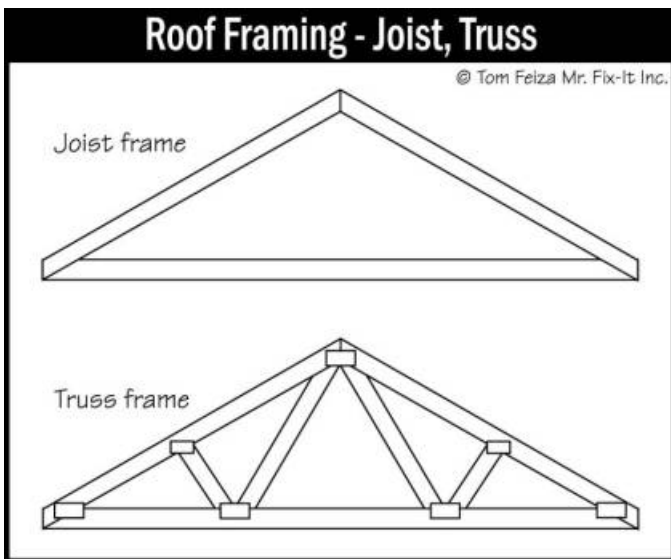
### Access Location:

The attic access is located in the garage and in a bedroom closet.



### Framing:

A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.



5014







**Sheathing:**






Waferboard



**Insulation:**

Blown In

Over 10 inches present.

Insulation - Diminishing Return			
Insulation / Thickness	Estimated R-Value	Approximate % of Heat Lost	Estimated \$ Lost (per sq. foot per yr.)
Single glass or 1" wood	R 1	100%	\$2.00
Double glass or 2" wood	R 2	50%	\$1.00
1 1/2" 	R 4-5	25%	\$0.50
3" 	R 8-9	12 1/2%	\$0.25
6" 	R 19	6 1/4%	\$0.12
12" 	R 38	3 1/8%	\$0.06
24" 	R 76	1 5/8%	\$0.03

The heat loss and cost of energy is reduced by one-half every time the insulation thickness (R-value) is doubled.

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1009

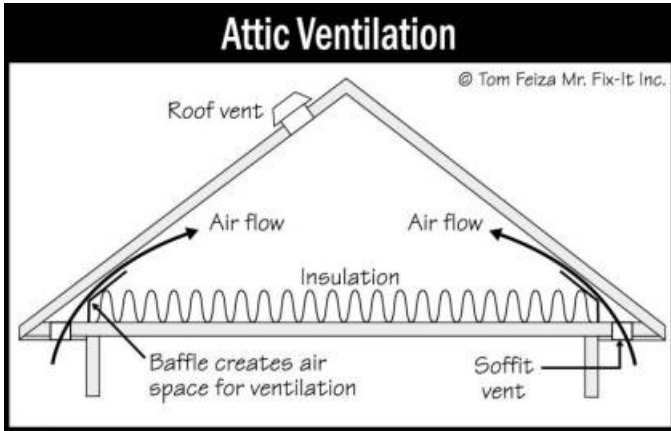


**Ventilation:**

Hooded Roof Vents

Ridge Vents

There are soffit vents installed.



V002



### **Distribution/Ducting:**

Ducts/Registers

### **Switches/Fixtures/Outlets:**

A representative sampling of switches and outlets were tested. As a whole, switches and outlets throughout the attic are in serviceable condition.

