



Tri-County Inspections LLC
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Inspection reference: [REDACTED]
Mentor, OH 44060

Confidential Inspection Report

[REDACTED]
Mentor OH 44060

March 12, 2024



Prepared for:

[REDACTED]
Mentor OH 44060

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.





Inspection: 031224MV - [REDACTED] Address: [REDACTED]

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Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Summary of Report

This **summary** page is **NOT** the entire report. **PLEASE READ THE ENTIRE REPORT AND NOT JUST THE SUMMARY FOR A FULL UNDERSTANDING OF THE CONDITION OF THE PROPERTY!** 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.

IMPORTANT: 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. 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.

Tuesday, March 12, 2024

[REDACTED]
[REDACTED]
Mentor OH 44060

Inspection Site



[REDACTED]
Mentor OH 44060

Dear Paula:

At your request, a visual inspection of the above referenced property was conducted on Tuesday, March 12, 2024. 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.

Report Text Color Guide:

Black Text: "Serviceable" means the item inspected is in acceptable condition based on the age of the home.

Red Text: These may be maintenance items OR items that require a qualified contractor to review prior to close.

Blue Text: General recommendations and general information that may be helpful.

This report also contains general illustrations that may be helpful to understand the systems of your home. We have also included a FREE GIFT, "How To Operate Your Home - <https://tricity.htovh.online> " which provides valuable information about the systems of your home and how to operate it.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Please Note: All location descriptions are based on looking at the house from the street view.

Below is a **SUMMARY** list of defects (**Noted in Red Text**) that need further evaluation or repair by appropriately licensed or certified 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 or recommendations.

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

****NOTE: INDIVIDUAL PHOTOS MAY BE REPRESENTATIVE OF ONE OR MORE ITEMS NOTED****

You can use the CTRL "F" feature to jump to specific sections of report for easy navigation.

EXTERIOR

Exterior:

2.12 Exterior Door #3 Condition:

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

2.13 General Window Condition:

2. **NOTE: SEE INDIVIDUAL ROOMS WITHIN REPORT FOR MORE DETAILS AND PHOTOS**

Wood Windows

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

2.15 Location of Wall Cracks and Description:

3. **Common cracks observed. Suggest sealing any cracks in concrete/brick/block surfaces to prevent water penetration as a routine maintenance effort.**

2.19 Trim Condition:

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

2.29 Lot/Grade/Drainage:

5. **Evidence of ponding observed. Grade improvements, landscape alterations, or the installation of surface drains may be needed if water ponding is an ongoing concern. Ponding near foundation may result in basement/crawlspace seepage or foundation damage. This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.**

Evidence of low spots observed near foundation. Grade improvements, landscape alterations, or the installation of surface drains may be needed to prevent water ponding from occurring. Low spots near foundation may result in basement/crawlspace seepage or foundation damage from rainfall or flooding. This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.

Deck:

2.32 Condition of Materials:

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



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

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

ROOF

Roofing:

3.3 Condition of Roof Covering Material:

7. Estimated age of roof is 10-15 years old. Estimated remaining life is 15-20 years.

Moss observed on roof covering at various locations. Moss tends to hold water and cause moisture related deterioration problems to roof covering. Suggest having moss removed and take steps to prevent re-growth.

Recommend removing debris to allow for proper drainage and to prevent deterioration of roofing materials.

3.8 Roof Gutter System:

8. **Downspout extensions need to extend six feet away from foundation to divert water away. The extensions should slope down at a rate of 1 inch per foot.**

Suggest leaves and debris be cleaned from gutters and downspouts as needed. Dirty or clogged gutters can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above

Gutter guards observed. Although gutter guards prevent leaf and debris from entering your gutter system, they are not 100% effective. **Recommend checking gutters annually to make sure they are not blocked or dirty.**

CHIMNEY

Chimney #1:

4.2 Visible Condition:

9. **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.**

GARAGE

Garage:

5.2 Stairs:

10. **Recommend installing a handrail/guardrail for safety. Whenever a stairway is three or more risers high a handrail and/or guardrail is usually required for safety.**

5.15 Walls Condition:

11. **Stains observed. The inspector probed stains with a moisture detector, which showed normal moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.**

Walls are damaged in various areas recommend review by a qualified contractor for repair as needed.

KITCHEN

Kitchen and Dining Room:



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

8.8 Cabinets/Counters:

12. Evidence of a prior leak was observed, however, there was not an active leak during the inspection. Water damage observed in cabinet. Recommend repair or replacement as needed.

8.15 Ground Fault Protected Outlets:

13. 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.

OTHER LIVING SPACES

Family Room:

9.24 Firebox Condition:

14. Glass cover or doors appear to be missing. Recommend adding the proper glass doors as needed.

LAUNDRY

Laundry Room:

10.2 Closet Door:

15. Door missing. Recommend repairs and corrections be made as needed by qualified contractor.

Note: Closet doors were observed in the crawlspace.

10.8 Ground Fault Protected Outlets:

16. 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.

ELECTRICAL SYSTEMS

Main/Sub Electrical Panels:

13.2 Main Panel #2:

17. Location, Basement

No futures observed, an upgrade may be required if more or higher demand electric appliances are to be added. Client should consult with a qualified electrician if this is a concern or if additions are planned.

Open knockouts observed in service panel cover; suggest installing knockout plugs, as needed for safety.

13.5 Amperage & Voltage:

18. Service panel amperage is 100 amps; 120/240 volts.

Inspector observed disconnected box was rusted; recommend review for repair or replacement as needed by a qualified electrician.

PLUMBING SYSTEM

Plumbing:

15.6 Sump Pump Assembly:

20. Located In Basement. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. GFCI's should be installed to power the sump pump. Recommend review and repair by a qualified electrician.



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BASEMENT

Basement:

16.9 Windows:

21. **Recommend removing mulch/dirty from glass block window bottom to prevent moisture damage. Refer to illustration in this section.**

16.10 Ground Fault Protected Outlets:

22. **No GFCI's outlets observed. 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.**

ATTIC

Attic & Ventilation - House:

18.6 Attic Comments:

23. **Rodent droppings or evidence of rodents observed. Suggest review by qualified pest control specialist for corrections as needed.**

Recommend removing the cardboard boxes from attic to prevent rodent infestations.

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



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Dear Paula,

In addition to our main summary items, these findings include the year and manufacturer of your major appliances (A/C, Furnace, Hot Water Tank) in the house. **Note - This is the date the unit was manufactured, NOT the installation date.**

In addition, we have also included the manufacturer of your minor appliances (if available - Stove/Oven, Refrigerator, Dishwasher and Built-In Microwave) Please note, the inspector did his/her best to locate manufacturer tags, however, these tags are not always visible and may not show the exact information. To learn about the complete detail of these appliances, be sure to read the full report.

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

Appliance Information Sheet

(Air Conditioner, Furnace, Hot Water Tank, Stove/Oven, Fridge, Dishwasher, Built-In Microwave)

You can use the CTRL "F" feature to jump to specific sections of report for easy navigation.

KITCHEN

Kitchen and Dining Room:

8.11 Dishwasher:

1. System is Samsung. 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.

Loose hardware observed. Recommend repairs and corrections be made as needed by qualified contractor.

8.12 Cook Top/Oven:

2. System is General Electric brand. The gas burners were tested at the time of the inspection and appeared to function properly.

Recommend cleaning the inside of the oven. Not only does regular cleaning mean longer oven life but there are also safety concerns associated with dirty ovens. These safety concerns include risk of fire, smoke inhalation, reduced efficiency, undercooked foods, and altered flavors in baked goods.

8.13 Microwave, Fan & Light:

3. Vent fan and light are operable.

8.14 Refrigerators:

4. Refrigerator System is Whirlpool brand. 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.

The ice maker and/or water dispenser located on refrigerator door is not working properly or has no water line connected. Recommend consulting sellers or have a qualified appliance contractor review and repair appliance as needed.

LAUNDRY

Laundry Room:

10.12 Washer & Dryer Hookups:

5. Both a washer and dryer were present. Both were tested and seemed to work as normal. We make no guaranty, or warranty for how long these appliances may last.

Electric dryer.



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AIR CONDITIONER

Air Conditioning - Unit #1:

11.1 Brand:

6. System is Goodman Manufacturing Brand. The unit is a 2004 and is 20 years old.

11.4 General Conditions:

7. The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

Suggest sealing gap around refrigerant line entrance to plenum to prevent loss of conditioned air and moisture intrusion.

In the inspectors opinion the air conditioning unit has exceeded its designed life expectancies. Typical life cycle of an A/C unit is 15-20 years, however it can reach 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

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

Air Conditioning - Unit #2:

11.8 Brand:

8. System is Goodman Manufacturing Brand. The unit is a 2014 and is 10 years old.

11.11 General Conditions:

9. The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

Suggest sealing gap around refrigerant line entrance to plenum to prevent loss of conditioned air and moisture intrusion.

HEATING

Heating Plant - Unit #1:

12.1 Heating System Location:

10. The heating system is located in the basement and services part of the house.

12.2 Heating System Design:

11. The brand of the system is Goodman Manufacturing Brand. The unit is a 2013 and is 11 years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

12.4 Burners Chamber:

12. Rust 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



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

replacement prior to close.

12.5 General Conditions:

13. The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

The furnace had moisture visible in the cabinet and on the floor that appeared to be caused by improper handling of condensation. The Inspector recommends service by a qualified HVAC contractor.

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

12.7 Condensate Line:

14. **Active leaks observed on condensate line. Recommend review and repair by a qualified plumber.**

12.11 Humidifier Installed:

15. Yes, there is a humidifier installed. **The filter is dirty and should be replaced.**

Heating Plant - Unit #2:

12.12 Heating System Location:

16. The heating system is located in the crawlspace and services part of the house.

12.13 Heating System Design:

17. The brand of the system is Goodman Manufacturing Brand. The unit is a 2004 and is 20 years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

12.16 General Conditions:

18. The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

In the inspectors opinion the heating unit has exceeded its designed life expectancies. Typical life cycle of a furnace is 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

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

12.22 Humidifier Installed:

19. Yes, there is a humidifier installed. **The filter is dirty and should be replaced.**

WATER HEATER:

Water Heater #1:

14.1 Brand:

20. Water heater is manufactured by Lochinvar Corp. The unit is a 2004 and is 20 years old.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

14.4 Supply Lines:

21. Copper

Ground jumper cable not observed between hot and cold water lines, recommend installing jumper cable to insure proper grounding and safety.

14.8 Water Heater Condition:

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

In the inspectors opinion the water heating unit has exceeded its designed life expectancies. Typical life cycle of hot water heaters are 8-12 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Water Heater #2:

14.12 Brand:

23. Water heater is manufactured by Lochinvar Corp. The unit is a 2003 and is 21 years old.

14.19 Water Heater Condition:

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

In the inspectors opinion the water heating unit has exceeded its designed life expectancies. Typical life cycle of hot water heaters are 8-12 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

14.22 Overflow Pan/Drain Line:

25. **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.**



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



WHAT IF TOTAL PEACE OF MIND CAME WITH A 30-DAY FREE TRIAL? NOW IT DOES. SIGN UP TODAY.

Tri-County Inspections has negotiated a free 30-day trial at no obligation to you! Simply activate your free home warranty trial by going to the website below.

Activate online at <https://guardhomewarranty.com/tri-county-inspections/>

Included in your free trial are the many great benefits Guard Home Warranty has to offer:

- + **NO AGE RESTRICTIONS** on your systems or appliances.
- + No service claim fee due unless your claim is approved.
- + \$25,000 in aggregate savings per contract term.
- + Simple, easy to use, online claims portal available day or night.
- + Top-notch customer service to help with all your claim needs.
- + Choose your own contractor.



Sign up today to receive protection against system and appliance breakdowns that could break your budget.

Join now to have peace of mind that your home is covered by the best, Guard Home Warranty.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

STANDARDS OF PRACTICE

Your inspector Mike Vakos is proud to conduct your inspection in accordance with the Standards of Practice of the following professional organizations.

OHIO HOME INSPECTOR LICENSE NUMBER

OHI.2019004224

OHIO RADON TESTER LICENSE NUMBER

RT1657

OHIO LEAD CLEARANCE TECHNICIAN LICENSE NUMBER

CT8809

*American Society of Home Inspectors (ASHI)
International Association of Certified Home Inspectors (InterNACHI)*

For your convenience, you will find their current Standards of Practice at:

ASHI Standards of Practice: <https://www.homeinspector.org/Resources/Standard-of-Practice>

ASHI Code of Ethics: <https://www.homeinspector.org/Resources/Code-Of-Ethics>

InterNACHI Standards of Practice: <https://www.nachi.org/sop.htm>

InterNACHI Standard of Practice for Commercial Properties: <http://www.nachi.org/comsop.htm>

Where association Standards of Practice differ, the **ASHI** Standards of Practice will prevail.

INSPECTOR CREDENTIALS





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.



Inspection: 031224MV - Paula Hunt Address: 9390 Goodell Ct

Client & Site Information:

1.1 Inspection Date:

March 12, 2024 10:00 AM

1.2 Client:



1.3 Inspection Site:

9390 Goodell Ct
Mentor, OH 44060

Parcel Number: 16A024F000100
Parcel Owner: NEWBY PATRICK J & SHARYCE M
Parcel Address: 9390 GOODELL CT



1.4 Download Link to Inspection Photos:

For a more detailed viewing of photos and/or videos, please click the Google Photos link below. You can download, share or save them to your phone or hard drive.

<https://photos.app.goo.gl/8jBcCngruf2dFjjE7> (Link to Inspection Photos)

1.5 In Attendance:

Buyers



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Buyers Agent

1.6 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.

1.7 Property Information:

An shed is present on the property. The standard inspection fee includes the house and (1) attached or detached garage. Sheds are beyond the scope of this inspection unless otherwise noted.

A radon mitigation system was present. Fan appears to be operational.

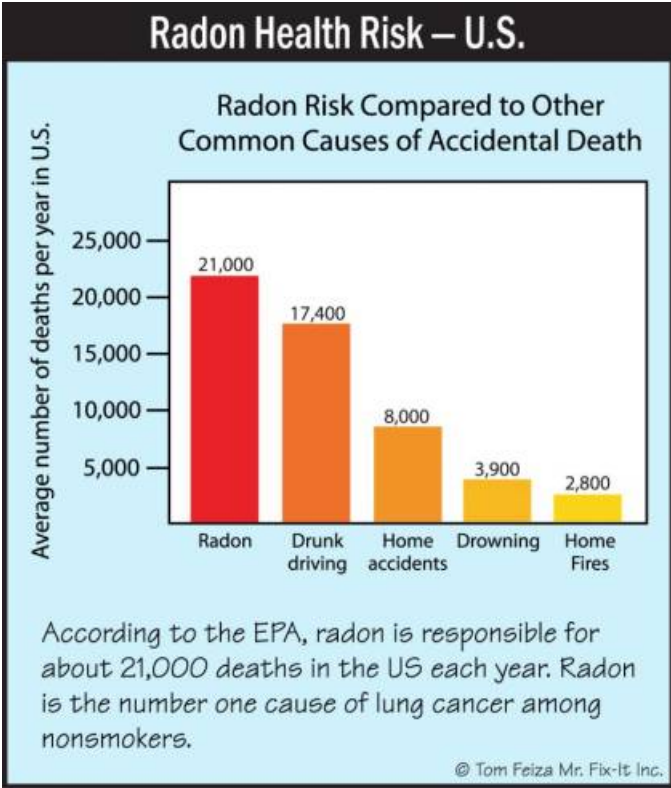
Radon Inspection has been requested. What is radon gas? Is it dangerous?

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.

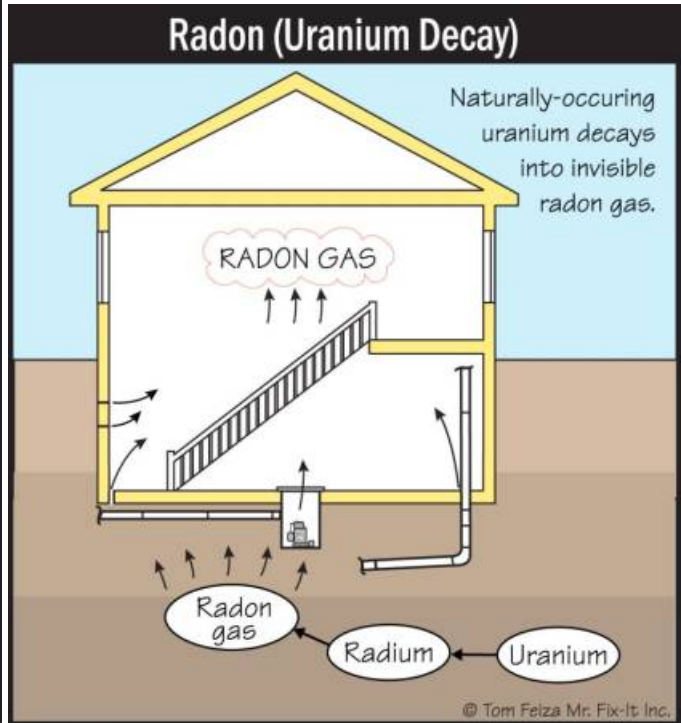
Breathing radon over time increases your risk of lung cancer. Radon is the second leading cause of lung cancer in the United States. Nationally, the EPA estimates that about 21,000 people die each year from radon-related lung cancer. Only smoking causes more lung cancer deaths. You can take steps to 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/m³ (4 pCi/L). Usually, radon problems are fixed using an underground ventilation system or by increasing the rate of air changes in the building.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



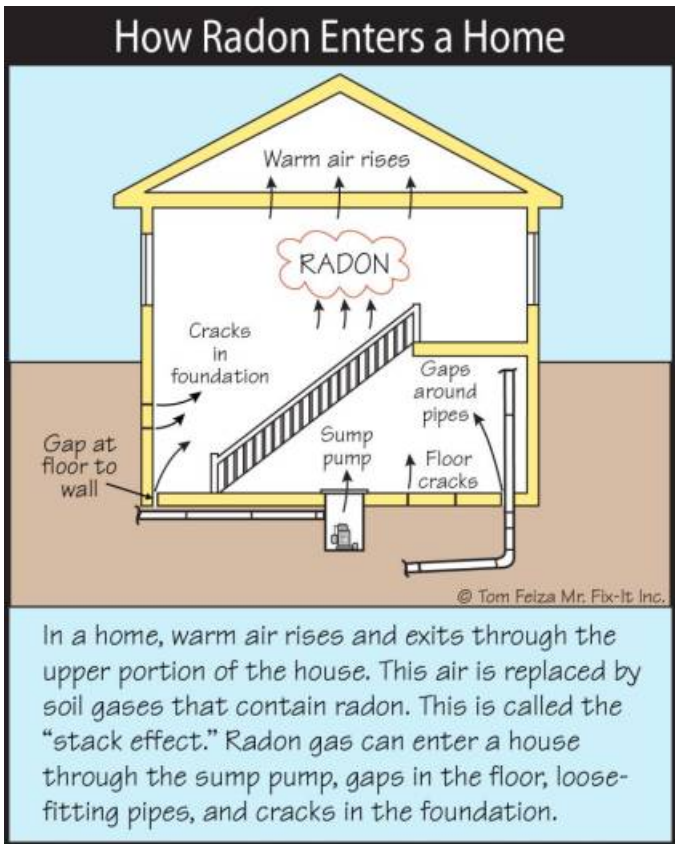
MOB4C



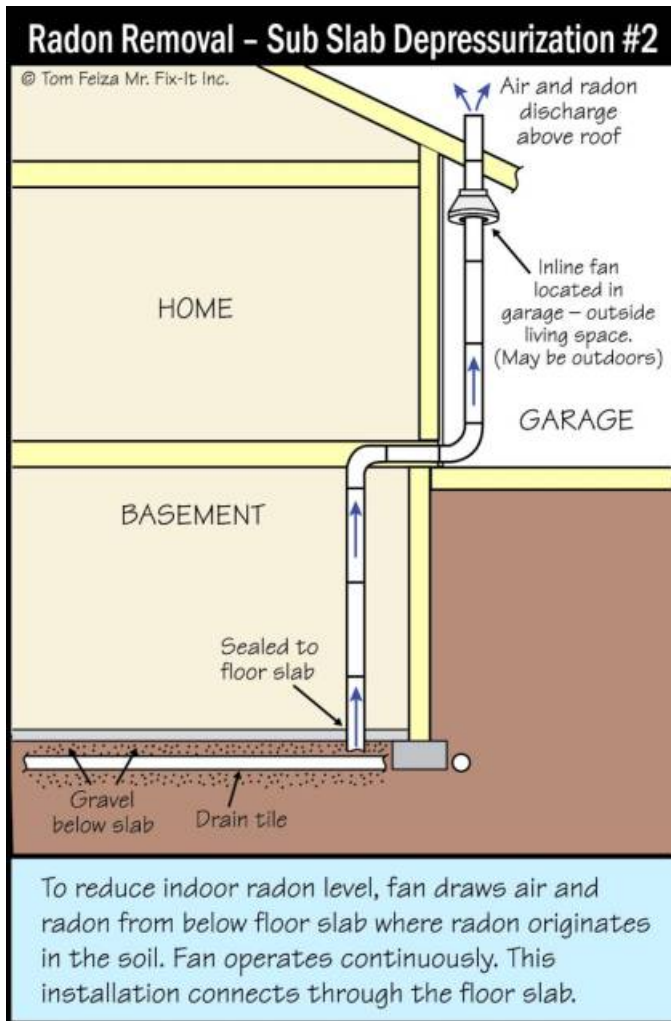
MOB3C



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



MOB2C



V063C





Inspection: 031224MV - [REDACTED] Address: [REDACTED]



1.8 Estimated age of house:

County auditor site shows the house was built in 1995 and is 3077 square feet.

The house is 29 years old.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Parcel Number: 16A024F000100
 Parcel Owner: NEWBY PATRICK J & SHARYCE M
 Parcel Address: 9390 GOODELL CT

Residential

Card	1
Stories	2
Construction	J-ALUMINIUM/VINYL SIDING
Style	07-COLONIAL
Condo Type	-
Year Built	1995
Effective Year	
Year Remodeled	
Percent Complete	
Physical Condition	A-AVERAGE CONDITION
Grade	B-GOOD - (Grade Description)
Total Rooms	8
Bedrooms	4
Family Rooms	1
Attic	1-NONE
Basement	3-PART
Rec Room	
Finished Basement Area	
Total Living Area	
Total Square Feet	3,077
Full Baths	2
Half Baths	1
Heat	4+ AIR CONDITION
Heat System	4-4
Heating Fuel Type	2-GAS
Prefab Fireplace	
WBFP Stacks	1
Fireplace Openings	1
Unfinished Area	
Cost & Design Factor	
Dwelling Value	\$230,670
Note 1	
Note 2	

1.9 Style of House:

This is a single family home.

Two story structure

1.10 Weather Conditions:

A Few Clouds.

1.11 Outside Temperature (F):

30-40

1.12 Soil Conditions:

Dry



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

EXTERIOR

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:

2.1 Driveway Paving Material:

Concrete.

2.2 Driveway Condition:

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



2.3 Walkway Paving Material:

Concrete.

2.4 Walkway Condition:

Serviceable.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



2.5 Entryway Stairs Material:

Concrete

2.6 Entryway Stairs Condition:

Serviceable.



2.7 Exterior Door Material:

Metal

2.8 Exterior Door Condition:

The outside entry door(s) is serviceable.

Suggest windows, doors, and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



2.9 Exterior Door #2 Material:

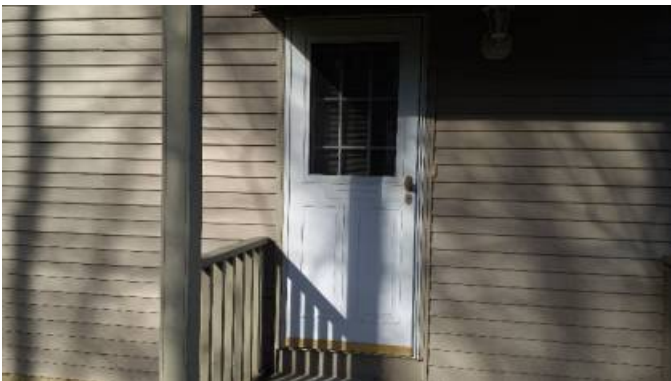
Metal

There is a storm door present and it is serviceable.

2.10 Exterior Door #2 Condition:

The outside entry door(s) is serviceable.

Suggest windows, doors, and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



2.11 Exterior Door #3 Material:

Wood

2.12 Exterior Door #3 Condition:

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

Suggest windows, doors, and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames sealed can cause deterioration and



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.



2.13 General Window Condition:

NOTE: SEE INDIVIDUAL ROOMS WITHIN REPORT FOR MORE DETAILS AND PHOTOS

Wood Windows

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

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



2.14 Type of Foundation:

Basement.

Crawlspace.

2.15 Location of Wall Cracks and Description:

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





Inspection: 031224MV - [REDACTED] Address: [REDACTED]



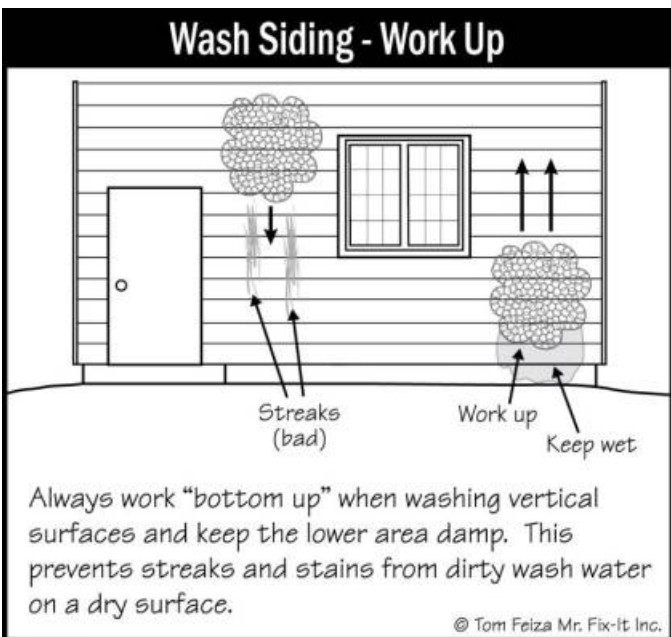
2.16 Exterior Siding Materials:

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.

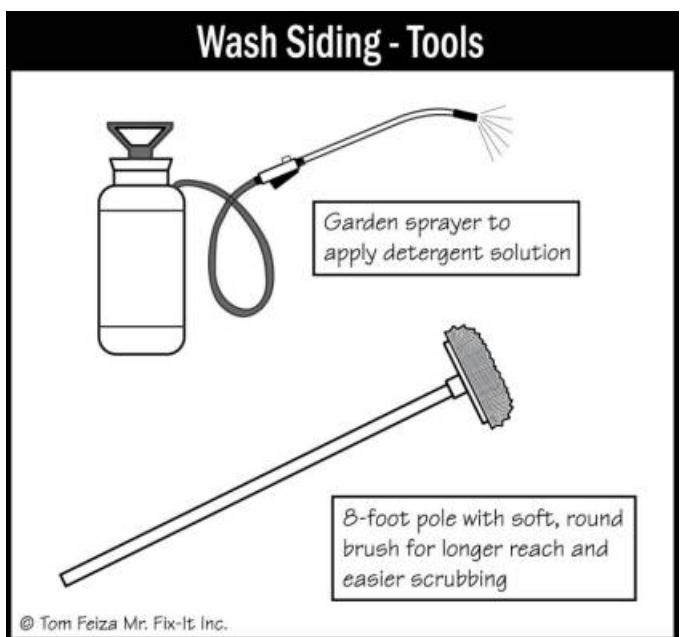
2.17 Siding Condition:

The siding is in serviceable condition.

Suggest keeping wood/vinyl/aluminum siding, sealed/painted to prevent moisture penetration. Failure to keep wood siding sealed can cause deterioration and extensive moisture damage to the sheathing and walls. This damage is not always visible or accessible to the inspector at the time of inspection.



MO40



MO41



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



2.18 Trim Materials

Trim materials consist of vinyl and wood. 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.

2.19 Trim Condition:

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

Suggest trim be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep trim sealed can cause deterioration and extensive moisture damage to the interior components and surrounding sub-flooring. This damage is not always visible or accessible to the inspector at the time of inspection.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

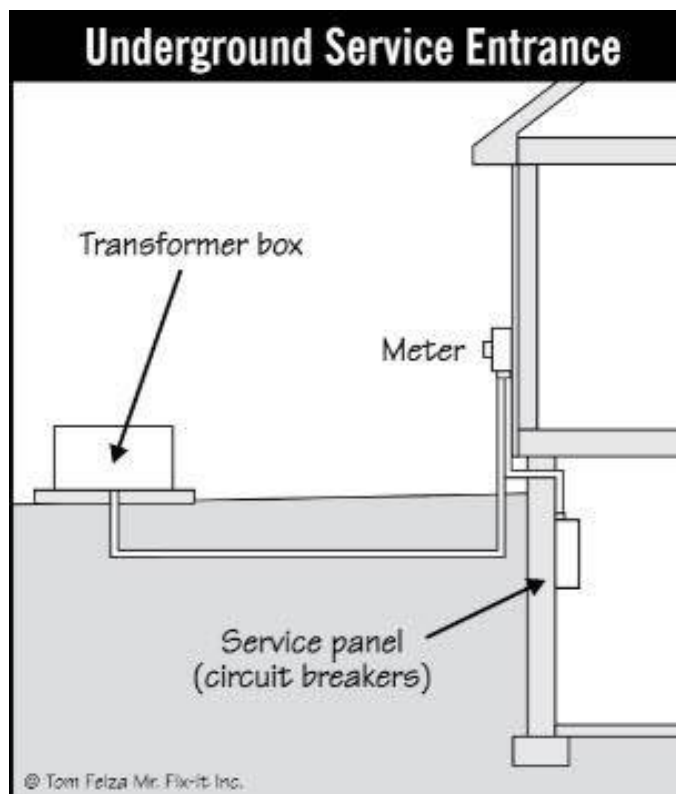


2.20 Location of Electric Meter:

Electric meter is located at the left.

2.21 Type & Condition of Electric Meter:

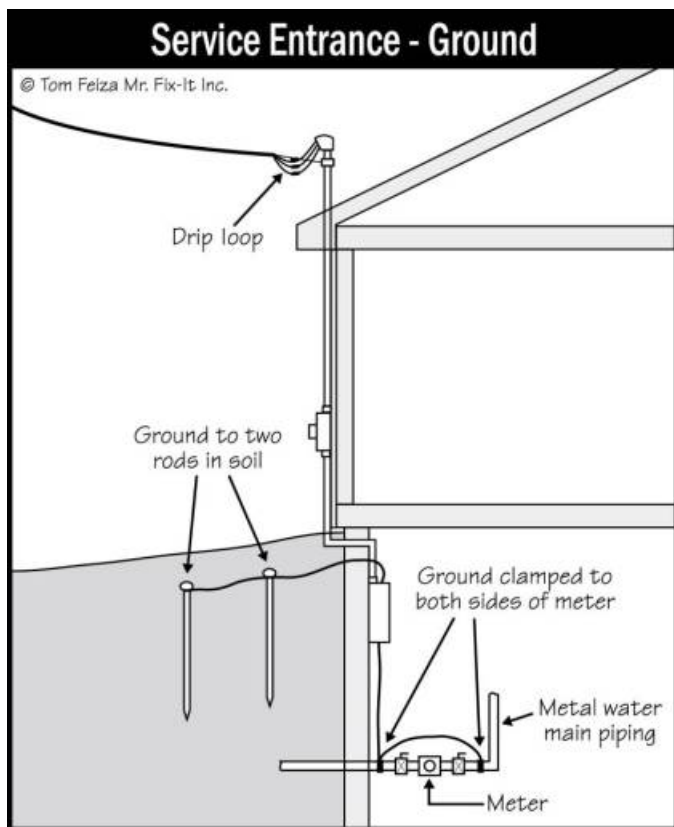
The underground service appears adequate.



2.22 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.



E029

2.23 Electric Meter Box:

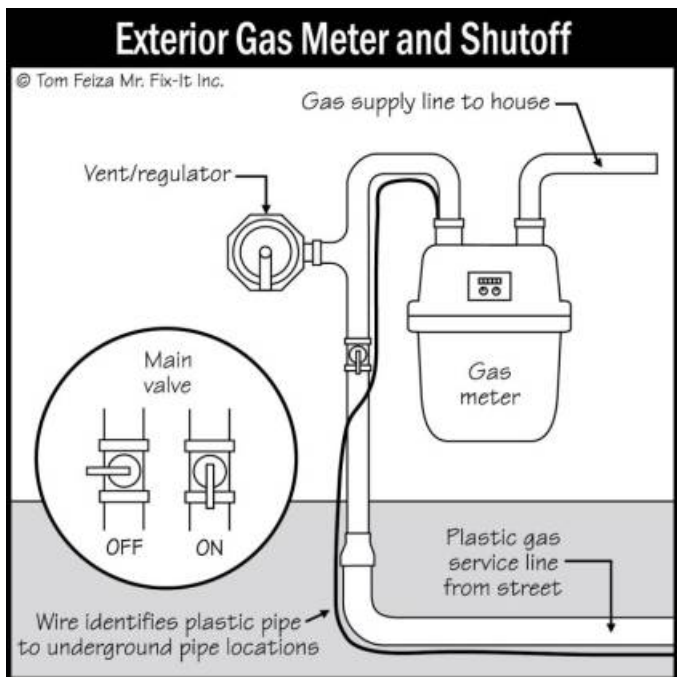
Serviceable

2.24 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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



P002

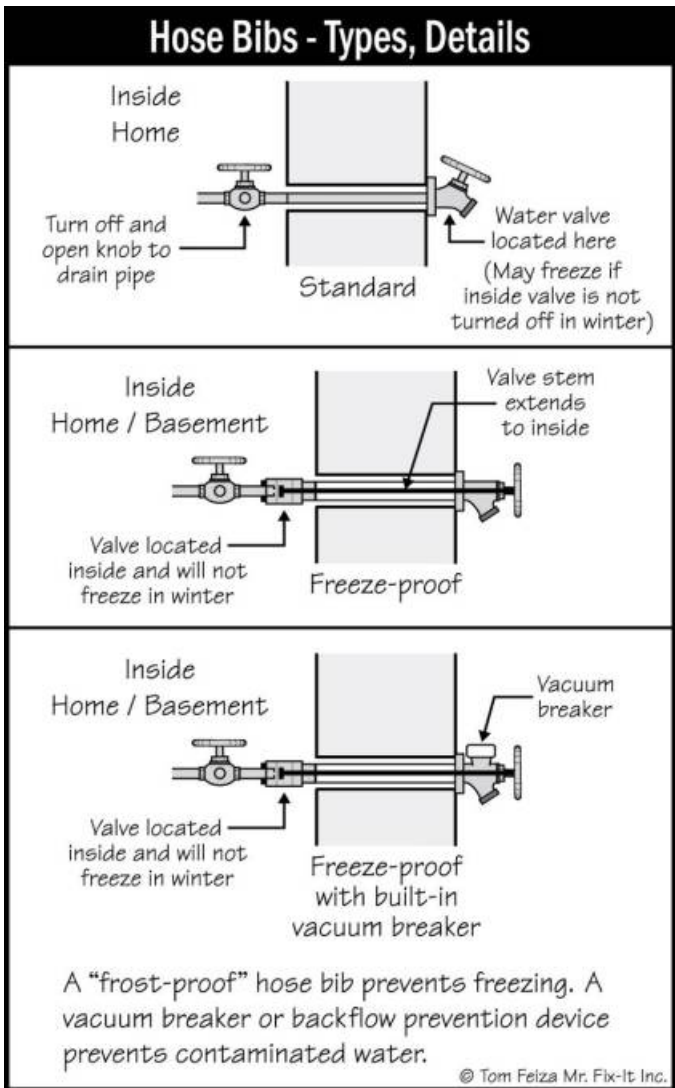
2.25 Exterior Faucet 1:

Back, Serviceable

Recommend installing a Frost-proof, anti-siphon sill cock faucets prevent winter water-line freeze-ups and stop unsanitary water from contaminating the water system. Suggest turning off water supply to outdoor sill cocks during winter months to prevent freeze damage.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



P119

2.26 Exterior Comments

Gas line observed, typically these are used for gas grills. Consult sellers if to this line is active or not.



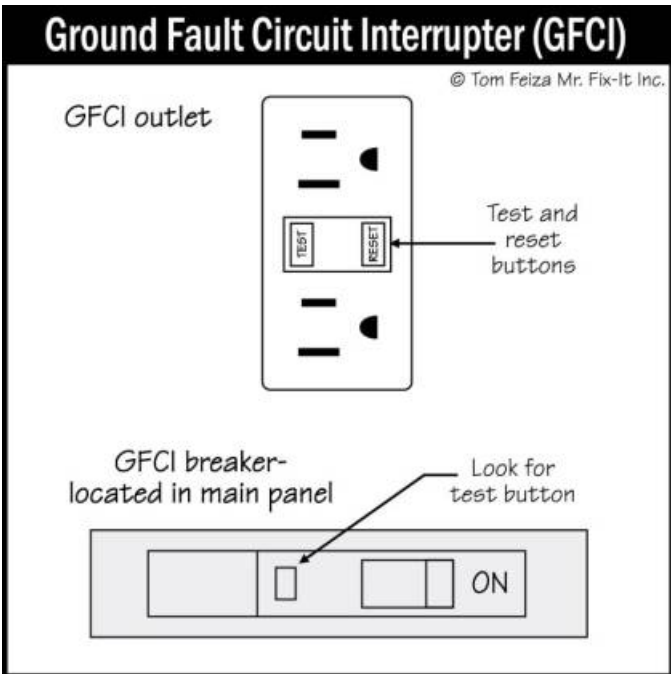
Inspection: 031224MV - [REDACTED] Address: [REDACTED]



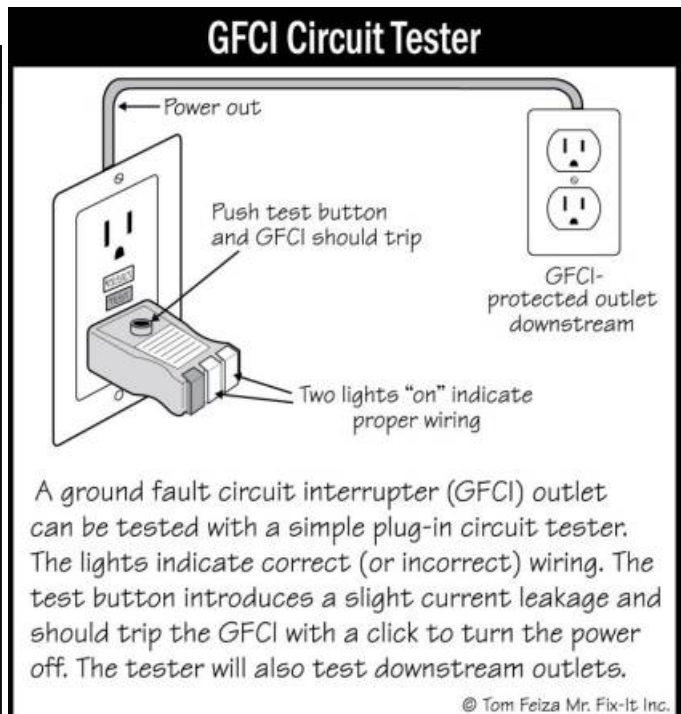
2.27 Ground Fault Protected Outlet 1:

Front, Serviceable. GFCI outlets are provided for safety. A GFI, or GFCI Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home. It works by comparing the input current on the hot side to the output current on the neutral side.

Note: Tied to garage GFCI outlet



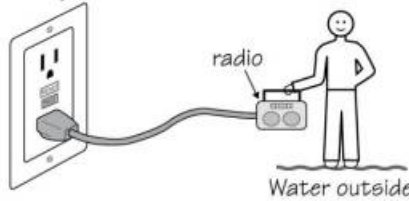
E016



E120

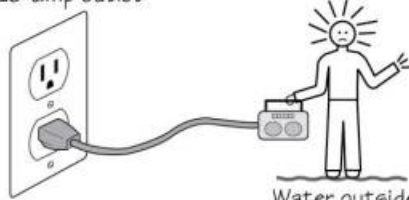
Safety of GFCI vs. Breaker

20-amp GFCI outlet



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

20-amp outlet



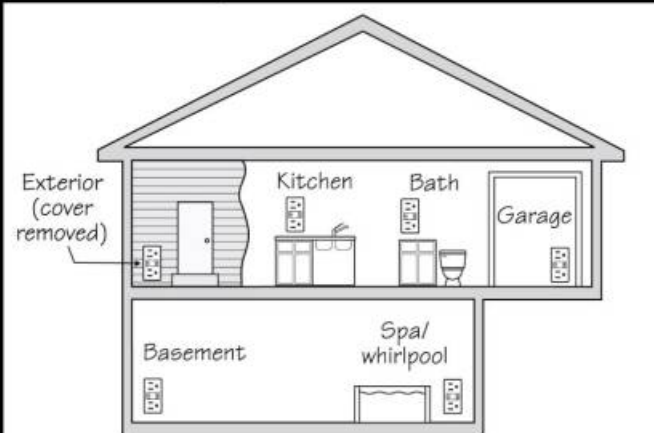
Radio shorts to man. 20-amp breaker turns power off at 20 amps. SHOCK!

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.

© Tom Feiza Mr. Fix-It, Inc.

E125

GFCI Requirements – Residential



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



2.28 Ground Fault Protected Outlet 2:

Back, Serviceable. GFCI outlets are provided for safety. A GFI, or GFCI Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home. It works by comparing the input current on the hot side to the output current on the neutral side.

Note: Tied to garage GFCI outlet



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



2.29 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'.

Evidence of ponding observed. Grade improvements, landscape alterations, or the installation of surface drains may be needed if water ponding is an ongoing concern. Ponding near foundation may result in basement/crawlspace seepage or foundation damage. This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.

Evidence of low spots observed near foundation. Grade improvements, landscape alterations, or the installation of surface drains may be needed to prevent water ponding from occurring. Low spots near foundation may result in basement/crawlspace seepage or foundation damage from rainfall or flooding. This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.





Inspection: 031224MV - [REDACTED] Address: [REDACTED]





Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Deck:

2.30 Structure Type:

1st floor, back.

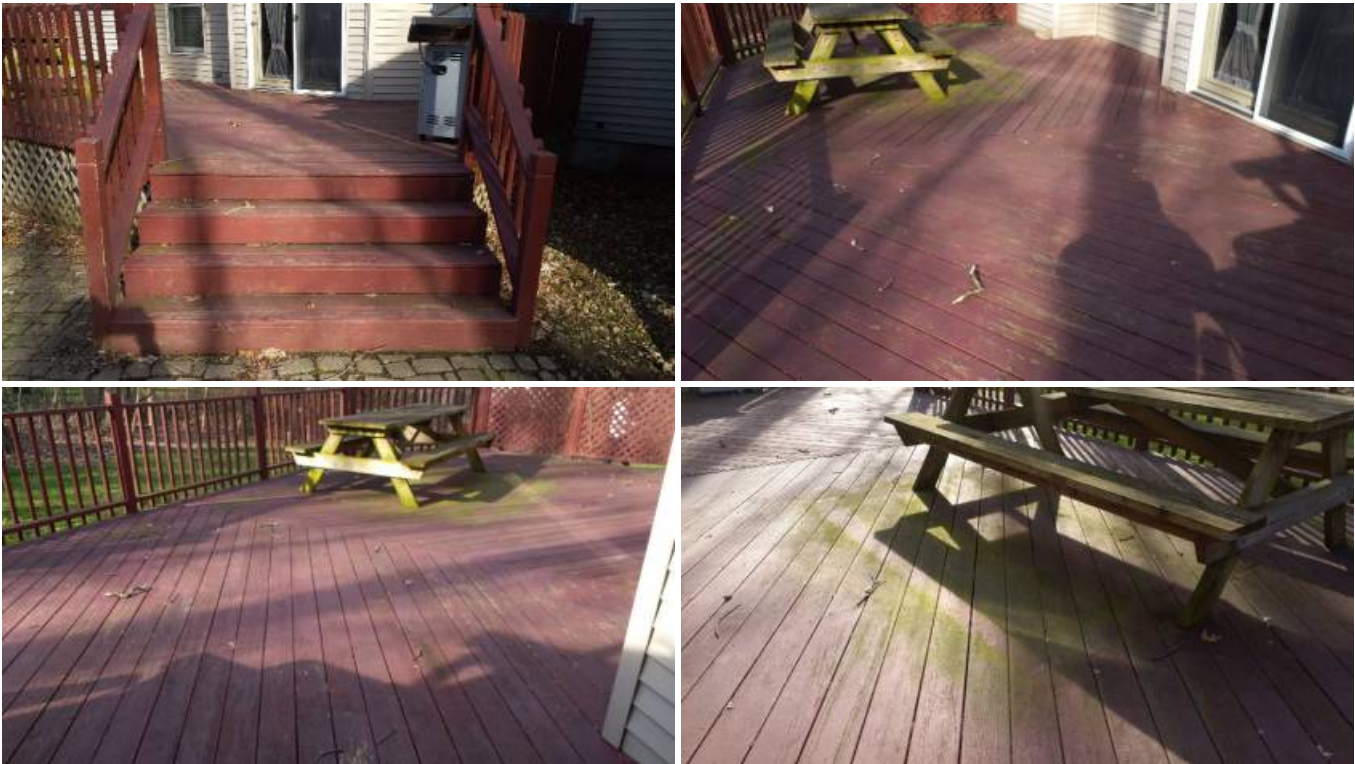
2.31 Deck Materials:

Wood.

2.32 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.





Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Patio:

2.33 Patio Slab Materials:

Patio Stone.

2.34 Patio Condition:

Recommend cleaning moss and/or algae from the patio block.





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

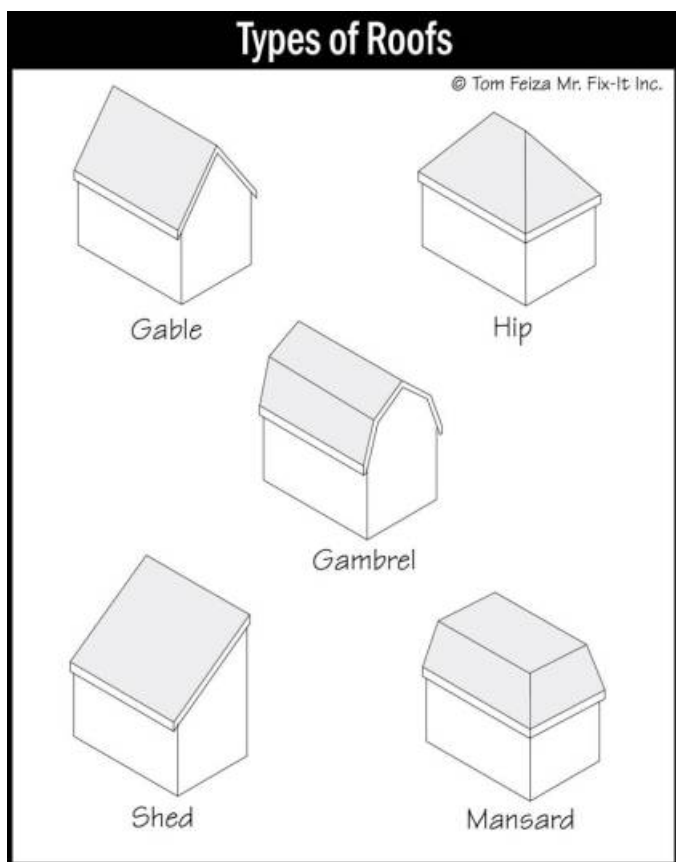
Roofing:

3.1 Inspection Method:

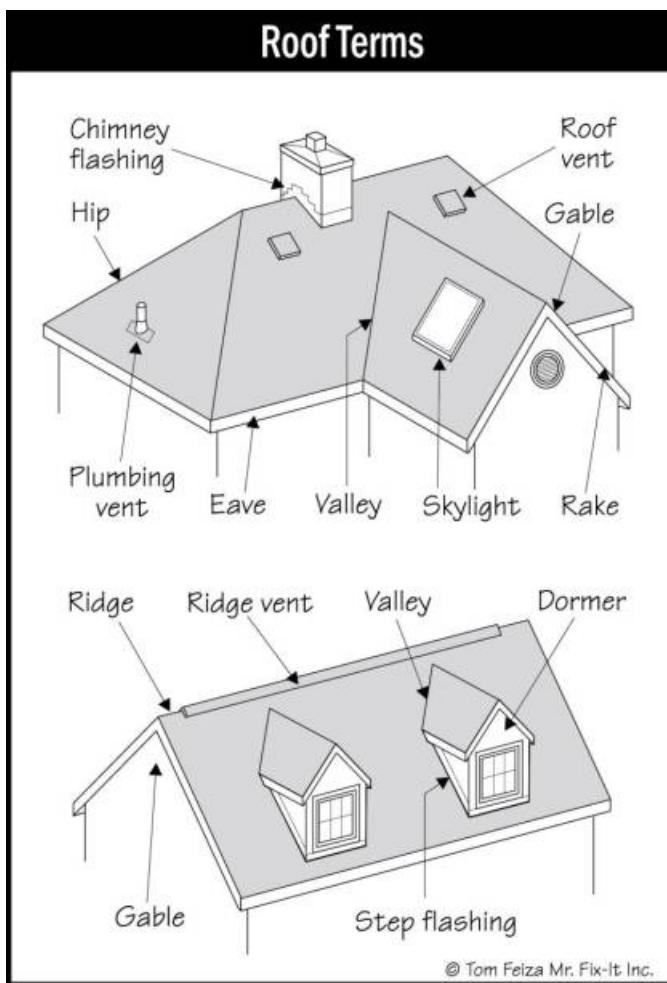
The inspector used a Drone.

3.2 Roof Covering Materials:

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



R003



R004

3.3 Condition of Roof Covering Material:

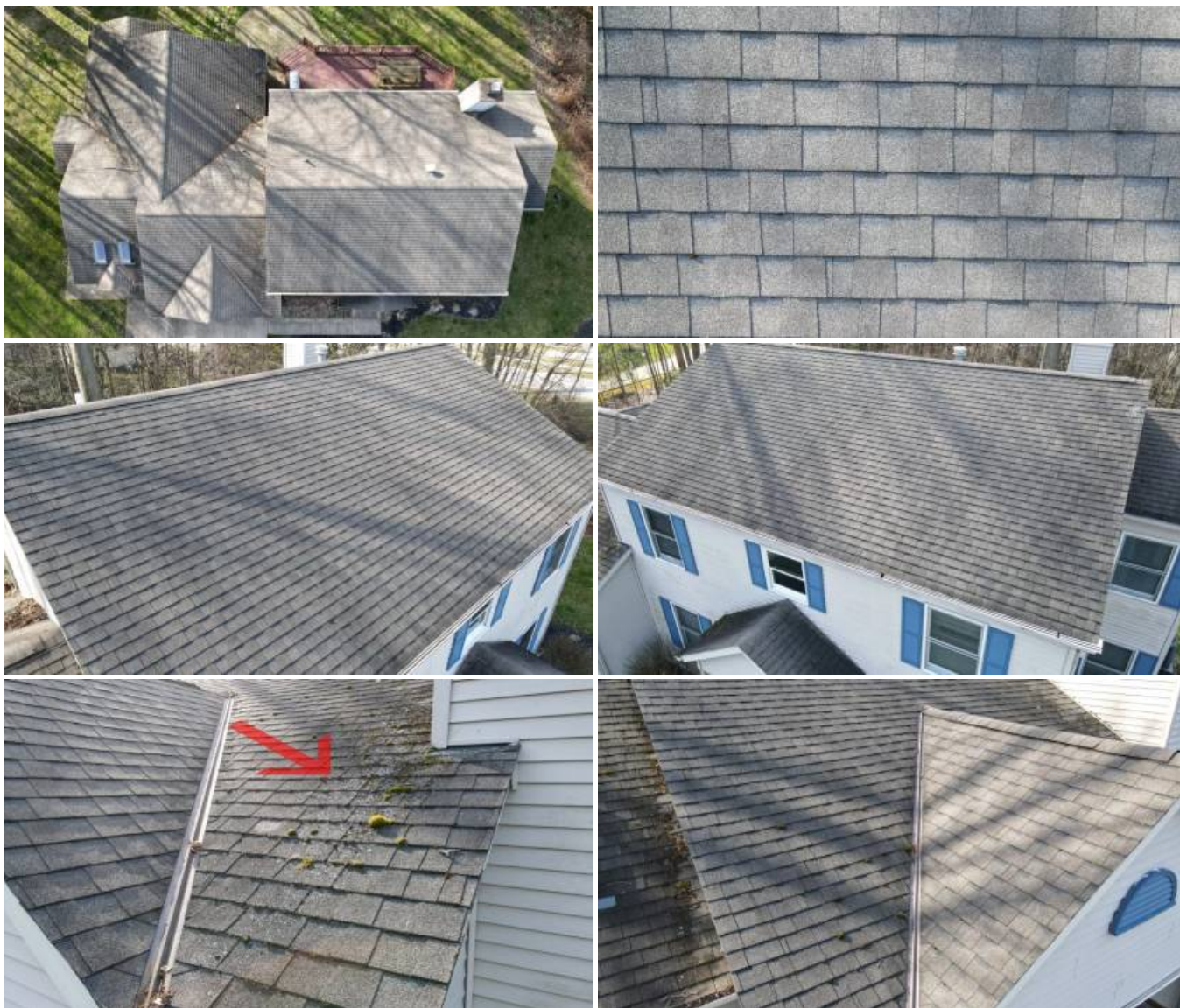
Estimated age of roof is 10-15 years old. Estimated remaining life is 15-20 years.

Moss observed on roof covering at various locations. Moss tends to hold water and cause moisture related deterioration problems to roof covering. Suggest having moss removed and take steps to prevent re-growth.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Recommend removing debris to allow for proper drainage and to prevent deterioration of roofing materials.





Inspection: 031224MV - [REDACTED] Address: [REDACTED]





Inspection: 031224MV - [REDACTED] Address: [REDACTED]



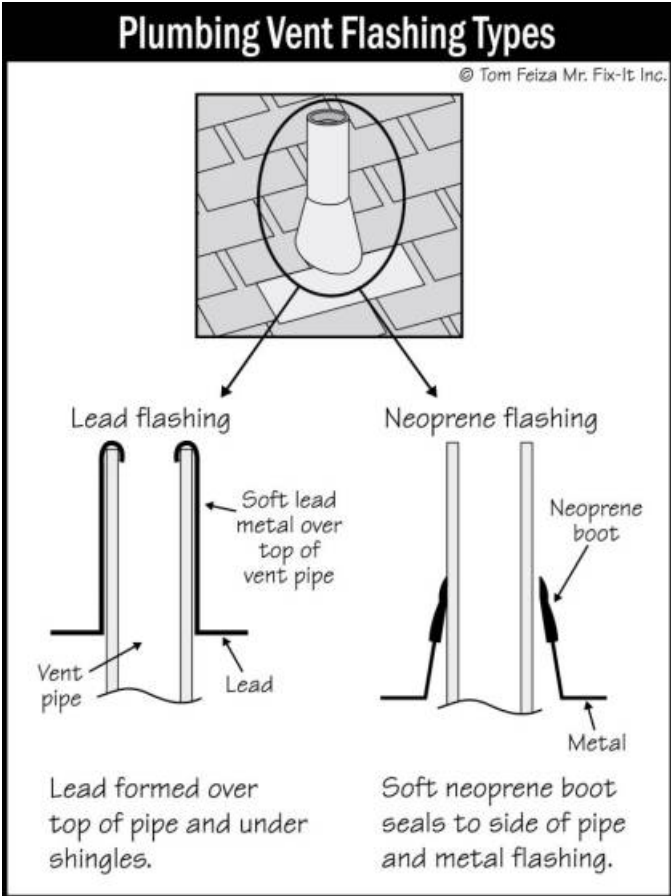
3.4 Roof Comments:

As part of regular maintenance, it's important to reseal any loose shingles, caulk around flashings and nail heads to prevent any water intrusion.

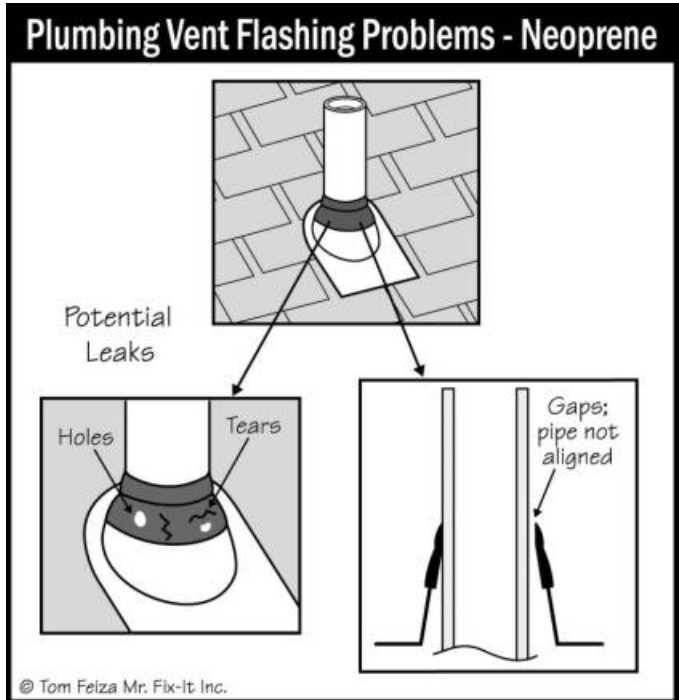
3.5 Flashing Type:

Metal Flashings.

Rubber.



R046



R044

3.6 Flashing Condition:

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

All nails used to secure flashing should be secured and sealed as part of a routine maintenance effort to prevent roof damage.





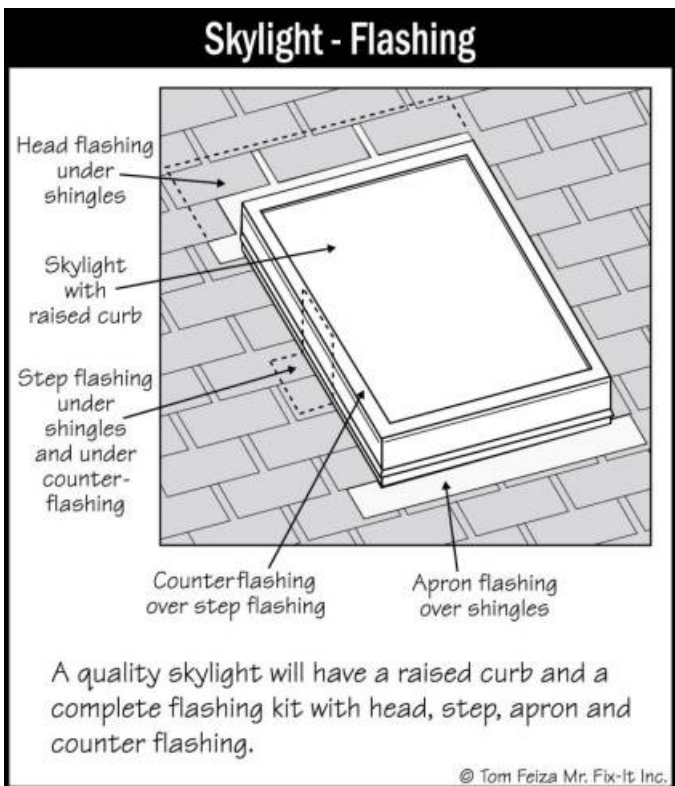
Inspection: 031224MV - [REDACTED] Address: [REDACTED]



3.7 Skylights:

The skylight(s) appears to be serviceable at the time of the inspection.

Suggest skylights and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep skylights and frames 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.



R076





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



3.8 Roof Gutter System:

Downspout extensions need to extend six feet away from foundation to divert water away. The extensions should slope down at a rate of 1 inch per foot.

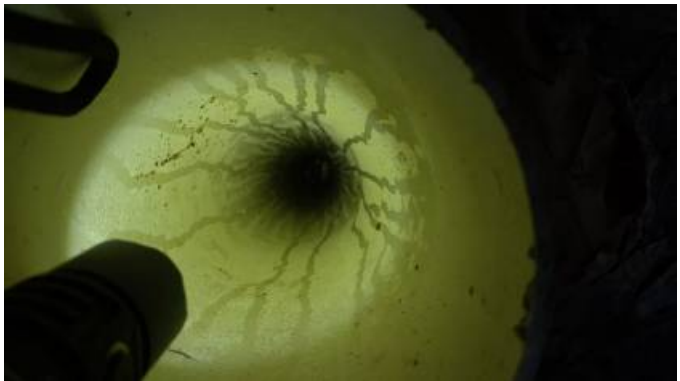
Suggest leaves and debris be cleaned from gutters and downspouts as needed. Dirty or clogged gutters can result in excessively high moisture levels in soil at the foundation and can cause damage related to soil/foundation movement. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above

Gutter guards observed. Although gutter guards prevent leaf and debris from entering your gutter system, they are not 100% effective. **Recommend checking gutters annually to make sure they are not blocked or dirty.**



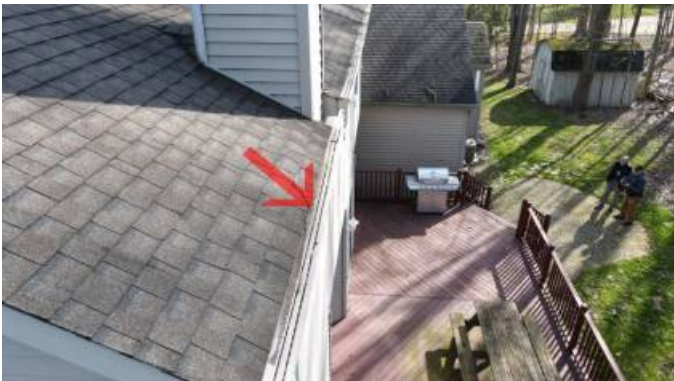


Inspection: 031224MV - [REDACTED] Address: [REDACTED]





Inspection: 031224MV - [REDACTED] Address: [REDACTED]





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Chimney #1:

4.1 Chimney Type:

Metal with wood frame housing

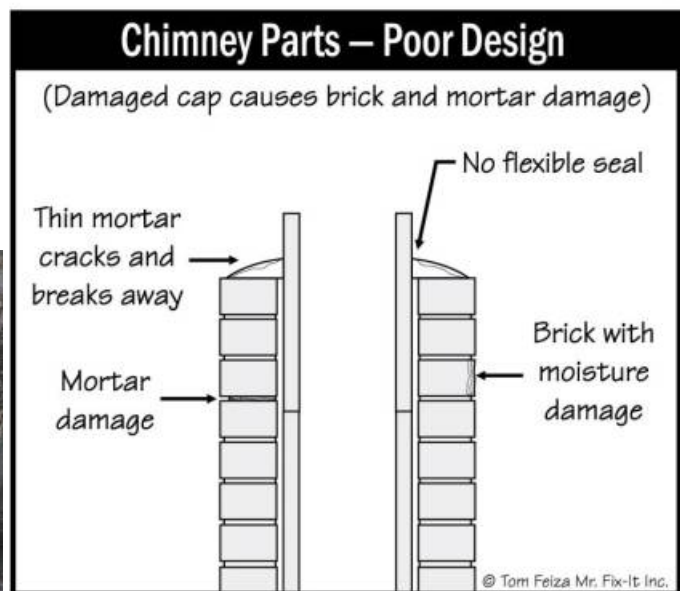
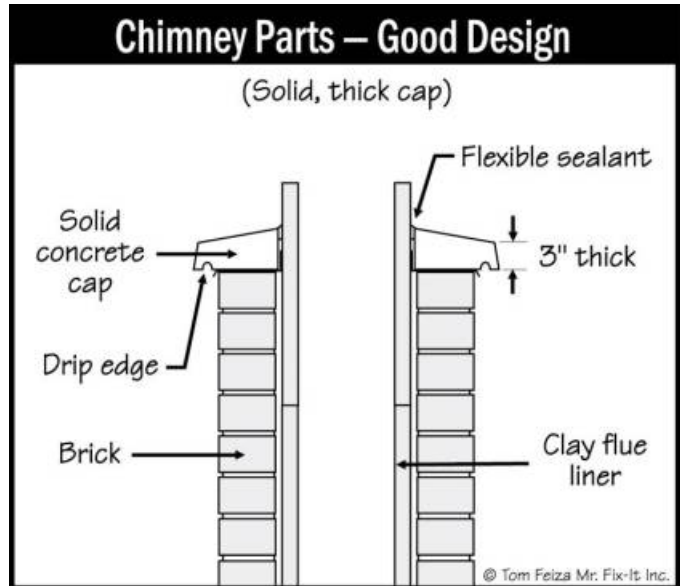
4.2 Visible Condition:

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.





Inspection: 031224MV - [REDACTED] Address: [REDACTED]



FO08

4.3 Chimney Flue:

Metal Flue.

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 is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

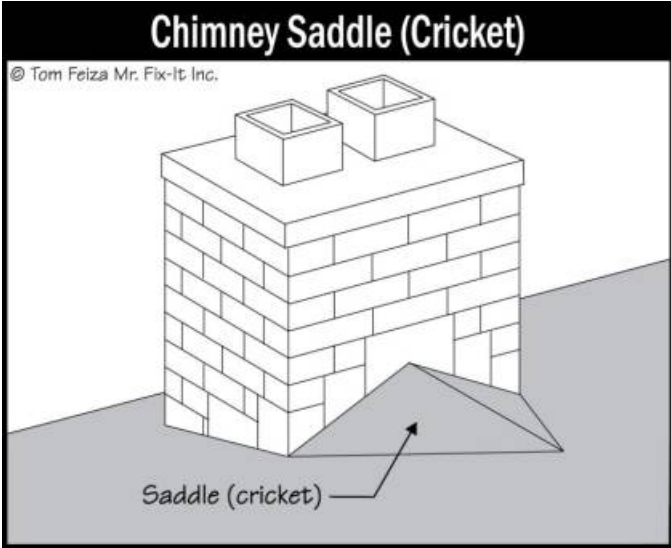
4.4 Flashing:

Flashings intact where visible.



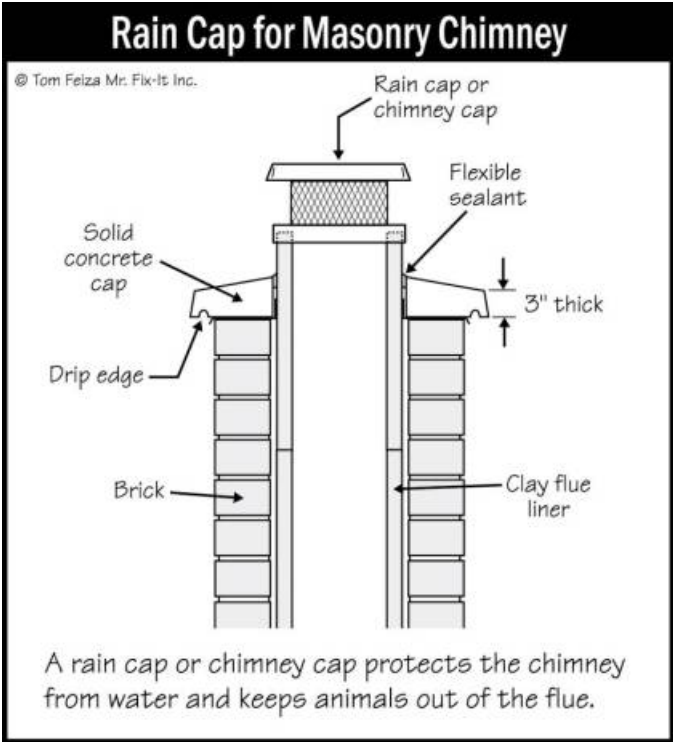
Inspection: 031224MV - [REDACTED] Address: [REDACTED]

There is a chimney cricket/saddle installed. It appears to be serviceable.



4.5 Rain Cap:

Rain cap observed. Rain caps will help keep water and critters out of chimney.



F030



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Garage:

5.1 Garage Type:

The garage is attached.



5.2 Stairs:

Recommend installing a handrail/guardrail for safety. Whenever a stairway is three or more risers high a handrail and/or guardrail is usually required for safety.



5.3 Windows Type:

No windows observed in garage.

5.4 Number of Overhead Doors:

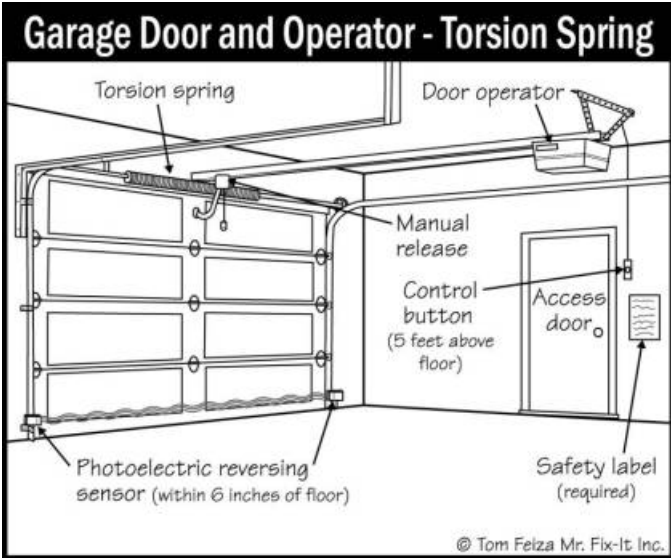
There is a single overhead door.

5.5 Overhead Door:

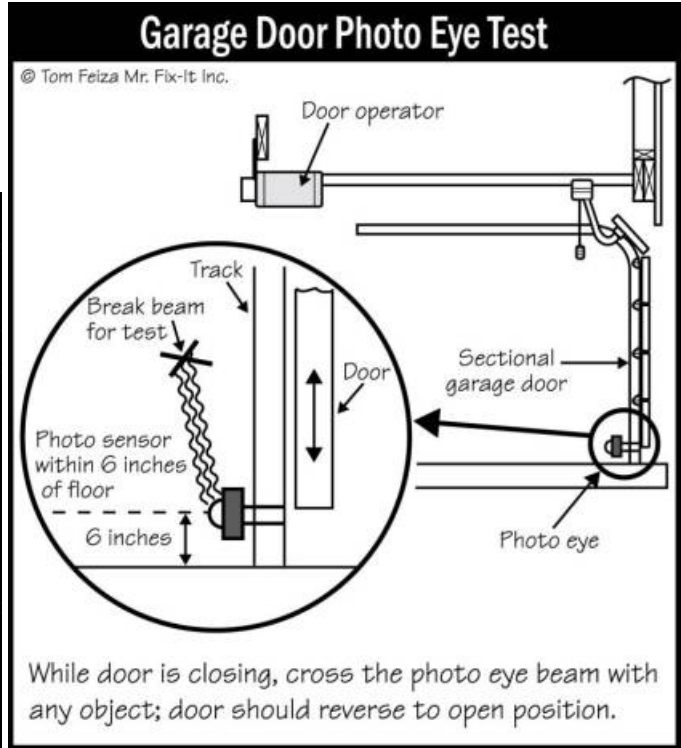
Serviceable. Garage doors are the heaviest moving part in a home, therefore extreme care must be taken to ensure safe and proper operation.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



D008



D013

5.6 Door Hardware:

Serviceable.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



5.7 Door Openers:

The overhead door opener appears to function appropriately.

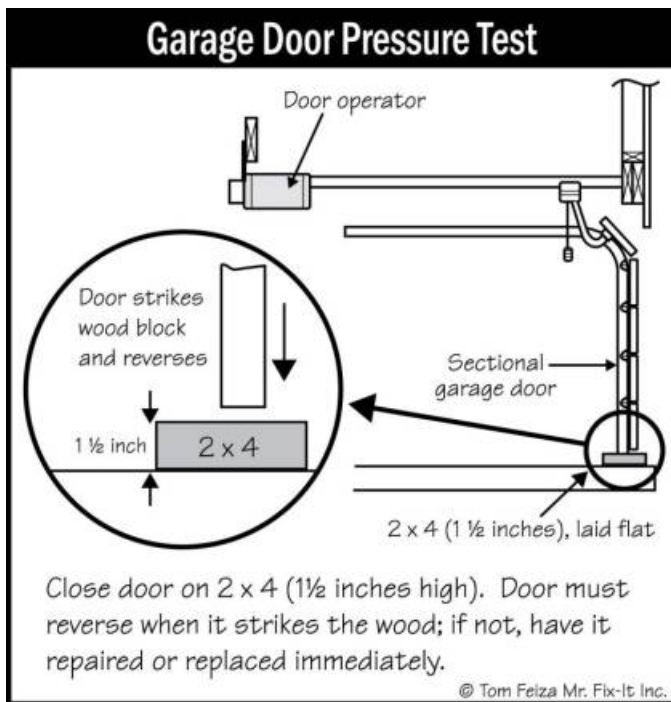


5.8 Safety Reverse Switch on the Automatic Opener:

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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



DD12

5.9 Fire Door:

Serviceable

Suggest windows, doors, and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



5.10 Fire Barrier:

Serviceable.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



5067C

5.11 Man Door Material:

Metal

5.12 Man Door Condition:

Serviceable.

Suggest windows, doors, and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

5.13 Floor Type:

Concrete

5.14 Floor Condition:

Serviceable.

This is a limited inspection due to the amount of personal property observed. Many areas were covered and the inspector was unable to view. Recommend contacting seller or review the Disclosure Statement regarding the condition of the covered areas.



5.15 Walls Condition:

Stains observed. The inspector probed stains with a moisture detector, which showed normal moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.

Walls are damaged in various areas recommend review by a qualified contractor for repair as needed.

This is a limited inspection due to the amount of personal property observed. Many areas were covered and the inspector was unable to view. Recommend contacting seller or review the Disclosure Statement regarding the condition of the covered areas.





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



5.16 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.



5.17 Water Source Installed:

Yes - There is a water source installed in the garage.



5.18 Ground Fault Protected Outlets:

GFCI outlets are provided for safety.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



5.19 Electrical Comments:

220 line observed





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.

Bedroom #1:

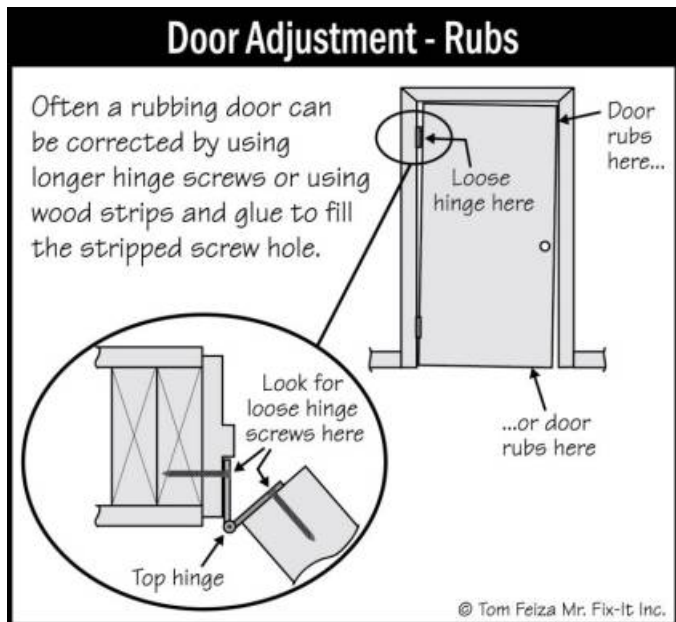
6.1 Location:

2nd Floor

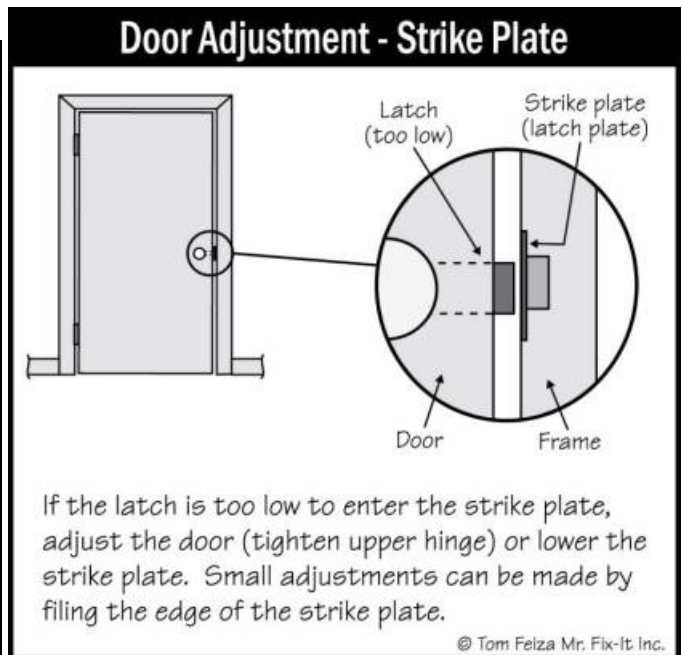


6.2 Entry Doors:

The entry doors to these rooms are serviceable.



D023



D024

6.3 Closet Doors:

The closet door to these rooms are functional.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



6.4 Floor:

The floors are in serviceable condition.

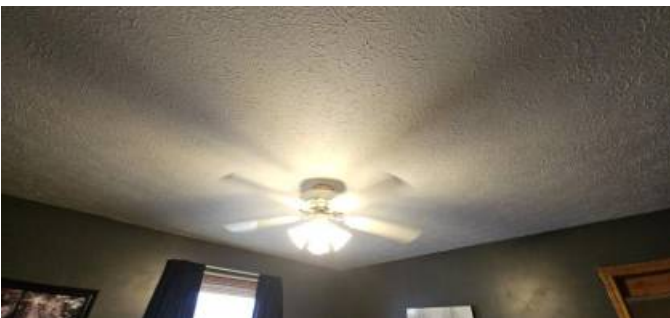


6.5 Walls:

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.

6.6 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.



6.7 Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be serviceable.

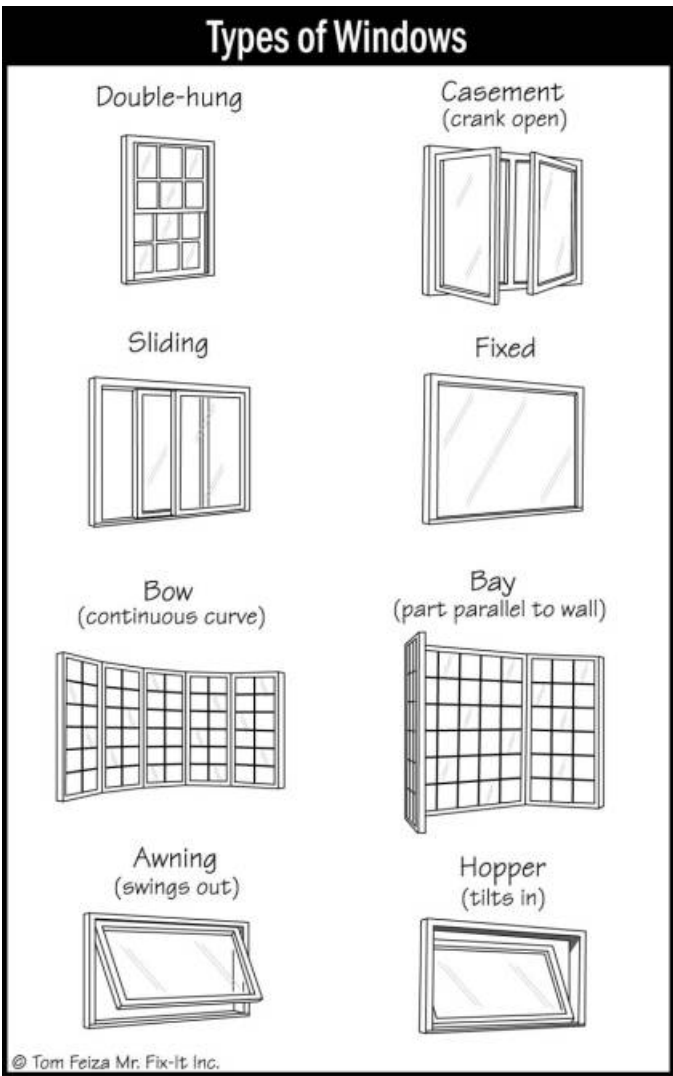


Inspection: 031224MV - [REDACTED] Address: [REDACTED]



6.8 Windows Type:

Wood Frame



D046

6.9 Window Condition

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



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

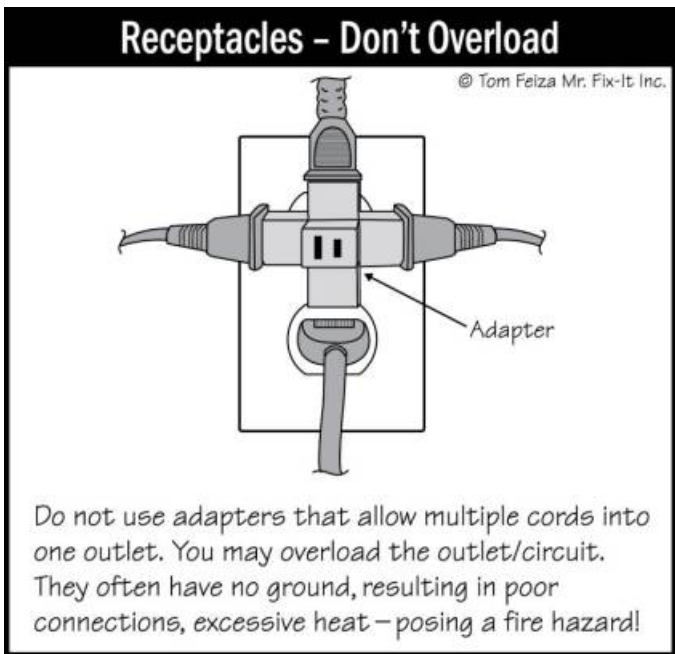
Discoloration observed on window. This is mainly a cosmetic concerns and may be from sun light and condensation.

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.

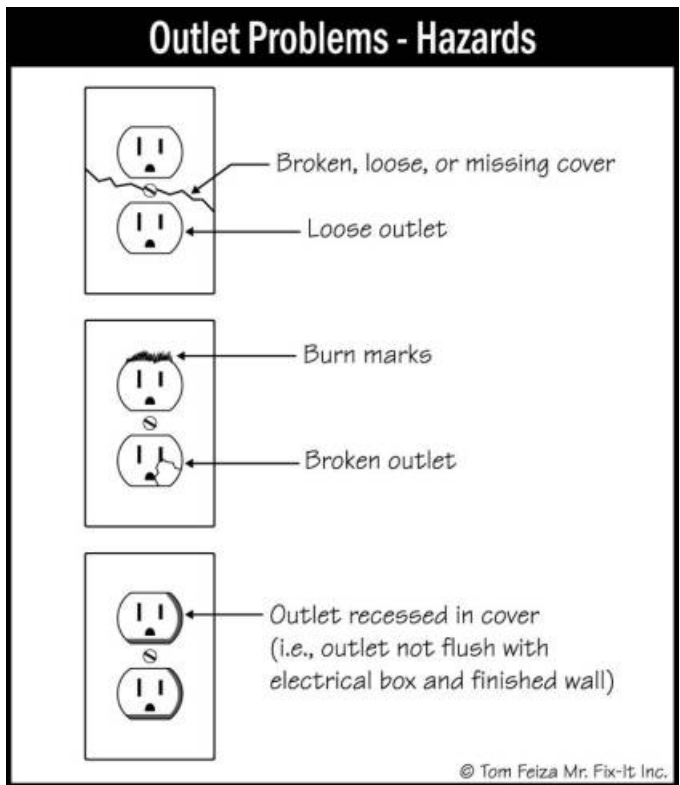


6.10 Switches/Fixtures/Outlets:

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



E087



E088



Inspection: 031224MV - [REDACTED] Address: [REDACTED]





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Bedroom #2:

6.11 Location:

2nd Floor



6.12 Entry Doors:

The entry doors to these rooms are serviceable.

6.13 Closet Doors:

The closet door to these rooms are functional.



6.14 Floor:

The floors are in serviceable condition.



6.15 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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

6.16 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.



6.17 Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be serviceable.



6.18 Windows Type:

Wood Frame

6.19 Window Condition

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

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



6.20 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.



Bedroom #3:

6.21 Location:

2nd Floor



6.22 Entry Doors:

The entry doors to these rooms are serviceable.

6.23 Closet Doors:

The closet door to these rooms are functional.



6.24 Floor:

The floors are in serviceable condition.



6.25 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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

6.26 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.



6.27 Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be serviceable.



6.28 Windows Type:

Wood Frame

6.29 Window Condition

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

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



6.30 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.



Bedroom #4:

6.31 Location:

2nd Floor



6.32 Entry Doors:

The entry doors to these rooms are serviceable.

6.33 Closet Doors:

The closet door to these rooms are functional.



6.34 Floor:

The floors are in serviceable condition.



6.35 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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

6.36 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.



6.37 Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be serviceable.



6.38 Windows Type:

Wood Frame

6.39 Window Condition

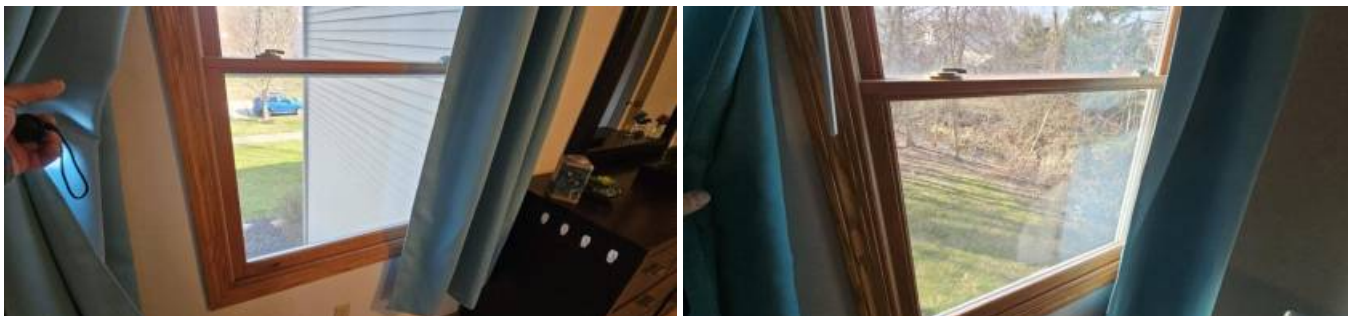
The windows and associated hardware in this room are all serviceable.

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



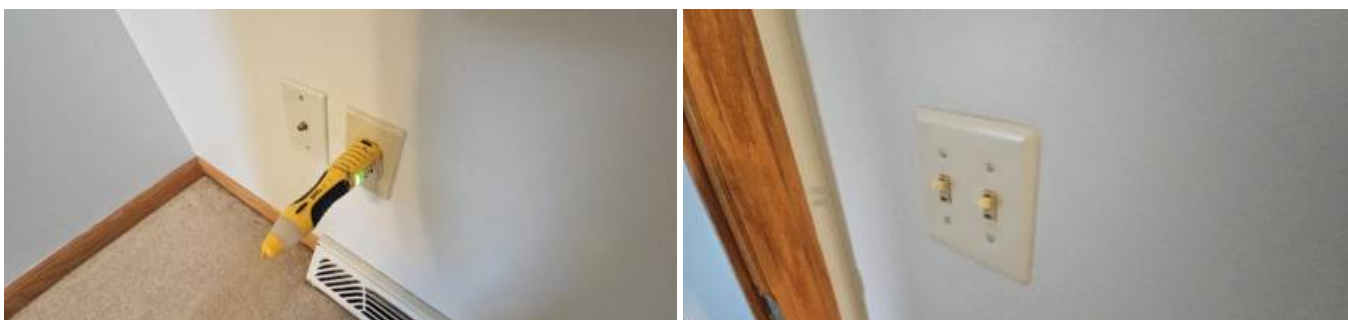
Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



6.40 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.





Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Bedroom #5:

6.41 Location:

1st Floor, In-law suite



6.42 Entry Doors:

The entry doors to these rooms are serviceable.

6.43 Closet Doors:

The closet door to these rooms are functional.

Note: Exhaust fan observed.



6.44 Floor:

The floors are in serviceable condition.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



6.45 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.

6.46 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.



6.47 Windows Type:

Wood Frame

6.48 Window Condition

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

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



6.49 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.





Inspection: 031224MV - [REDACTED] Address: [REDACTED]

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.



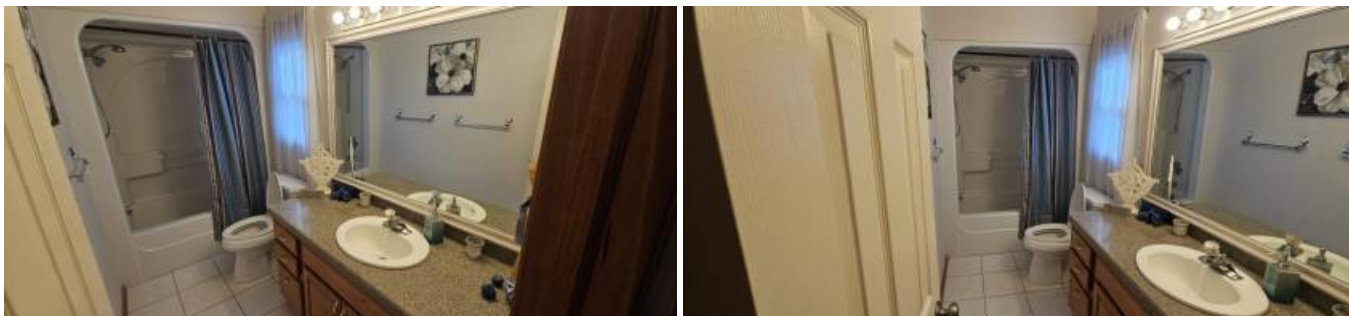
Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Bathroom #1:

7.1 Location:

2nd Floor



7.2 Entry Door:

The entry door to this room is serviceable.

7.3 Floor:

The floors are in serviceable condition.



7.4 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.

7.5 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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



7.6 Bath Ventilation:

Serviceable



7.7 Windows Type:

Wood Frame

7.8 Window Condition

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

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



7.9 Tub:

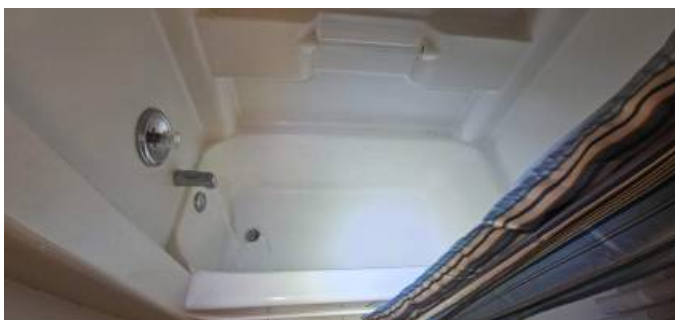
Serviceable



Inspection: 031224MV - [REDACTED]

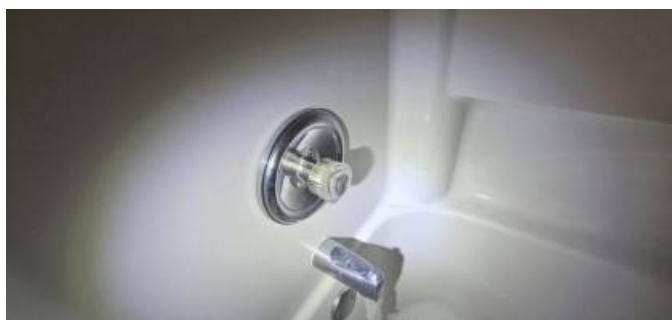
Address: [REDACTED]

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.



7.10 Tub Faucet:

Serviceable



7.11 Shower Faucet:

Serviceable

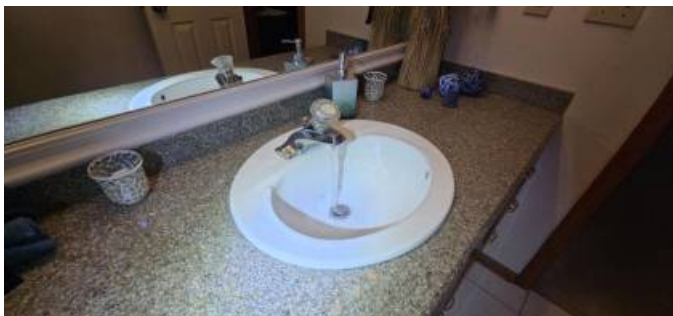


7.12 Sink/Faucet/Drain:

Serviceable



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



7.13 Toilet:

Serviceable

Seat loose recommend tightening seat or replacing as needed.



7.14 Cabinets/Counters:

Serviceable



7.15 Ground Fault Protected Outlets:

GFCI outlets are provided for safety.

Note: Outlet is tied to GFCI outlet in basement.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



7.16 Switches/Outlets/Fixtures:

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



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Bathroom #2:

7.17 Location:

2nd Floor



7.18 Entry Door:

The entry door to this room is serviceable.

7.19 Floor:

The floors are in serviceable condition.



7.20 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.

7.21 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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



7.22 Bath Ventilation:

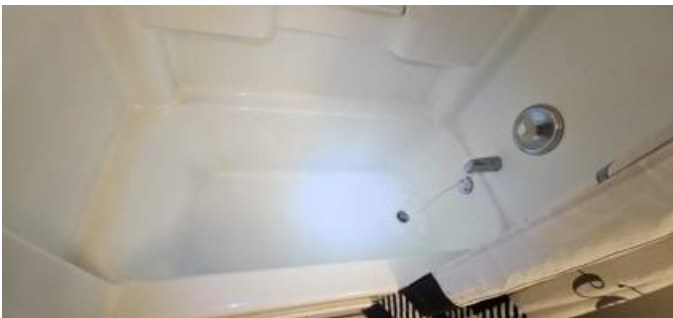
Serviceable



7.23 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.



7.24 Tub Faucet:

Serviceable



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



7.25 Shower Faucet:

Serviceable



7.26 Sink/Faucet/Drain:

Serviceable



7.27 Toilet:

Serviceable



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



7.28 Cabinets/Counters:
Serviceable



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

Note: Outlet is tied to GFCI outlet in basement.



7.30 Switches/Outlets/Fixtures:

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



Inspection: 031224MV - [REDACTED] Address: [REDACTED]





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Bathroom #3:

7.31 Location:

1st Floor



7.32 Entry Door:

The entry door to this room is serviceable.

7.33 Floor:

The floors are in serviceable condition.



7.34 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.

7.35 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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



7.36 Bath Ventilation:

Serviceable



7.37 Sink/Faucet/Drain:

Serviceable



7.38 Toilet:

Serviceable



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



7.39 Cabinets/Counters:

Serviceable



7.40 Ground Fault Protected Outlets:

GFCI outlets are provided for safety.

Note: Outlet is tied to GFCI outlet in basement.



7.41 Switches/Outlets/Fixtures:

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



Inspection: 031224MV - [REDACTED] Address: [REDACTED]





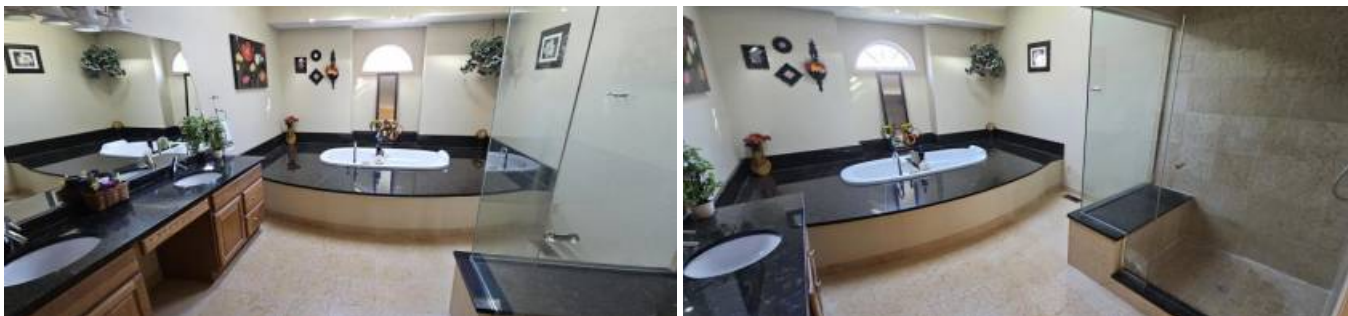
Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Bathroom #4:

7.42 Location:

1st Floor, In-law Suite



7.43 Entry Door:

The entry door to this room is serviceable.

7.44 Floor:

The floors are in serviceable condition.



7.45 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.



7.46 Ceiling:



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.



7.47 Bath Ventilation:

Serviceable



7.48 Windows Type:

Wood Frame

7.49 Window Condition

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

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



7.50 Tub:

Serviceable

A whirlpool tub is present. Tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines were not completely accessible. The items tested appeared to be in serviceable condition. If a more detailed report is desired, the client is advised to consult a qualified plumber.

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.



7.51 Shower Base:

Serviceable

Ceramic Tile. 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.

Note: Sub-standard caulking observed. Recommend repairs and corrections be made as needed by qualified contractor.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



7.52 Shower Surround:

Serviceable

Ceramic Tile. **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.**



7.53 Shower Door:

Tempered safety glass installed for safety.

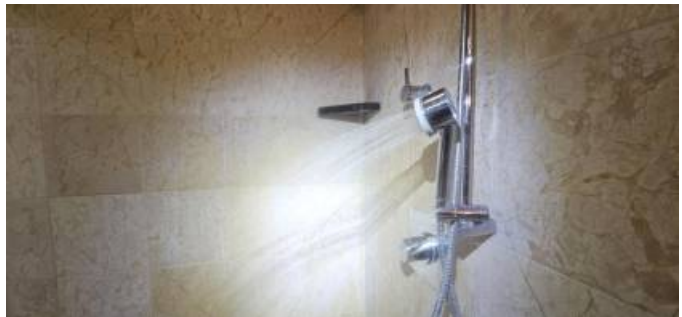


Inspection: 031224MV - [REDACTED] Address: [REDACTED]



7.54 Shower Faucet:

Serviceable



7.55 Sink/Faucet/Drain:

Serviceable



7.56 Toilet:

Serviceable



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



7.57 Cabinets/Counters:
Serviceable



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



7.59 Switches/Outlets/Fixtures:
A representative sampling of switches and outlets were tested. As a whole, outlets throughout the room are in serviceable condition.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]





Inspection: 031224MV - [REDACTED] Address: [REDACTED]

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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Kitchen and Dining Room:

8.1 Entry Door:

1st floor



8.2 Floor:

The floors are in serviceable condition.



8.3 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.

8.4 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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



8.5 Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be serviceable.



8.6 Windows Type:

Wood Frame

8.7 Windows:

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

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



8.8 Cabinets/Counters:

Evidence of a prior leak was observed, however, there was not an active leak during the



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

inspection. Water damage observed in cabinet. Recommend repair or replacement as needed.



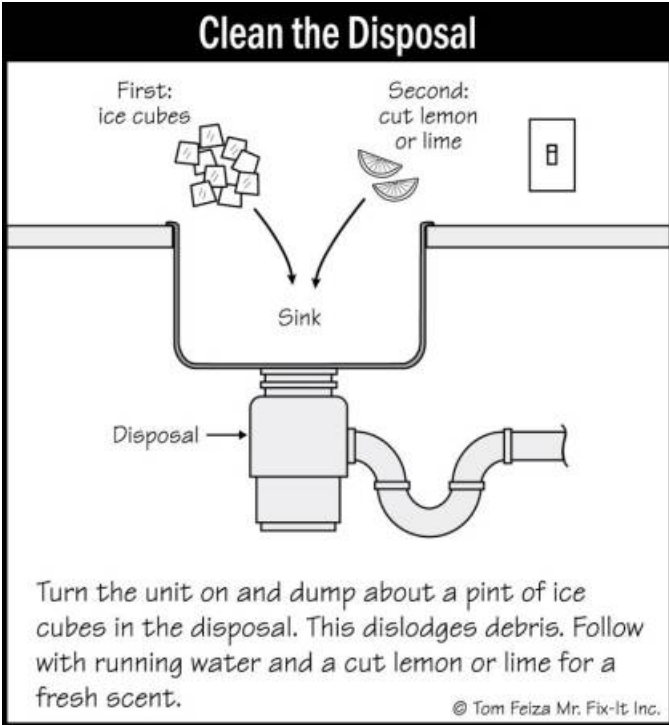
8.9 Sink/Faucets/Supply/Drain:
Serviceable



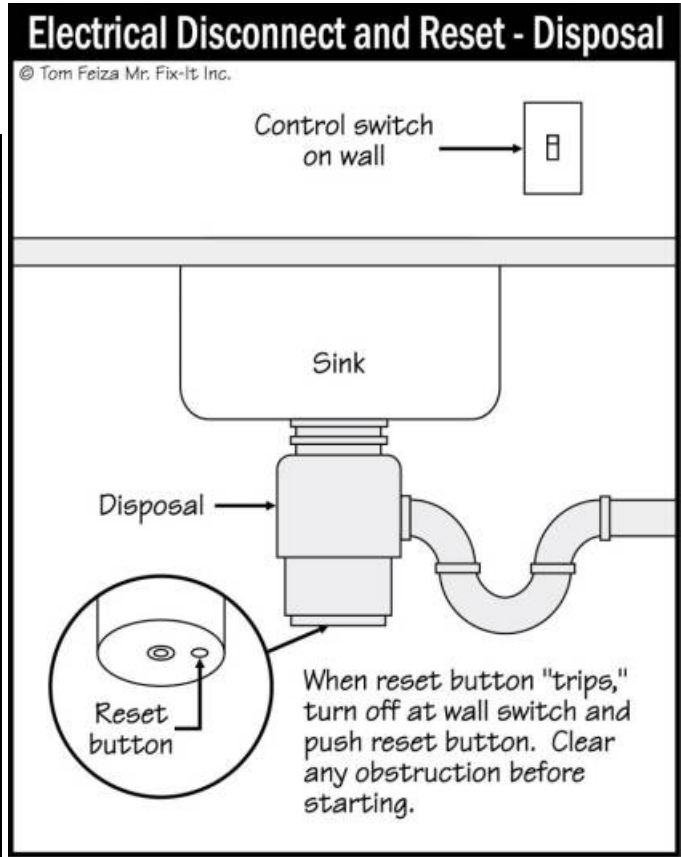


Inspection: 031224MV - [REDACTED] Address: [REDACTED]

8.10 Disposal: Serviceable



M069



P048



8.11 Dishwasher:

System is Samsung. 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.

Loose hardware observed. Recommend repairs and corrections be made as needed by



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

qualified contractor.



8.12 Cook Top/Oven:

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

Recommend cleaning the inside of the oven. Not only does regular cleaning mean longer oven life but there are also safety concerns associated with dirty ovens. These safety concerns include risk of fire, smoke inhalation, reduced efficiency, undercooked foods, and altered flavors in baked goods.





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



8.13 Microwave, Fan & Light:

Vent fan and light are operable.



8.14 Refrigerators:

Refrigerator System is Whirlpool brand. 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.

The ice maker and/or water dispenser located on refrigerator door is not working properly or has no water line connected. Recommend consulting sellers or have a qualified appliance contractor review and repair appliance as needed.





Inspection: 031224MV - [REDACTED] Address: [REDACTED]



8.15 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.



8.16 Switches/Outlets/Fixtures:

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





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.



Inspection: 031224MV - [REDACTED]

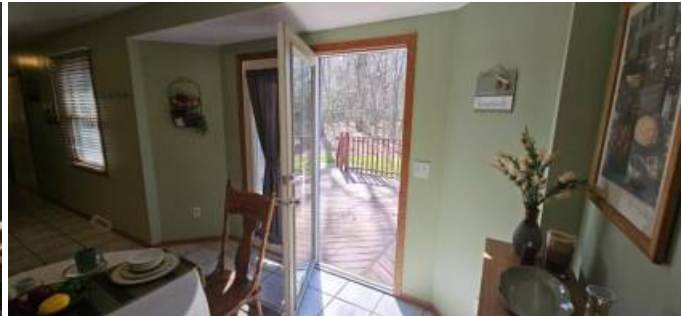
Address: [REDACTED]

Front Entry & Main Hallway:

9.1 Entry Doors:

The outside entry door(s) is serviceable.

Suggest windows, doors, and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



9.2 Entry Closet Door:

Serviceable

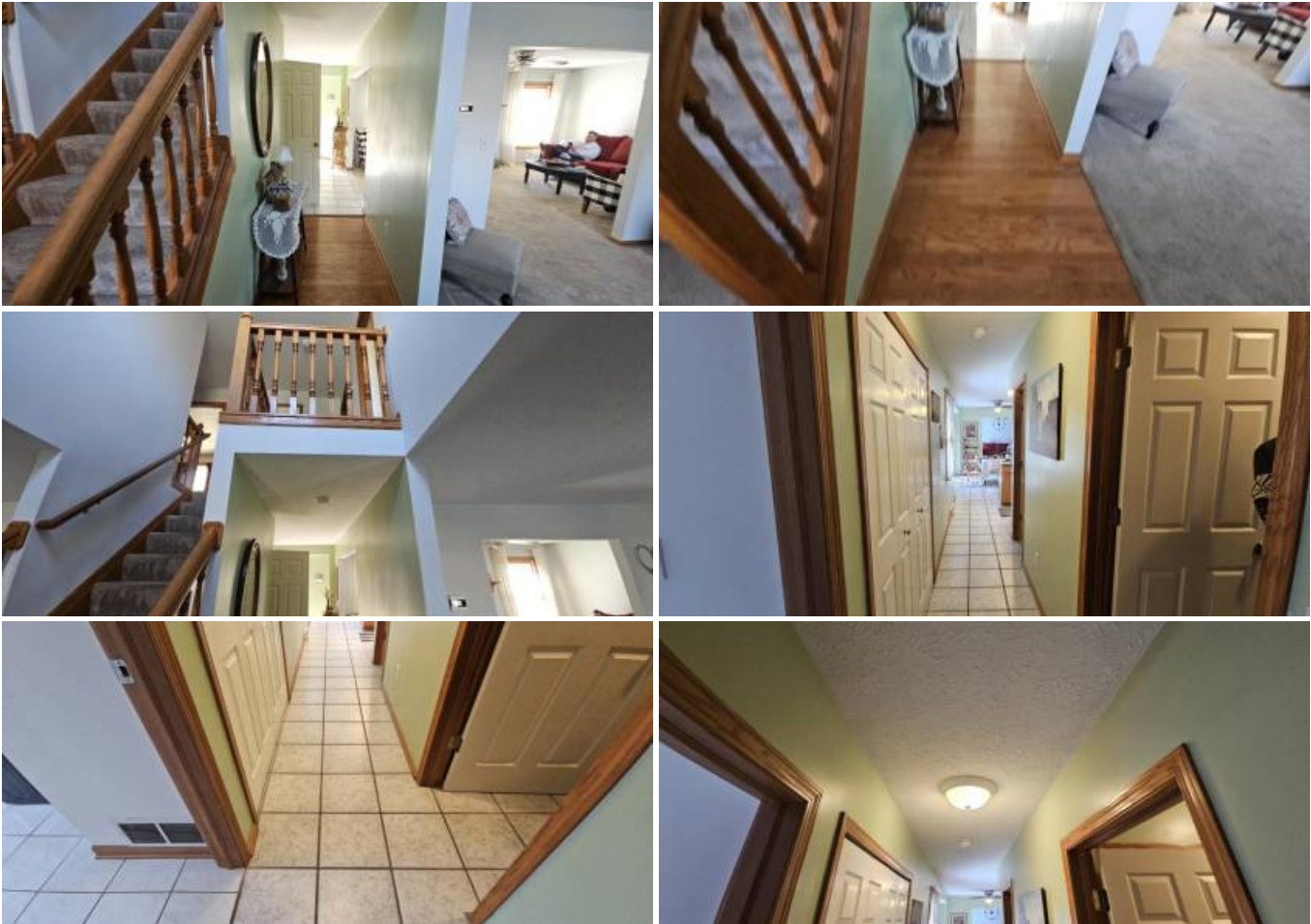


9.3 Main Hallway Walls:

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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



9.4 Stairs:

The main staircase appears to be installed correctly.



9.5 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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



9.6 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.



9.7 Linen Closet

The closet door to this room is serviceable.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Living Room:

9.8 Entry Door:

1st floor



9.9 Floor:

The floors are in serviceable condition.



9.10 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.

9.11 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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



9.12 Windows Type:

Wood Frame

9.13 Windows:

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

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



9.14 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.





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Family Room:

9.15 Entry Door:

1st Floor



9.16 Floor:

The floors are in serviceable condition.



9.17 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.

9.18 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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

**9.19 Ceiling Fan:**

There is a ceiling fan installed in this room. It appears to be serviceable.

**9.20 Windows Type:**

Wood Frame

9.21 Windows:

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

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.

**9.22 Switches/Fixtures/Outlets:**



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



9.23 Type of Fireplace:

Gas logs are present. We recommend using caution when gas logs are used in this fireplace. Always operate per manufactures recommendations and with damper open to allow products of combustion to vent to exterior.



9.24 Firebox Condition:

Serviceable.

The National Fire Protection Association, document NFPA 211, recommends all wood burning fireplaces be reviewed annually for damage. The fireplaces should be reviewed by a chimney sweep according to this standard.

Glass cover or doors appear to be missing. Recommend adding the proper glass doors as needed.





Inspection: 031224MV - [REDACTED] Address: [REDACTED]





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Storage Room:

9.25 Entry Door:

1st Floor



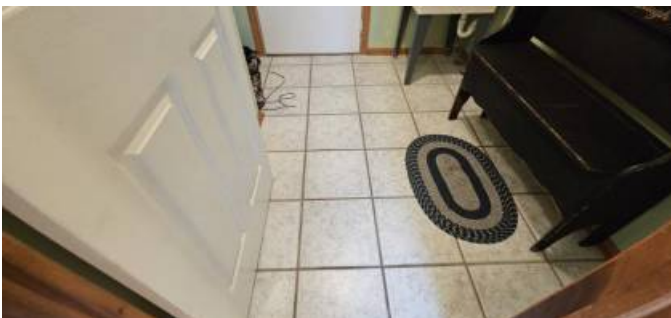
9.26 Closet Door:

The closet door to this room is functional.



9.27 Floor:

The floors are in serviceable condition.



9.28 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.

9.29 Ceiling:



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.



9.30 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.



9.31 Sink:

Sink, Serviceable





Inspection: 031224MV - [REDACTED] Address: [REDACTED]

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:

10.1 Entry Door:

1st Floor



10.2 Closet Door:

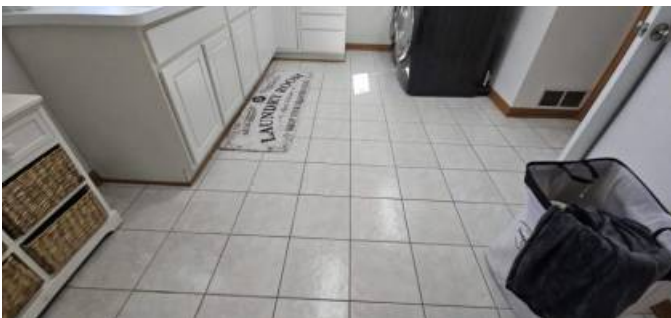
Door missing. Recommend repairs and corrections be made as needed by qualified contractor.

Note: Closet doors were observed in the crawlspace.



10.3 Floor:

The floors are in serviceable condition.



10.4 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



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

noted.

10.5 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.



10.6 Windows Type:

Wood Frame

10.7 Windows:

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

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.

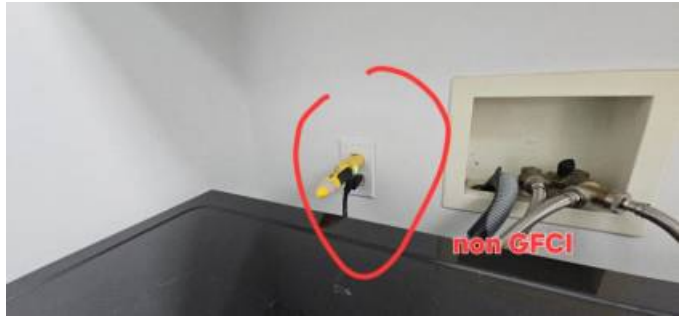


10.8 Ground Fault Protected Outlets:

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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



10.9 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.



10.10 Cabinets/Counters:

Serviceable



10.11 Sink/Faucet/Drain:

Serviceable



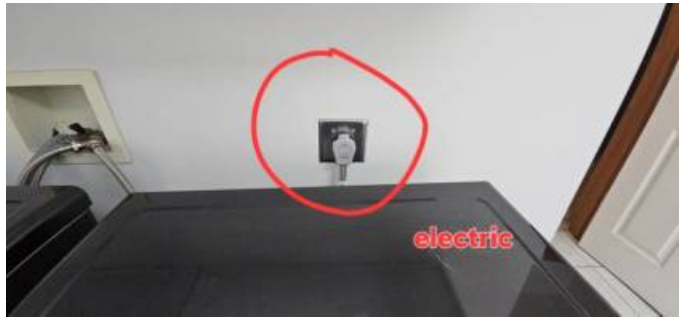
Inspection: 031224MV - [REDACTED] Address: [REDACTED]



10.12 Washer & Dryer Hookups:

Both a washer and dryer were present. Both were tested and seemed to work as normal. We make no guaranty, or warranty for how long these appliances may last.

Electric dryer.





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.

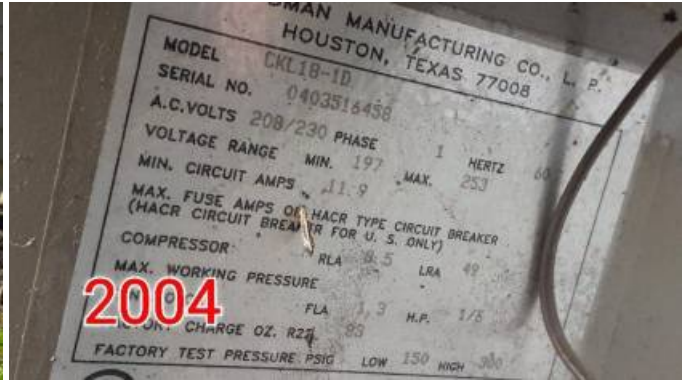


Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Air Conditioning - Unit #1:

11.1 Brand:

System is Goodman Manufacturing Brand. The unit is a 2004 and is 20 years old.

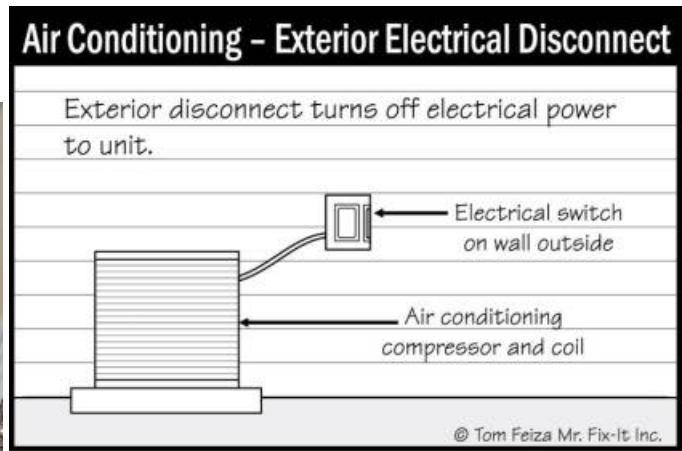


11.2 Location:

Rear of building

11.3 AC Design:

Electric split system with disconnect was observed.



A004

11.4 General Conditions:

The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

Suggest sealing gap around refrigerant line entrance to plenum to prevent loss of conditioned air and moisture intrusion.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

In the inspectors opinion the air conditioning unit has exceeded its designed life expectancies. Typical life cycle of an A/C unit is 15-20 years, however it can reach 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

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

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The HCFC-22 or R-22 refrigerant used in the air conditioning system is being phased out. Effective 2020, no new R22 refrigerant will be produced or imported. This means any necessary repairs to the A/C system after that time that requires refrigerant to be added may not be available or may be more expensive to find. This may result in a replacement of the condenser/compressor unit, evaporator coil and possibly the refrigerant lines will be necessary.

You can expect your average AC to last between 15 to 20 years, but a good preventive AC maintenance routine can keep your air conditioner working 20-25 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Main AC Maintenance Items:

- Changing filter regularly (every 1-3 months)
- Getting AC tune-ups/servicing seasonally
- Removing debris from and cleaning the casing of the outside unit
- Checking on and replacing refrigerant insulation as necessary

How many of these items you perform and how regularly you perform them makes an impact on the lifespan of your air conditioner. Do you do no maintenance what so ever? Expect your ACs lifespan to be on the low end, 15-18 years. If you do 2-3 of these items regularly, then your ACs lifespan will be on the higher end of the range between 18 to 20 years. What if you're diligent about doing all 4 of these maintenance items regularly? Your AC could last as long as 20 to 25 years!



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



11.5 Thermostat:

Same as heating.

11.6 Air Filters:

Same as heating system.

11.7 Distribution/Ducts Condition:

Same as heating system.

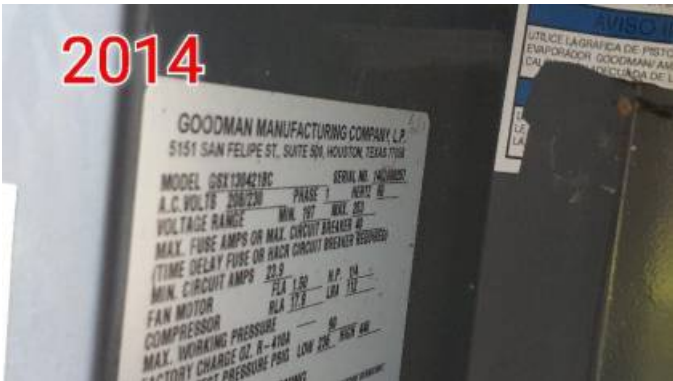


Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Air Conditioning - Unit #2:

11.8 Brand:

System is Goodman Manufacturing Brand. The unit is a 2014 and is 10 years old.



11.9 Location:

Right side of building

11.10 AC Design:

Electric split system with disconnect was observed.



11.11 General Conditions:



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in serviceable condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

Suggest sealing gap around refrigerant line entrance to plenum to prevent loss of conditioned air and moisture intrusion.

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

You can expect your average AC to last between 20 to 25 years, but a good preventive AC maintenance routine can keep your air conditioner working its best longer. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Main AC Maintenance Items:

- Changing filter regularly (every 1-3 months)
- Getting AC tune-ups/servicing seasonally
- Removing debris from and cleaning the casing of the outside unit
- Checking on and replacing refrigerant insulation as necessary

How many of these items you perform and how regularly you perform them makes an impact on the lifespan of your air conditioner. Do you do no maintenance what so ever? Expect your ACs lifespan to be on the low end, 15-18 years. If you do 2-3 of these items regularly, then your ACs lifespan will be on the higher end of the range between 18 to 20 years. What if you're diligent about doing all 4 of these maintenance items regularly? Your AC could last as long as 20 to 25 years!



11.12 Thermostat:

Same as heating.

11.13 Air Filters:



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Same as heating system.

11.14 Distribution/Ducts Condition:

Same as heating system.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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 - Unit #1:

12.1 Heating System Location:

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



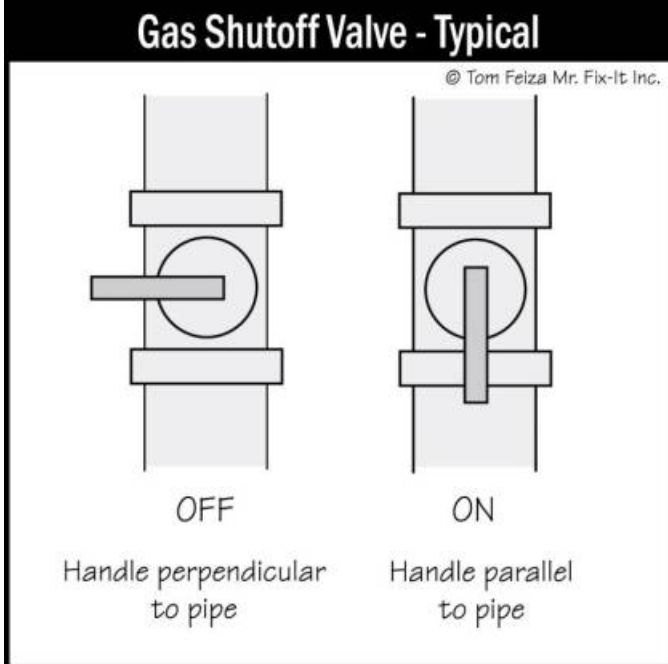
12.2 Heating System Design:

The brand of the system is Goodman Manufacturing Brand. The unit is a 2013 and is 11 years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

12.3 Energy Source:

Natural Gas w/Shutoff

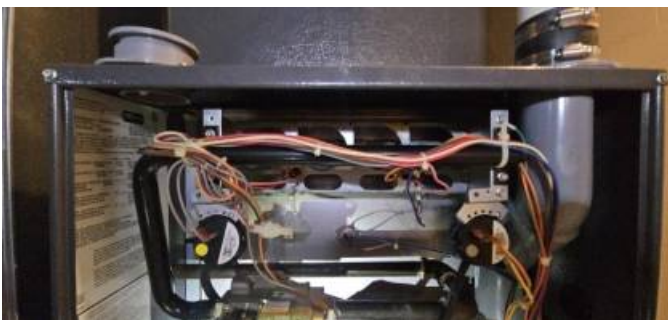


P076

12.4 Burners Chamber:

Rust 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.



12.5 General Conditions:

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

The furnace had moisture visible in the cabinet and on the floor that appeared to be caused by improper handling of condensation. The Inspector recommends service by a qualified HVAC contractor.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The average furnace life span is approximately 15-20 years, though it can range from 20-25 years if properly maintained. 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.



12.6 Flues, Vents:

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

The flue pipe is plastic from the furnace to the exterior.



12.7 Condensate Line:

Active leaks observed on condensate line. Recommend review and repair by a qualified plumber.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



12.8 Thermostat:

General conditions appears to be serviceable.

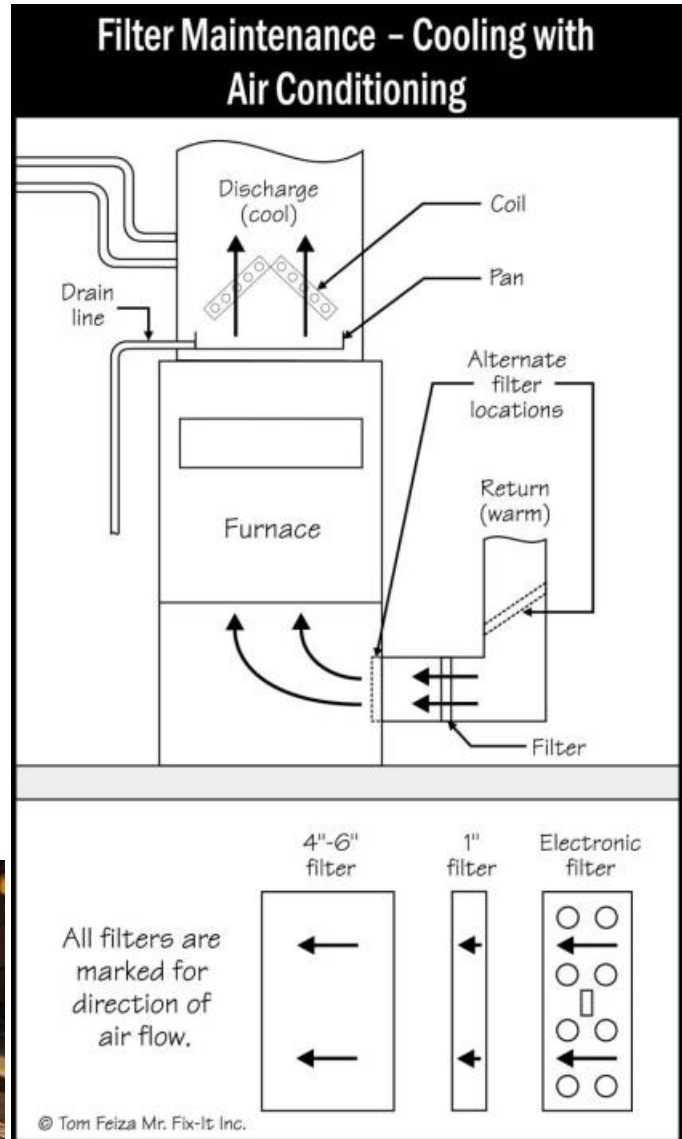


12.9 Air Filters:

Filter size is 20x25x1. The filter is clean and correctly installed.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



A002



12.10 Distribution/Ducts Condition:

Serviceable.

Ducts/Registers.

As a general rule of thumb, the National Air Duct Cleaners Association (NADCA) recommends air duct cleaning every 3 to 5 years. With certain methods, that cleaning recommendation can be extended to 6 to 8 years. The buildup of mold and other pollutants causing allergic reactions may be a consideration for a more immediate air duct cleaning for the health of your home and family.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



12.11 Humidifier Installed:

Yes, there is a humidifier installed. If functioning properly, it can add comfort to the home during the heating season. Recommend keeping the humidifier thermostat at 30% or less to prevent condensation. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually.

During the summer months be sure that the water supply is turned off to prevent adding moisture to the cooled air.

The filter is dirty and should be replaced.



Heating Plant - Unit #2:

12.12 Heating System Location:

The heating system is located in the crawlspace and services part of the house.



12.13 Heating System Design:

The brand of the system is Goodman Manufacturing Brand. The unit is a 2004 and is 20 years old.

Gas Forced Air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector.

12.14 Energy Source:

Natural Gas w/Shutoff



12.15 Burners Chamber:



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Serviceable

Partially visible. Unable to inspect the entire heat exchanger without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.



12.16 General Conditions:

The furnace was tested using normal operating controls and appeared to function properly at time of inspection.

In the inspectors opinion the heating unit has exceeded its designed life expectancies. Typical life cycle of a furnace is 20-25 years with good routine maintenance. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

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

We recommend having your HVAC equipment serviced and cleaned every year to ensure proper operation and extend the lifespan of the unit to maximize usage.

The average furnace life span is approximately 15-20 years, though it can range from 20-25 years if properly maintained. 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.

12.17 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



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

**12.18 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.

**12.19 Thermostat:**

General conditions appears to be serviceable.

**12.20 Air Filters:**

Filter size is 20x25x1. The filter is clean and correctly installed.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



12.21 Distribution/Ducts Condition:

Serviceable.

Ducts/Registers.

A good rule of thumb for homeowners is to clean your ducts every three to five years. This is the minimum, as this is the length of time that it can take for the ducts to fill back up with grit and grime after a thorough cleaning. However, some homeowners are going to need more frequent cleanings.



12.22 Humidifier Installed:

Yes, there is a humidifier installed. If functioning properly, it can add comfort to the home during the heating season. Recommend keeping the humidifier thermostat at 30% or less to prevent condensation. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually.

During the summer months be sure that the water supply is turned off to prevent adding moisture to the cooled air.

The filter is dirty and should be replaced.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Main/Sub Electrical Panels:

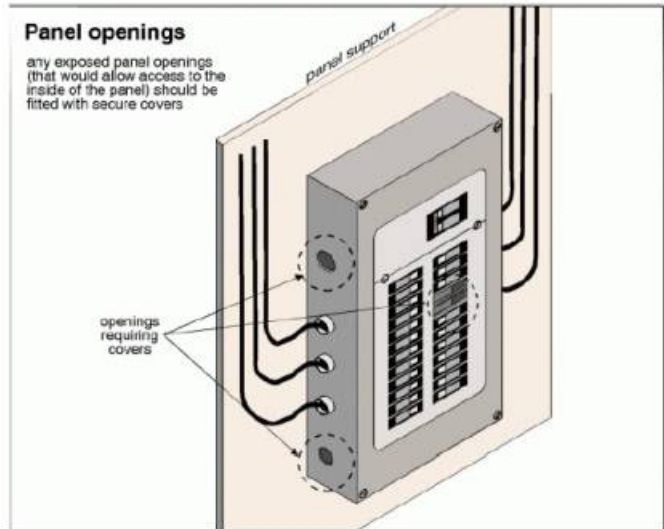
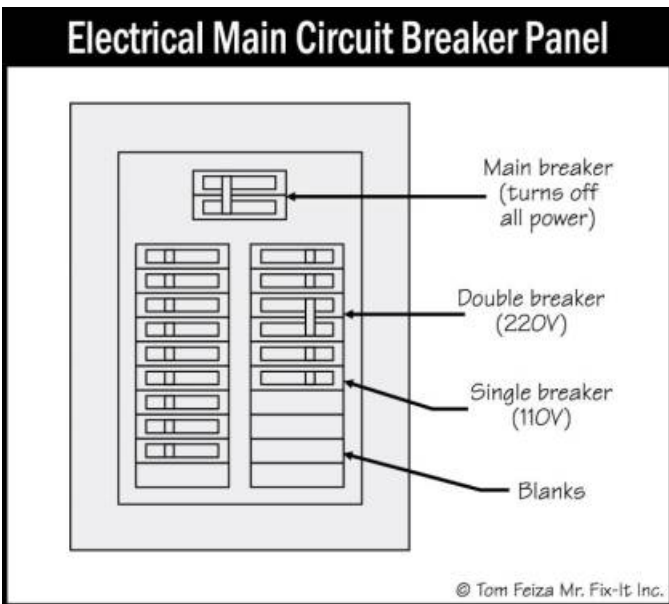
13.1 Main Panel #1:

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.

Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.



E002





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



13.2 Main Panel #2:

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.

Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

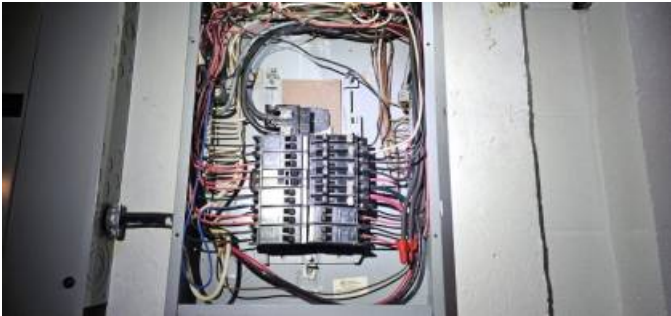
No futures observed, an upgrade may be required if more or higher demand electric appliances are to be added. Client should consult with a qualified electrician if this is a concern or if additions are planned.

Open knockouts observed in service panel cover; suggest installing knockout plugs, as needed for safety.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



13.3 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.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

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

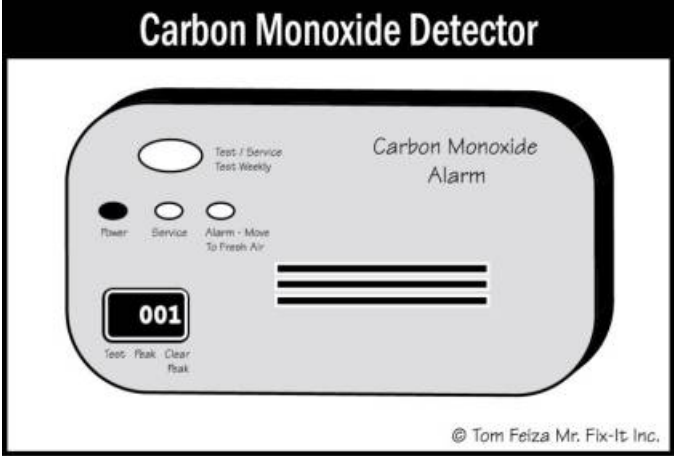
13.4 Carbon Monoxide Detectors:

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.

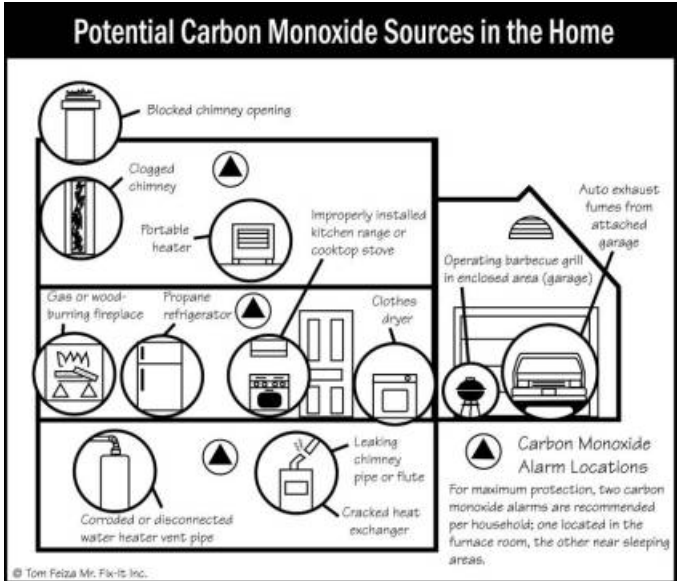
The Consumer Product Safety Commission recommends putting a carbon monoxide detector outside every separate sleeping area in your home. You might also want to add a carbon monoxide detector in your kitchen and basement for added safety. Also, make sure you install detectors close to bedrooms so alarms 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.



Inspection: 031224MV - [redacted] Address: [redacted]



M020



M019



13.5 Amperage & Voltage:

Service panel amperage is 100 amps; 120/240 volts.

Inspector observed disconnected box was rusted; recommend review for repair or replacement as needed by a qualified electrician.





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

WATER HEATER:

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.

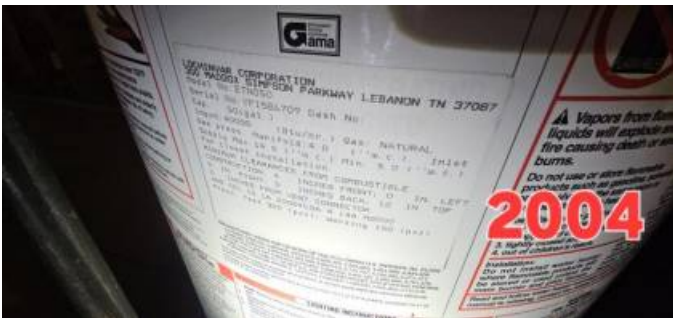


Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Water Heater #1:

14.1 Brand:

Water heater is manufactured by Lochinvar Corp. The unit is a 2004 and is 20 years old.



14.2 Location:

The water heater is located in the basement.

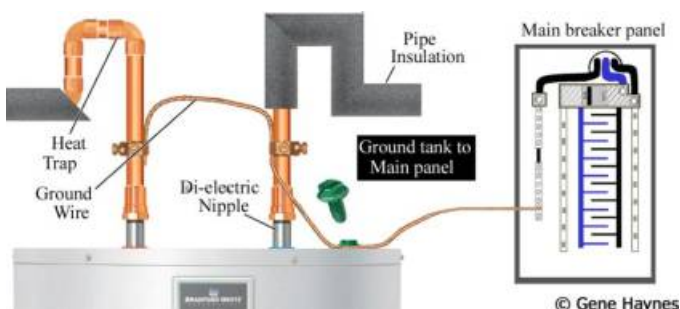
14.3 Tank Capacity:

This home has a 50 gallon water heater.

14.4 Supply Lines:

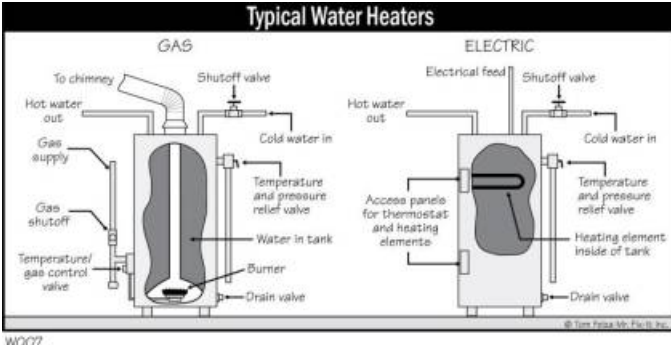
Copper

Ground jumper cable not observed between hot and cold water lines, recommend installing jumper cable to insure proper grounding and safety.



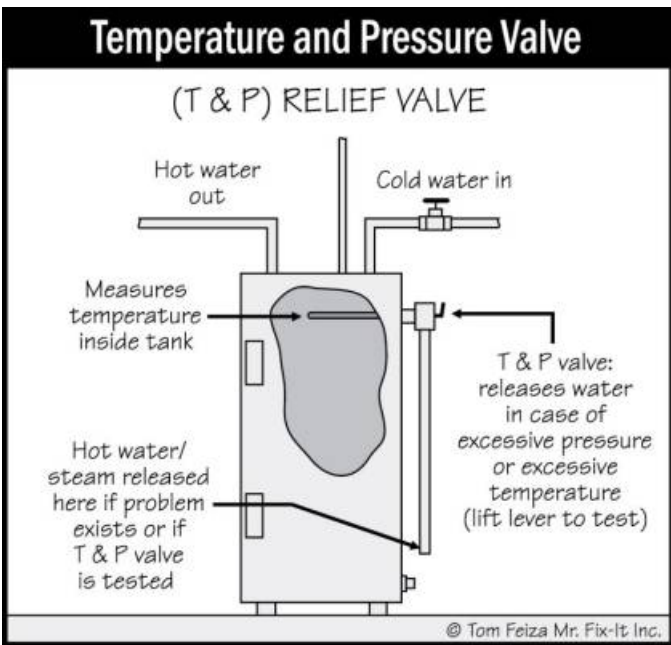
14.5 Energy Source:

Gas shut-off valve was observed near this appliance.



14.6 Temperature & Pressure Relief Valve:

Serviceable



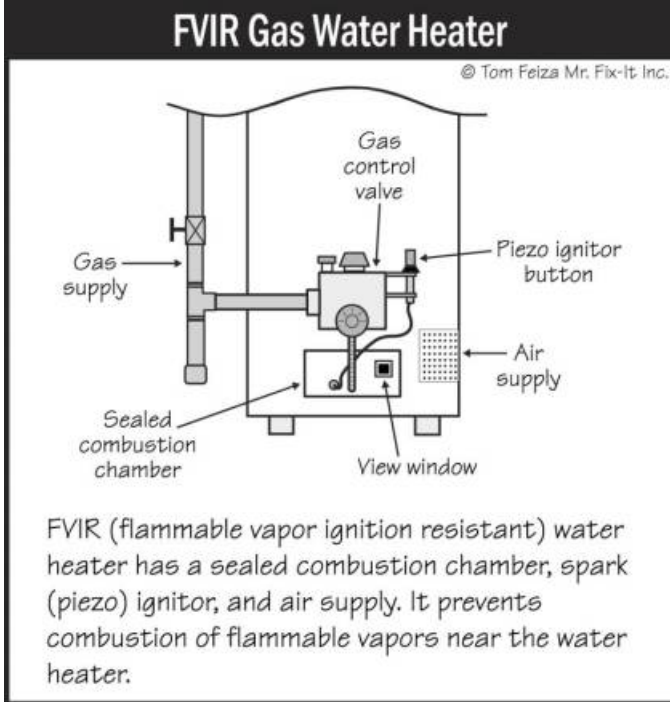
W001



14.7 Burner:

Serviceable

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



W022

14.8 Water Heater Condition:

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

In the inspectors opinion the water heating unit has exceeded its designed life expectancies. Typical life cycle of hot water heaters are 8-12 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

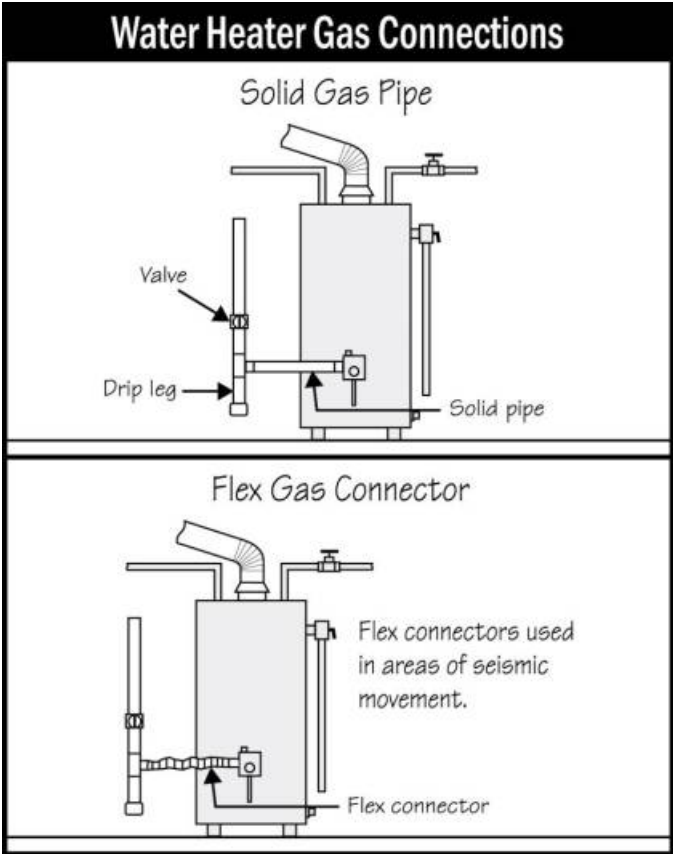
Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality. We make no warranty, guarantee or estimation as to the remaining useful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

As part of your regular water heater maintenance schedule, flushing and draining your water heater at least once per year boosts the quality of water in your home. It could also save you money long-term, as you can prolong the life of your tank with maintenance.

14.9 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.



W016



14.10 Water Temperature:

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

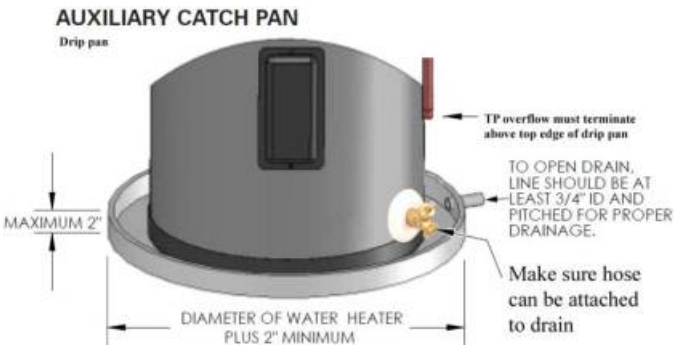


Inspection: 031224MV - [REDACTED] Address: [REDACTED]



14.11 Overflow Pan/Drain Line:

The overflow pipe is correctly installed.





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Water Heater #2:

14.12 Brand:

Water heater is manufactured by Lochinvar Corp. The unit is a 2003 and is 21 years old.



14.13 Location:

The water heater is located in the basement.

14.14 Tank Capacity:

This home has a 48 gallon water heater.

14.15 Supply Lines:

Plastic PEX



14.16 Energy Source:

Gas shut-off valve was observed near this appliance.

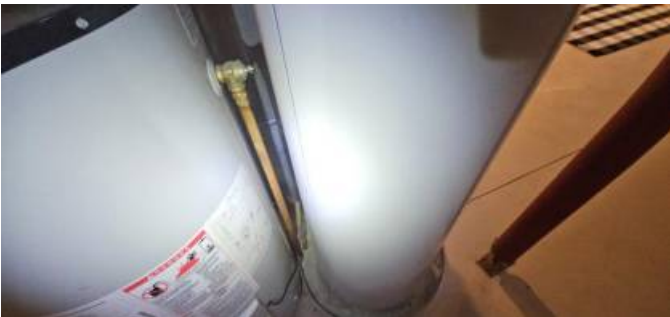


Inspection: 031224MV - [REDACTED]

Address: [REDACTED]



14.17 Temperature & Pressure Relief Valve:
Serviceable



14.18 Burner:
Serviceable

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



14.19 Water Heater Condition:

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

In the inspectors opinion the water heating unit has exceeded its designed life expectancies. Typical life cycle of hot water heaters are 8-12 years. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

Based on the manufacturer's suggested service life, the life expectancy of a water heater



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.

As part of your regular water heater maintenance schedule, flushing and draining your water heater at least once per year boosts the quality of water in your home. It could also save you money long-term, as you can prolong the life of your tank with maintenance.

14.20 Flue Venting:

Power vent exhaust system observed. It appears to be serviceable.



14.21 Water Temperature:

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

14.22 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.





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

Plumbing:

15.1 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.



15.2 Supply Lines:

Copper

PEX plastic piping.

Corrosion observed at one or more valves and fittings; no leaks visible at time of inspection. Recommend review by a qualified plumber for repair or replacement as needed.





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

15.3 Drain Lines/Vent Pipes:

White PVC.

Results from the Sewer Video Scope (See separate report)



15.4 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.

15.5 Water Supply System:

Water supply system appears to be public.

15.6 Sump Pump Assembly:

Located In Basement. Sump pumps are water pumps installed in pits dug into the lowest point of a home. Their purpose is to collect and discharge to a safe location, rising groundwater or any inflowing water that threatens to flood a basement, crawlspace or other low-lying portion of a home. Their existence is easy to forget when they may not be needed for long periods of time, but they are important components in protecting homes that may be exposed to periodical flooding. Sump pumps should have maintenance scheduled annually to ensure that when they are needed, they will perform. **The Inspector recommends that you schedule annual maintenance on a pre-arranged schedule with a qualified local plumbing contractor.**

Unable to test due to a sealed pit with no external switch. Recommend client confirm proper operation prior to close.

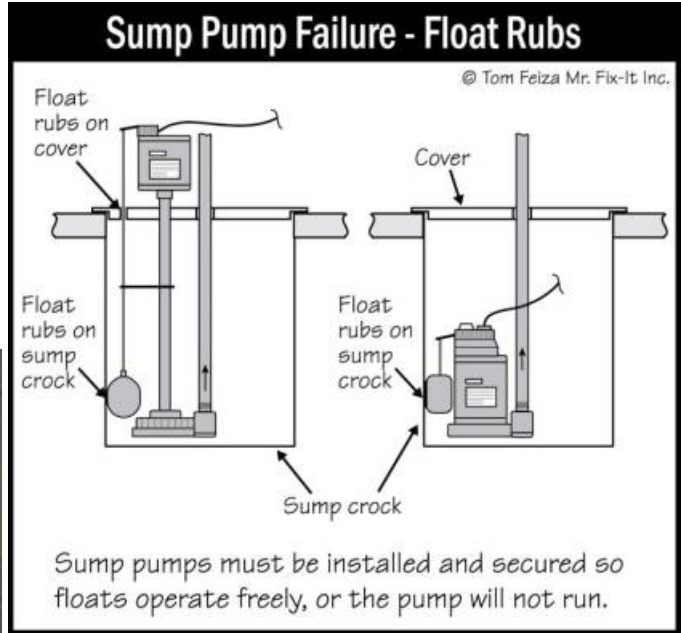


Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Battery back-up present and was operational. Recommend referring to manufactures specifications regarding routine maintenance and care for the battery backup system.

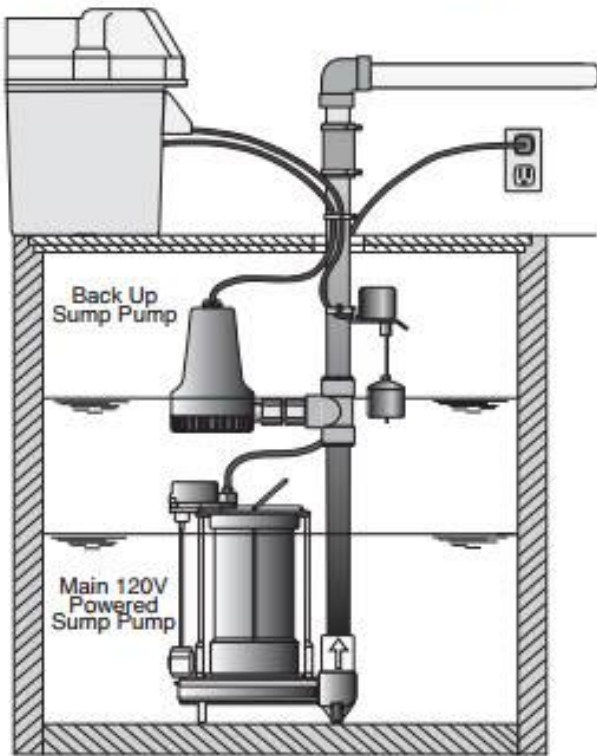
Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. GFCI's should be installed to power the sump pump. Recommend review and repair by a qualified electrician.





B093

Typical Installation Diagram





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

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:

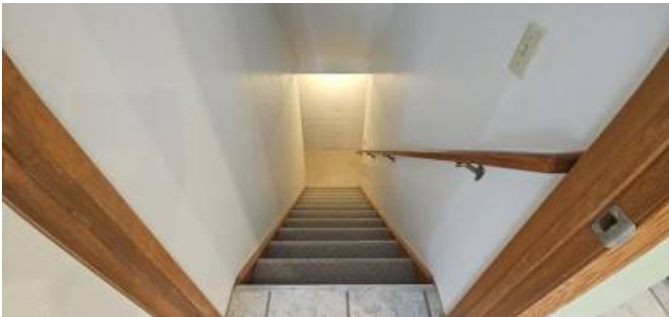
16.1 Access:

Location of the entrance is from the Hall



16.2 Stairs:

Serviceable



16.3 Floor:

Concrete, Underground drain observed.



16.4 Walls:

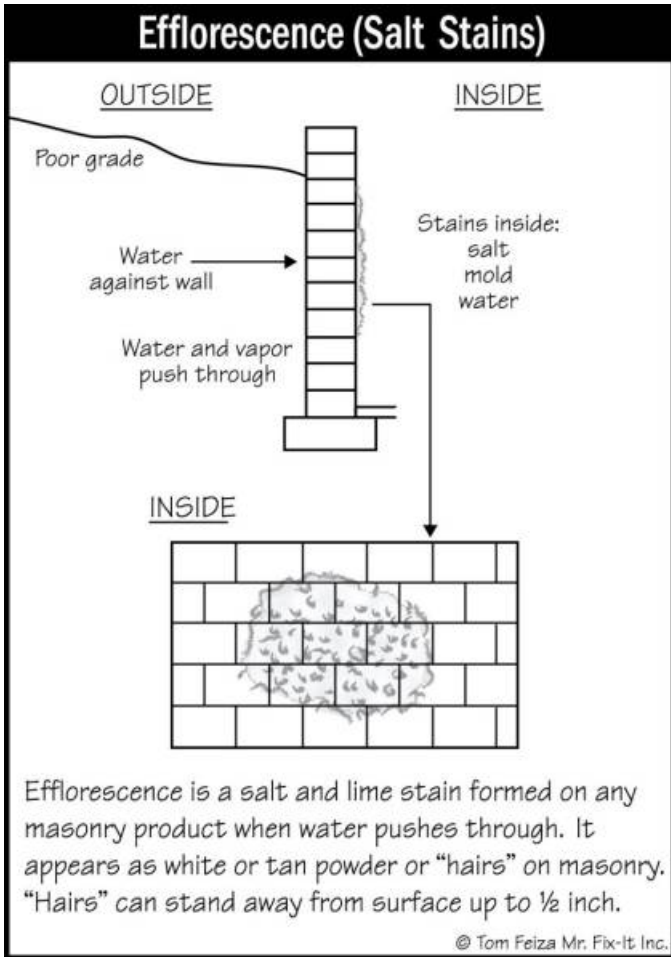
Block

Efflorescence was visible at some of the interior surfaces of the foundation walls.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. This may only be cosmetic in nature. However, excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected. Recommend review by qualified contractor as needed.



B033





Inspection: 031224MV - [REDACTED] Address: [REDACTED]



16.5 Joists and Subfloor:

Serviceable, Convention wood framing.



16.6 Supports

Serviceable, Metal Posts



16.7 Beams

Serviceable, Metal Beams



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



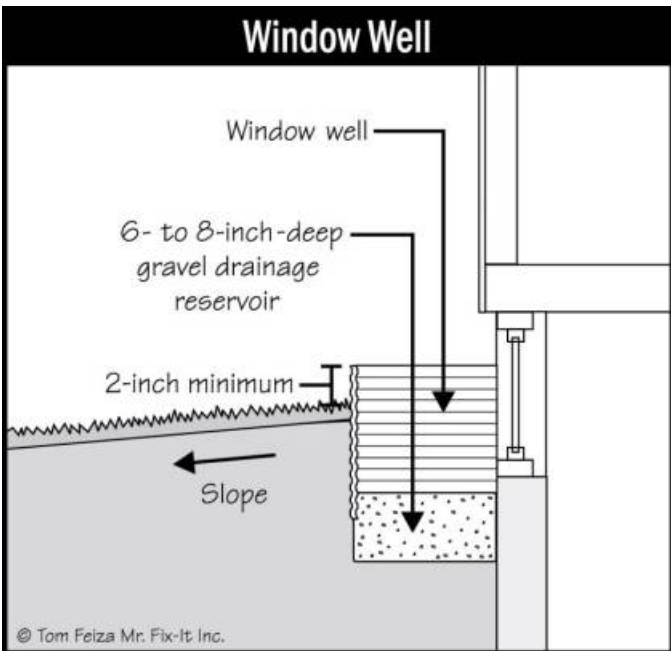
16.8 Windows Type:

Glass Block

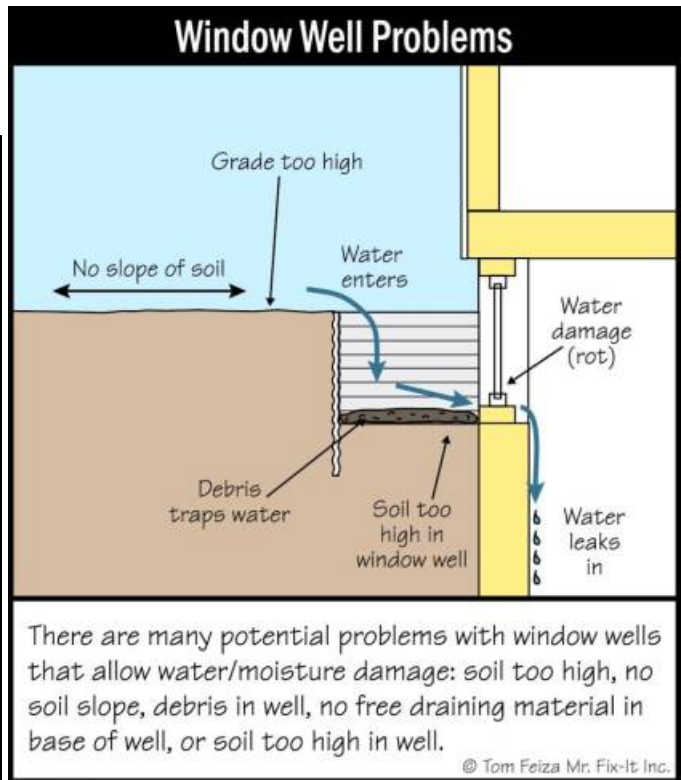
16.9 Windows:

Recommend removing mulch/dirty from glass block window bottom to prevent moisture damage. Refer to illustration in this section.

Suggest windows and frames be kept caulked, sealed/painted to prevent moisture penetration. Failure to keep windows and frames 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.



D060



B133C

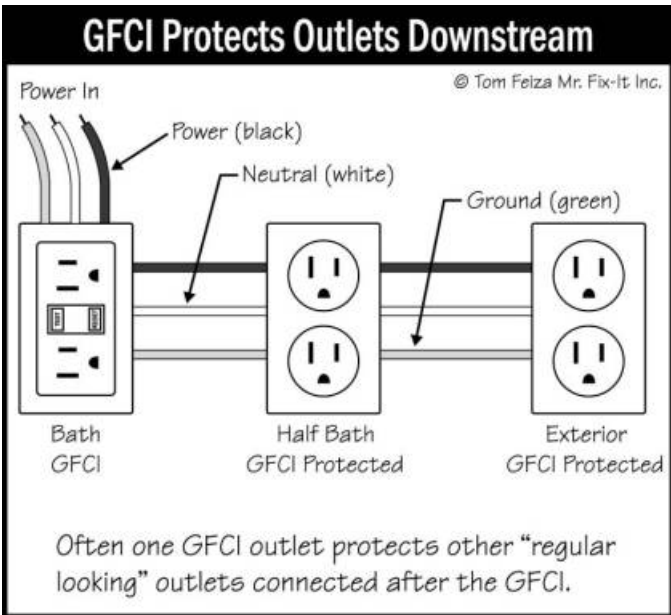


Inspection: 031224MV - [REDACTED] Address: [REDACTED]



16.10 Ground Fault Protected Outlets:

No GFCI's outlets observed. 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.



E022





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

16.11 Insulation:

Floor joist

16.12 Basement Comments:

Best practices for keeping your basement dry are the 3 G's. The 3 G's when it comes to basements are:

Groundwater: Basements are prone to water infiltration from the ground, which can cause moisture problems and lead to mold growth, structural damage, and health issues. It's important to ensure proper drainage and waterproofing to prevent groundwater from seeping into the basement.

Grading: The slope of the ground around the foundation, known as grading, plays a critical role in keeping water away from the basement. If the grading is incorrect, water can accumulate and seep into the foundation, causing damage. It's important to ensure that the grading slopes away from the foundation to prevent water from pooling around the basement.

Gutters: Gutters play a key role in directing rainwater away from the foundation of the house. If gutters are clogged or damaged, water can overflow and seep into the foundation, causing water damage to the basement. Regular maintenance and cleaning of gutters is important to prevent this from happening.

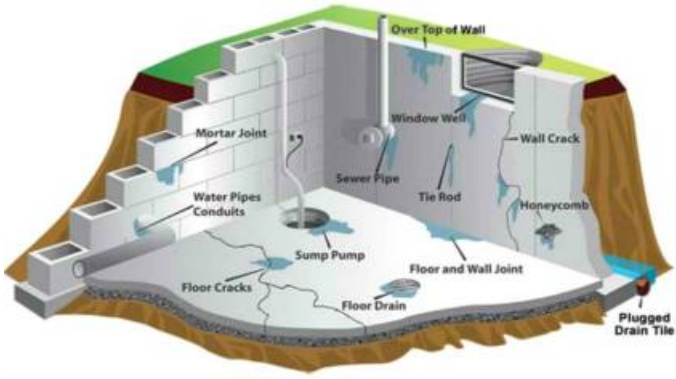
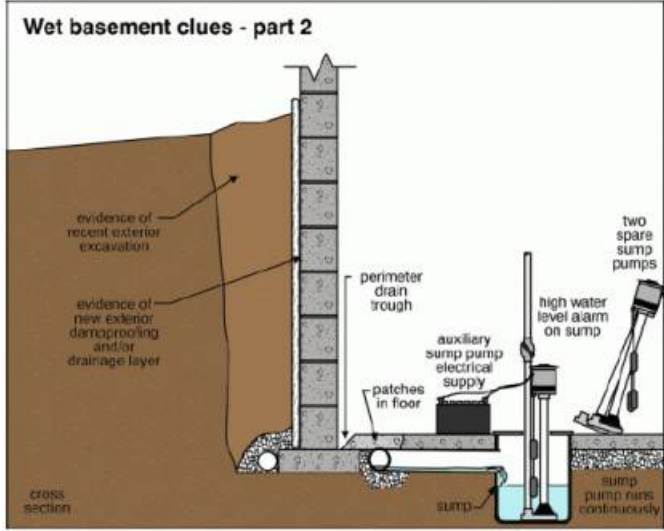
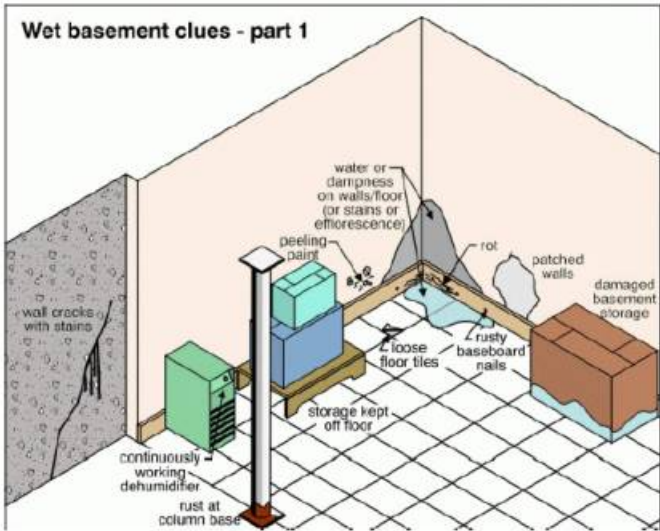
In effort to keep moisture at minimum levels on basements walls, recommend considering "Dry Locking" walls.

Recommend running a dehumidifier in basement to keep moisture at minimal levels.

Suggest keeping gutters clean to prevent spill over and avoid water pooling near the foundation which may cause elevated moisture in the basement. In addition, it's important to make sure the ground is property graded away from the foundation. Grading, in terms of the ground around the home, is the slope of the ground/soil around the foundation/perimeter of the home. Proper grading (or correct grading) is positive, or sloping away from the house. This is vital to ensure proper drainage of water away from the homes foundation.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]





Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

CRAWLSPACE

Water seepage and moisture penetration are common problems in crawlspaces usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the crawlspace 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 seller. 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 crawlspace can promote wood decay: therefore crawlspaces should be adequately ventilated.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Crawlspace

17.1 Access:

Location of Entrance is the Basement..



17.2 Floor:

Concrete



17.3 Walls:



Inspection: 031224MV - [REDACTED] Address: [REDACTED]

Block

Efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. This may only be cosmetic in nature. However, excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected. Recommend review by qualified contractor as needed.



17.4 Joists and Subfloor:
Convention wood framing.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



17.5 Ventilation:
Screened Openings



17.6 Crawlspace Comments:
Recommend removing property and paint cans as needed.

<https://photos.app.goo.gl/gubB2R9U5YyNBxrFA> (video link of personal property)



Inspection: 031224MV - [REDACTED] Address: [REDACTED]





Inspection: 031224MV - [REDACTED] Address: [REDACTED]

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 - House:

18.1 Access Location:

The attic access is located in the garage.

18.2 Framing:

A rafter system is installed in the attic cavity to support the roof decking.

2x6



18.3 Sheathing:

The roof decking material is plywood sheathing.



18.4 Insulation:

Loose Fill insulation.

6 to 8 inches of insulation present.



Inspection: 031224MV - [REDACTED]

Address: [REDACTED]

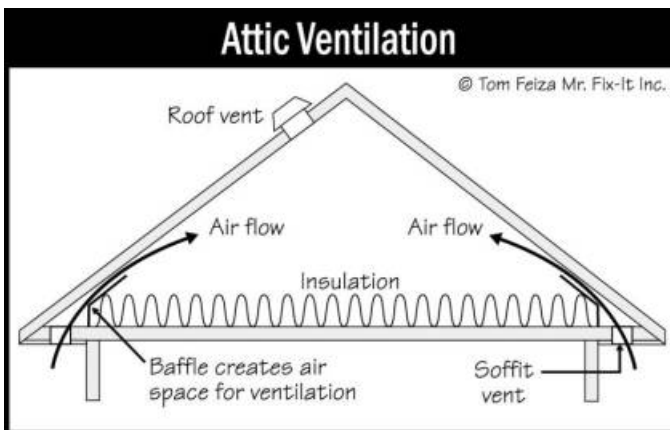
No insulation is installed over the garage. Recommend adding insulation as needed.



18.5 Ventilation:

Ridge Vents

There are soffit vents installed.



V002

18.6 Attic Comments:

Rodent droppings or evidence of rodents observed. Suggest review by qualified pest control specialist for corrections as needed.

The most common way to get rid of mice in the attic is by using snap traps. These are the traps that bait the mice, and then snap close when the mouse moves a trigger --- killing it. The classic snap trap is made from wood, and it uses a metal trip pedal and wire trigger.

Recommend removing the cardboard boxes from attic to prevent rodent infestations.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



Attic & Ventilation - House #2:

18.7 Access Location:

The attic access is located in the bedroom closet.



18.8 Framing:

A rafter system is installed in the attic cavity to support the roof decking.

2x6



18.9 Sheathing:

The roof decking material is plywood sheathing.



Inspection: 031224MV - [REDACTED] Address: [REDACTED]



18.10 Insulation:

Loose Fill insulation.

8 to 10 inches present.



18.11 Ventilation:

Ridge Vents

There are soffit vents installed.

18.12 Attic Comments:

Bath fans are vented outside.





Inspection: 031224MV - [REDACTED] Address: [REDACTED]

