



Tri-County Inspections LLC
440-653-1947 (mobile/text)
mike@tri-countyinspections.com | https://tri-countyinspections.com/
Inspection reference: 111119MV - Jeff Newman

Warehouse Sample Report

Confidential Inspection Report

501 Clark St
Elyria OH 44035

November 11, 2019



Prepared for:

[REDACTED]
501 Clark St
Elyria OH 44035

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 Contents

Summary 1	3
Standards of Practice Information	7
GENERAL INFORMATION	8
EXTERIOR	11
ROOF	27
CHIMNEY	38
GARAGE	42
BATHROOMS	59
OTHER SPACES	67
AIR CONDITIONER & HEATING UNIT	72
HEATING	78
ELECTRICAL SYSTEMS	82
WATER HEATER	90
PLUMBING SYSTEM	98
HEATING - AIR CONDITIONING	100

Summary of Report

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

Monday, November 11, 2019

Diamond Products
501 Clark St
Elyria OH 44035



Inspection Site
501 Clark St
Elyria OH 44035

Dear Jeff Newman:

At your request, a visual inspection of the above referenced property was conducted on Monday, November 11, 2019. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

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

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

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

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

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

EXTERIORExterior:Walkway Condition:

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

GARAGEGarage:Window Comments:

2. Broken/cracked pane(s) observed. Recommend review for repair or replacement as needed.

Overhead Door:

3. In the inspectors opinion, two of the garage doors are near the end of its useful life and do not work as designed. Recommend review by qualified contractor for repair or replacement as needed.

Safety Reverse Switch on the Automatic Opener:

4. TNo eyes present. Based on the age of the door opener, this may not have been required. Recommend installing photo eyes or replacing opener .

Ground Fault Protected Outlets:

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

Switches/Fixtures/Outlets:

6. Loose outlets observed recommend securing outlet by a qualified electrician for safety.

Switch and/or receptacle covers are damaged/missing. Recommend review by a qualified electrician for repair or replacement as needed.

Electrical Comments:

7. Loose wires observed throughout the garage and loose conduit pipe observed. Recommend securing these wires to ensure safety.

Exposed wiring was observed. Recommend review by a qualified electrician for repair or replacement as needed.

Open splices were observed. This is a "Safety Concern". Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Recommend review by a qualified electrician for repair as needed for safety.

Visible wiring appeared to have some locations that need to be secured or rerouted for safety reasons. Recommend review by a qualified electrician for repair as needed.

Improperly terminated wiring was observed. Recommend review by a qualified electrician for repair or replacement as needed.

OTHER SPACES

Upper Storage Area:

Entry Doors:

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

Office:

Switches/Fixtures/Outlets:

9. **Ungrounded three prong receptacles observed. It is recommended that these types of receptacles be grounded, replaced with two prong receptacles, or protected on a GFCI circuits as applicable. Suggest review by qualified electrical contractor for repairs/replacements as needed to ensure safety.**

AIR CONDITIONER & HEATING UNIT

Air Conditioning & Heating #1:

General Conditions:

10. **In the inspectors opinion the air conditioning and heating unit has exceeded its designed life expectancies. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**

ELECTRICAL SYSTEMS

Main/Sub Electrical Panels:

Main Panel:

11. **Double tapping observed in panel at breakers. Double tapping (i.e. 2 wires under a single screw), can cause possible overheating of the wire and is a safety concern unless the breaker is specifically designed to multiple wires. Recommend review by a qualified electrician for repair as needed.**

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

Sub Panel #1:

12. **Bonding in Sub Panel - Ground and neutrals are bonded in the sub panel. Sub panel neutrals and grounds should be floating (not connected). Recommend review for safe and proper operation prior to close.**

Ground wire was floating and not terminated to any grounding screw. Recommend review by a qualified electrician for repair.

Sub Panel #2:

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

Ground and neutrals are bonded in the sub panel. Sub panel neutrals and grounds should be floating (not connected). Recommend review for safe and proper operation prior to close.

Sub Panel #3:

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

Ground and neutrals are bonded in the sub panel. Sub panel neutrals and grounds should be floating (not connected). Recommend review for safe and proper operation prior to close.

WATER HEATERWater Heater:Supply Lines:

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

Water Heater Two:Supply Lines:

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

Temperature & Pressure Relief Valve:

17. **Discharge pipe is missing on the temperature pressure relief valve. Suggest installing the required 3/4 inch discharge pipe on the temperature pressure relief valve to within six inches above the floor or to exterior of the building to ensure safety.**

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 building and the majority are the result of normal wear and tear.

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

Sincerely,



Mike Vakos
Tri-County Inspections LLC

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.

The National Association of Home Inspectors (NAHI)
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: <http://www.homeinspector.org/standards/default.aspx>

ASHI Code of Ethics: <http://www.homeinspector.org/codeofethics/default.aspx>

NAHI Standard of Practice and Code of Ethics:

<http://www.nahi.org/about-us/nahi-standards-of-practice-code-of-ethics/>

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

InterNACHI Standard of Practice for inspecting Commercial Properties:

<http://www.nachi.org/comsop.htm>

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

INSPECTOR CREDENTIALS



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

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

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

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

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

Client & Site Information:**Inspection Date:**

November 11, 2019 1:00 PM

Client:**Inspection Site:**501 Clark St
Elyria, OH 44035**In Attendance:**

Buyers

Buyers Agent

Seller(s)

Occupancy:

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

Property Information:



Estimated age of building:

County auditor site shows the building was built in 1975 and is a commercial building roughly 5000 square feet with warehouse space and some office space.

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

Style of building:

This is a commercial structure.

Weather Conditions:

Rain

Outside Temperature (F):

30-40

Soil Conditions:

Wet

EXTERIOR

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

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

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

Exterior:

Driveway Paving Material:

Gravel driveway observed. Recommend filling low areas as routine maintenance.

Driveway Condition:

Serviceable.



Walkway Paving Material:

Concrete.

Walkway Condition:

Surface is deteriorated. Recommend review by a qualified contractor for repair or replacement as needed.

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



Exterior Doors Material:

Metal

Exterior Door Condition:

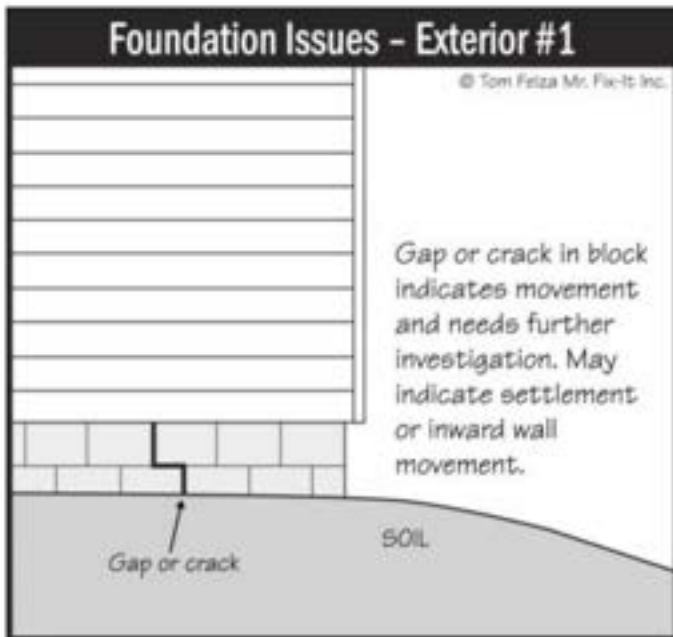
Deterioration observed. Suggest repairs/replacement as needed.





Type of Foundation:

Building built with a slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath the slab. As it is impossible to determine position of these items by a visual inspection, they are specifically excluded from the scope of this inspection.



S058

Exterior Siding Materials:

Siding materials consist of block, metal siding and wood. The inspector is unable to view the condition of the building behind the siding. It is important to keep siding well caulked, sealed/ painted to prevent moisture penetration.

Siding Condition:

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

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

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

Usually, a diagonal or vertical crack in the foundation wall is the result of settling in the concrete foundation. Recommend monitoring cracks for future/further movement. Suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

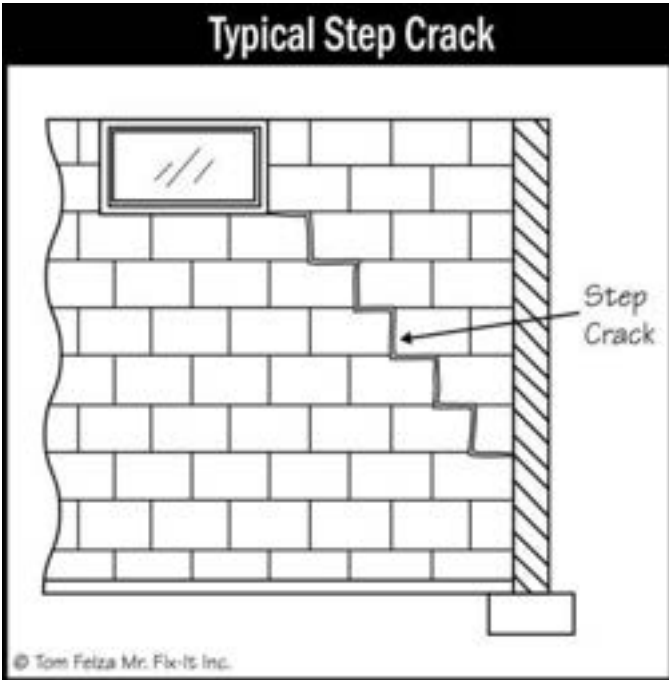
Horizontal crack(s) were visible in the interior block wall/foundation. This indicates some inward movement has occurred. Due to conditions observed, component may require some level of maintenance, repair or replacement in the foreseeable future. You should plan or budget for additional expenses on this component or have it evaluated further by a qualified specialist prior to closing on this property.

Suggest removing vegetation from siding materials.

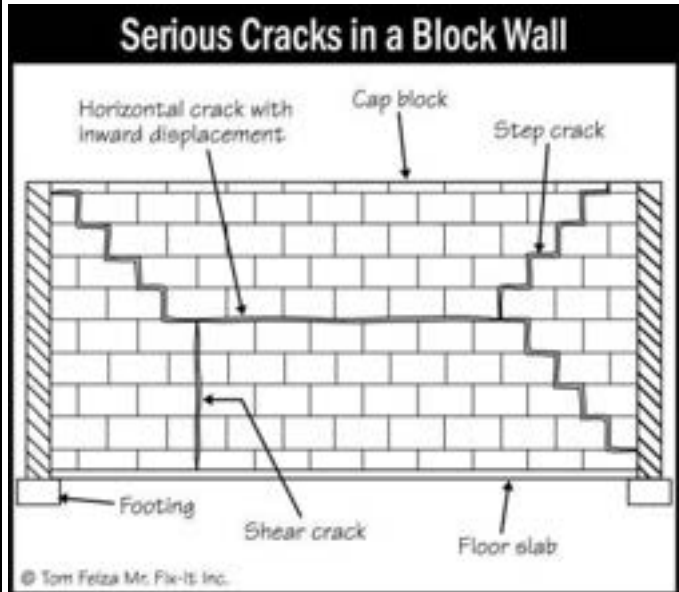




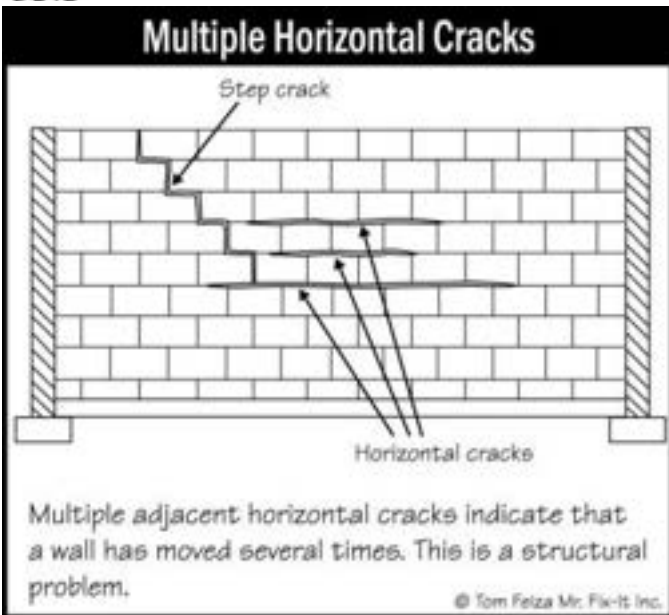




B016



B017



B090

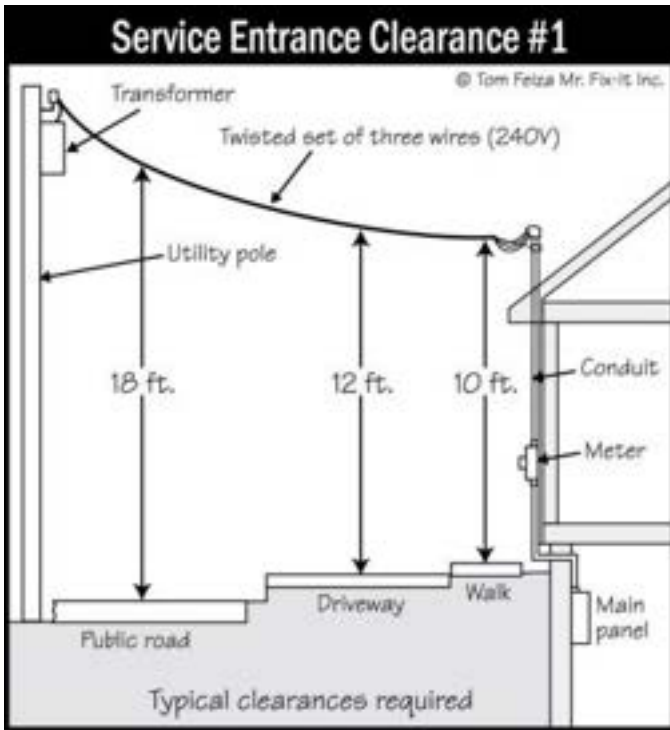
Location of Electric Meter:

Electric meter is located at the left.

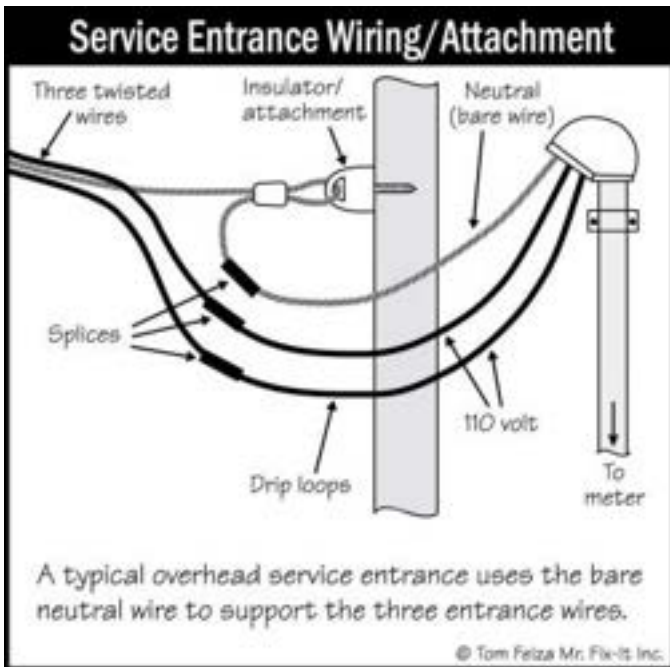
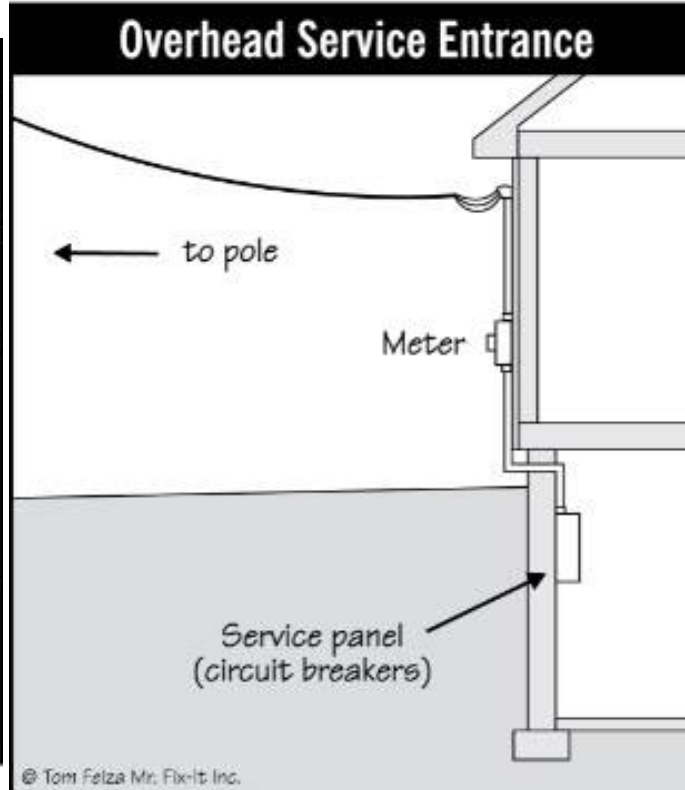
Type & Condition of Electric Meter:

Overhead

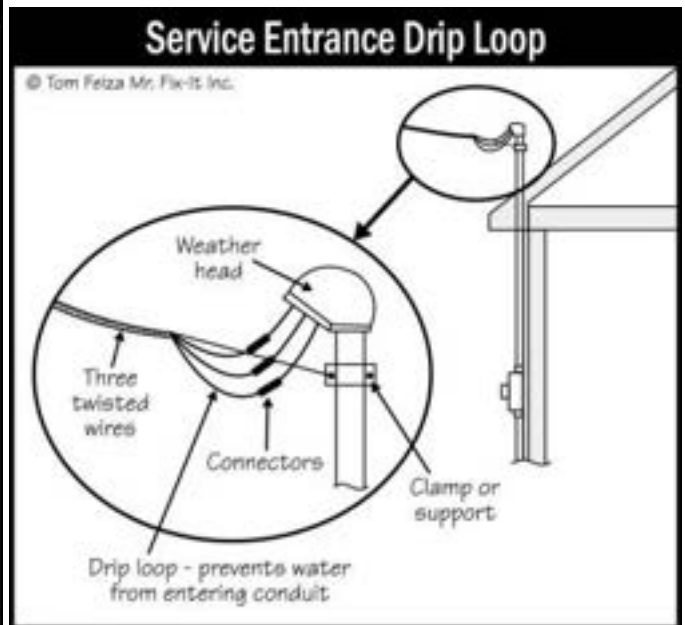
Appears serviceable



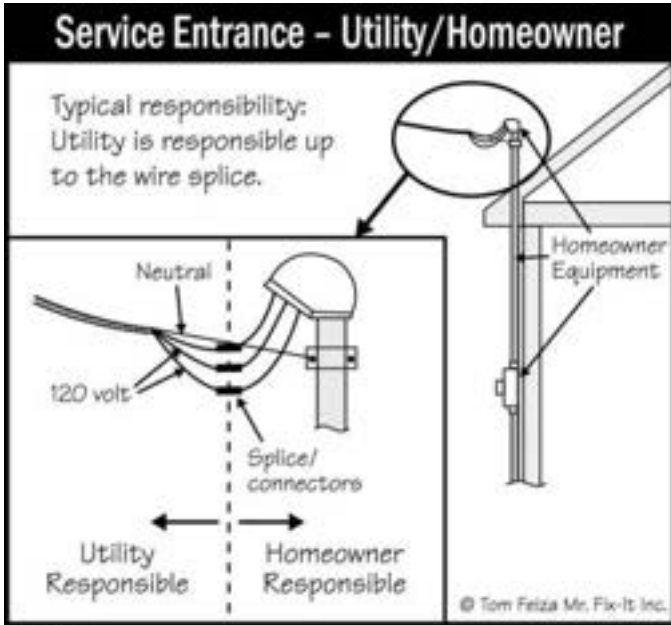
E024



E030



E026

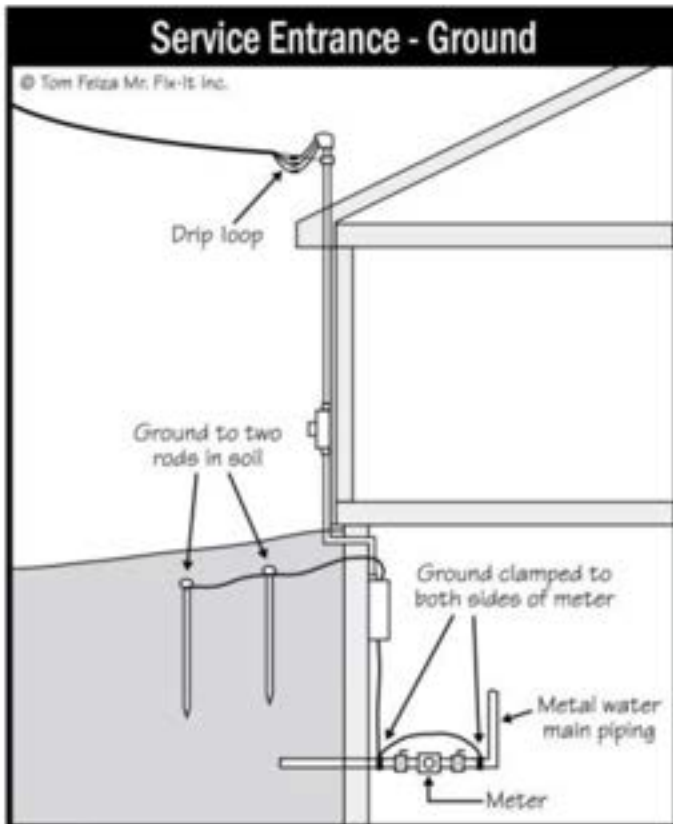


E027



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.



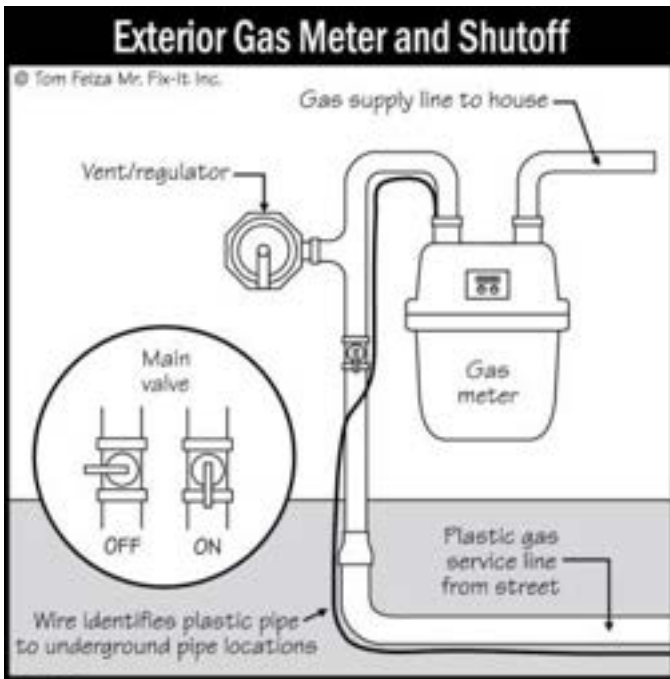
E029

Electric Meter Box:
Serviceable



Location of Gas Meter:

Gas meter and shut off located at front. 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-offs are not tested during a building 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.



PO02



Gas Line Primary Piping Material:

Black Iron Pipe.

Ground Fault Protected Outlets:

No exterior outlets were observed during the inspection.

Ground Fault Circuit Interrupter (GFCI)

© Tom Feiza Mr. Fix-It Inc.

GFCI outlet

Test and reset buttons

GFCI breaker-located in main panel

Look for test button

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

E016

GFCI Circuit Tester

Power out

Push test button and GFCI should trip

Two lights "on" indicate proper wiring

GFCI-protected outlet downstream

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

© Tom Feiza Mr. Fix-It Inc.

E120

Safety of GFCI vs. Breaker

20-amp GFCI outlet

radio

Water outside

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

20-amp outlet

Water outside

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

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

© Tom Feiza Mr. Fix-It Inc.

E125

GFCI Requirements – Residential

Exterior (cover removed)

Kitchen

Bath

Garage

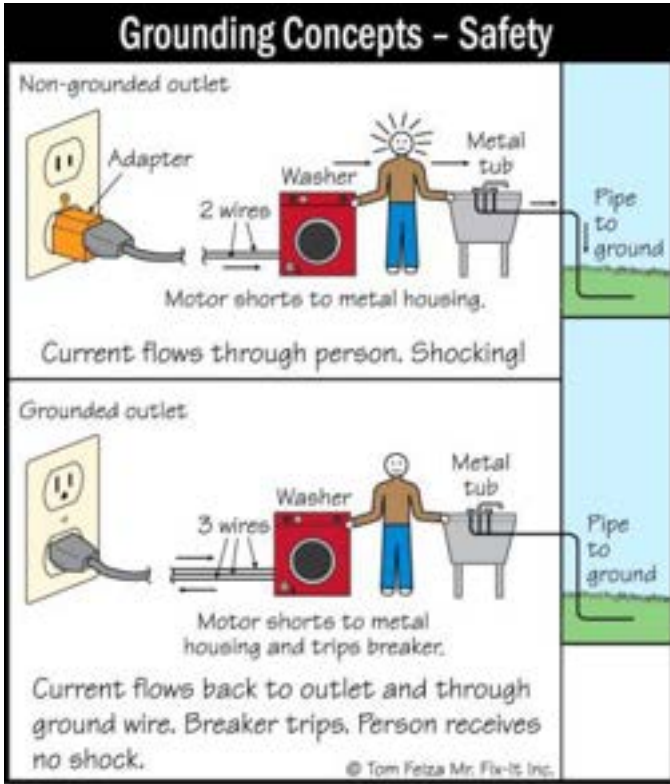
Basement

Spa/whirlpool

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

© Tom Feiza Mr. Fix-It Inc.

E117



E126C

Switches/Fixtures/Outlets:

Damaged light fixture observed. Recommend review by a qualified electrician for review or repair as needed.



Lot/Grade/Drainage:

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.



Fencing Materials:

Chain link materials are used for fencing.

Fence/Gates Condition:

Fence damaged in various areas recommend review for repair or replacement as needed. Missing chain link section behind garage. Recommend repair or replacement of chain link as needed.



ROOF

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

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

Roofing:

Inspection Method:

The roof covering was inspected by walking on the roof.

Roof Covering Materials:

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

Rolled roofing material is a cellulose mat impregnated with asphalt and colored gravel surface.

Elastomeric Roofing. Elastomeric roofing material is generally a flexible, rubber-like material that is laid over the entire roof.



R019

Condition of Roof Covering Material:

Alligator cracking observed. Recommend review by a qualified roofer for repair or replacement, as needed, prior to close.

Evidence of patching noted on the roof. Recommend review by a qualified roofer for additional information, repair or replacement as needed.

Minor cupping/curling shingles observed. This is cosmetic in nature. Recommend monitoring the roof for further/future damage or if concerned review by a qualified roofer for repair or replacement, as needed.

Deteriorated area of the roof should be replaced or repaired to prevent further deterioration or damage due to leakage. Recommend review by a qualified roofer for repair or replacement as needed.

Small leaks observed in main garage area. Recommend repair of roof leaks by qualified contractor.









Roof Comments:

Flat roof observed. Flat roofs deteriorate at a faster rate than sloped roofs. Roof drains observed.

Flashing Type:

Metal Flashings.

Flashing Condition:

Flashings are covered with roofing cement, which may indicate previous water penetration into the structure at this location. Recommend review by a qualified roofer for repairs or replacement as needed.



Skylights:

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

Flashings are covered with roofing cement, which may indicate previous water penetration into the structure at this location. Suggest client consult with sellers for additional information or review by a qualified roofer for repair or replacement as needed.





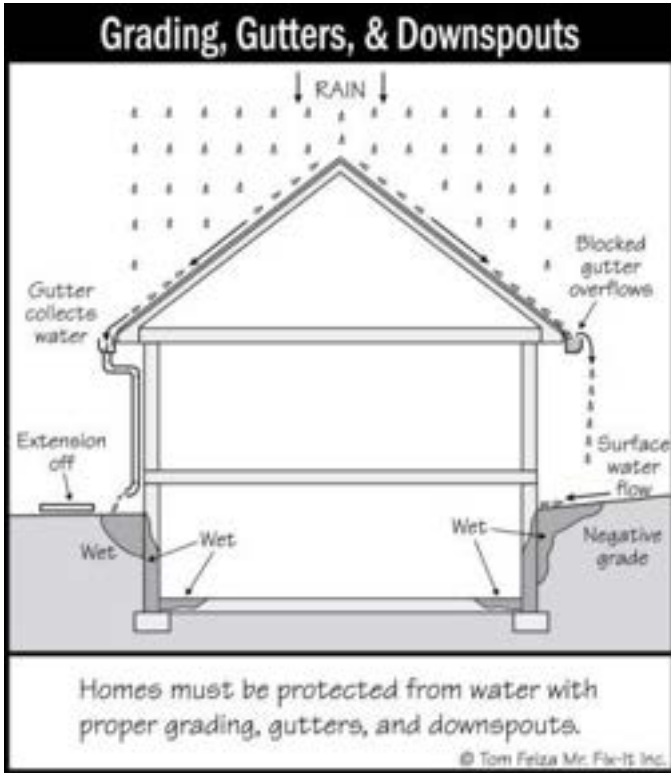
Roof Gutter System:

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

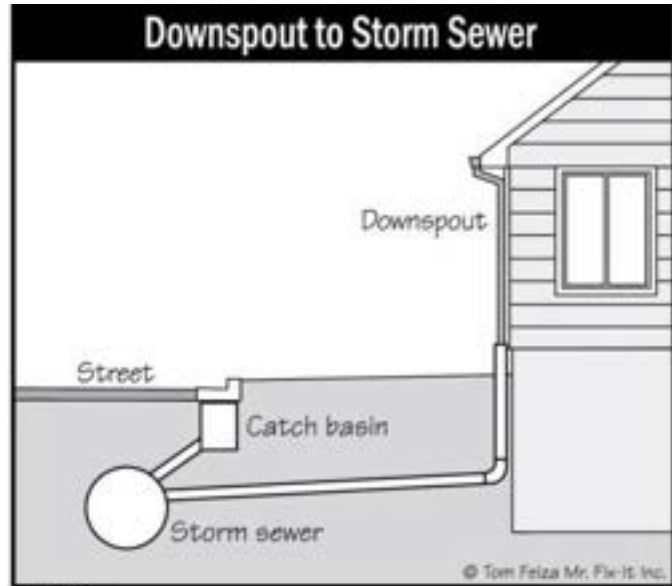
Fasteners are loose at several areas; suggest securing as needed for proper operation. Loose nails in fascia board may indicate that fascia board is deteriorated. Unable to view behind gutter. Recommend review by qualified contractor for repair or replacement as needed.

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.

One or more areas of the building have no gutter system is present, suggest client consider installing a full gutter system to more effectively divert roof runoff.



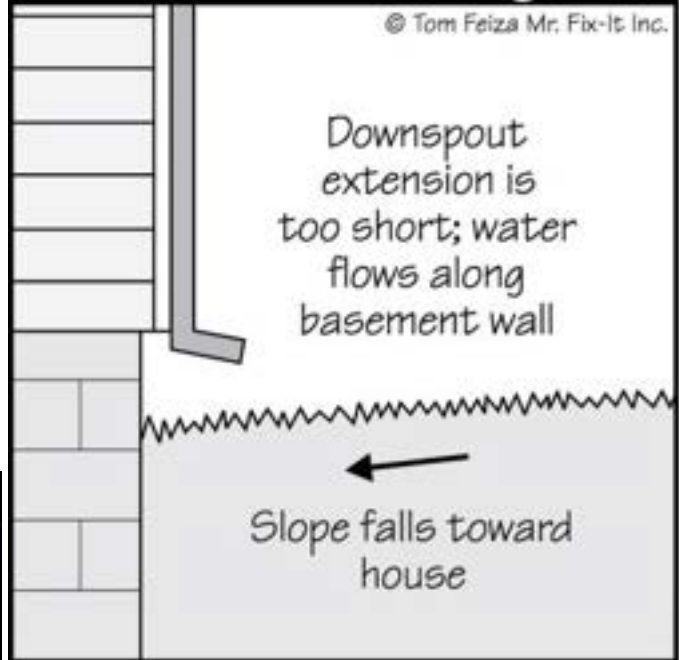
X035



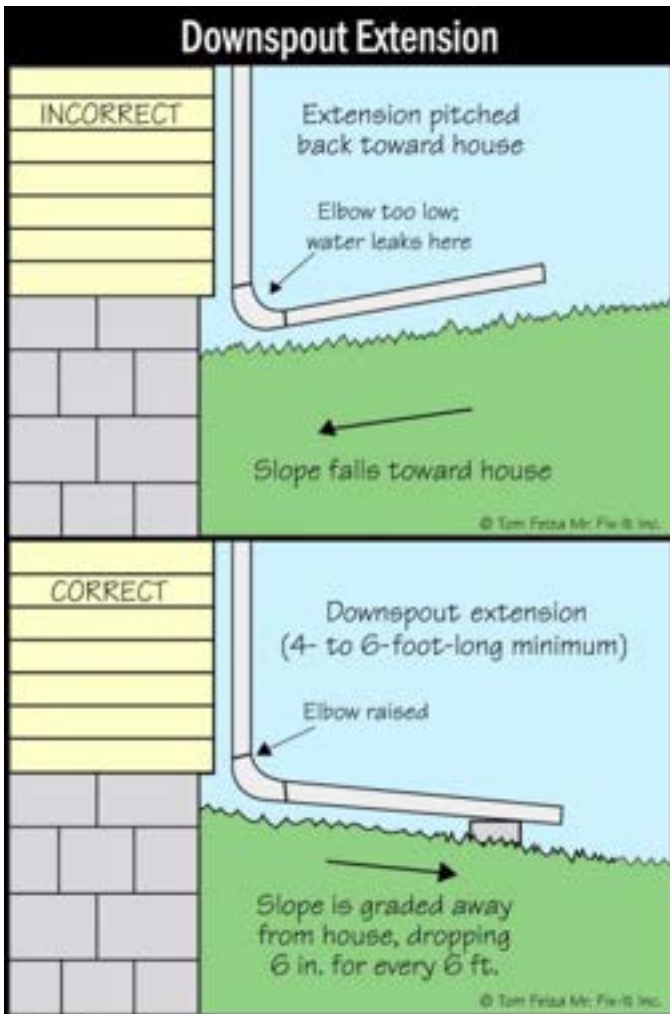
B004

Incorrect Grading

© Tom Feiza Mr. Fix-It Inc.



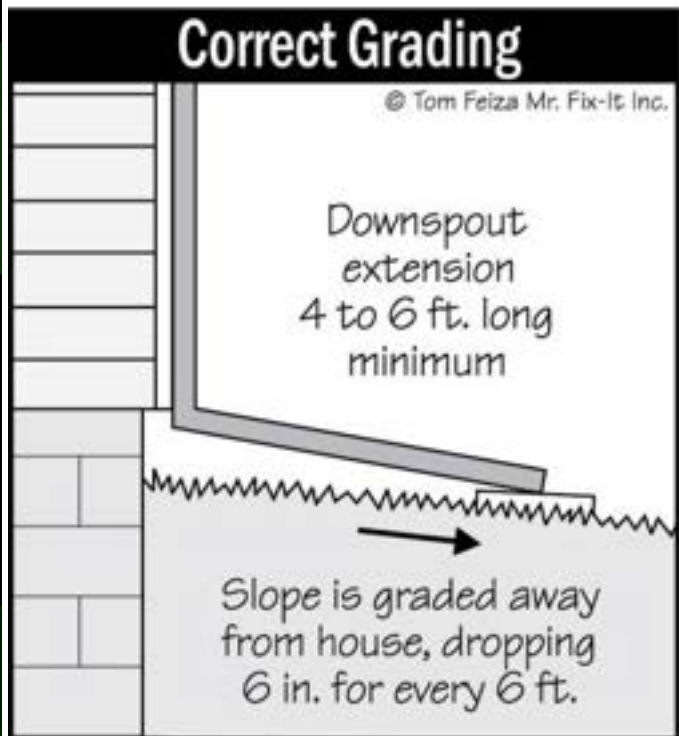
Downspout Extension



B086C

Correct Grading

© Tom Feiza Mr. Fix-It Inc.



B003



CHIMNEY

REPORT LIMITATIONS

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

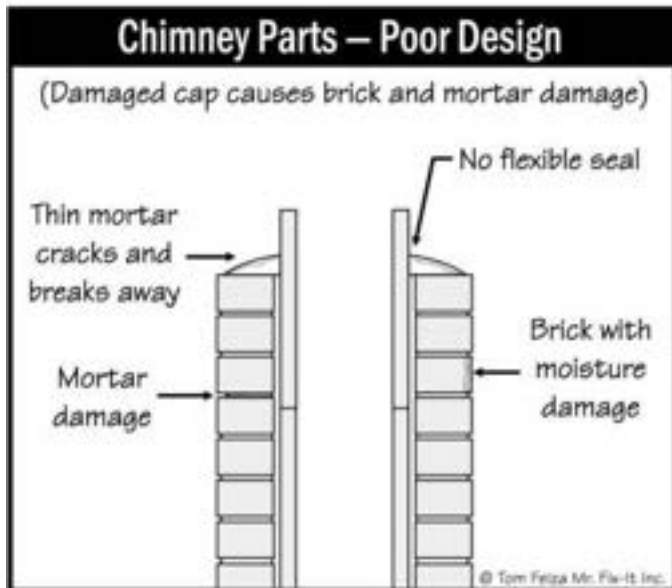
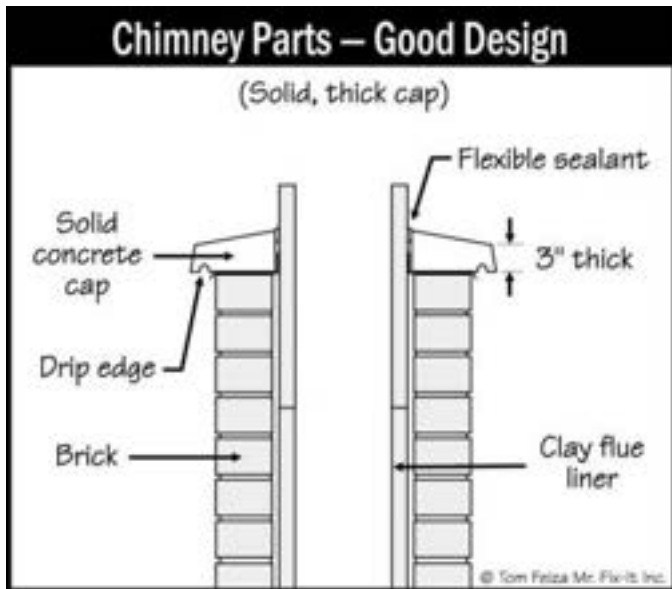
Chimney

Chimney Type:

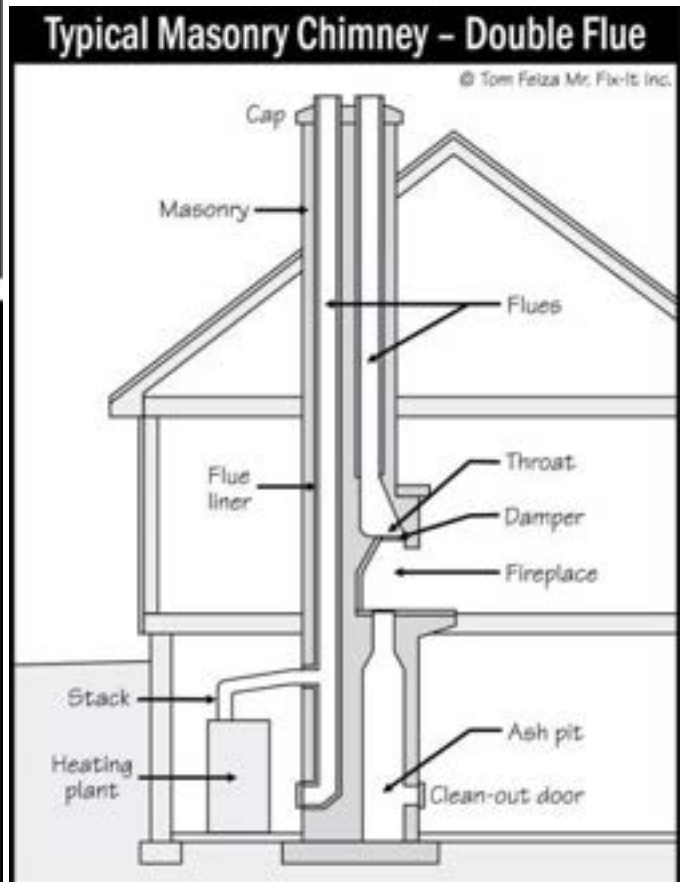
Masonry Furnace Chimney.

Visible Condition:

Crown and Flashing intact where visible.



FO08



FO02



Chimney 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.

Serviceable where visible.



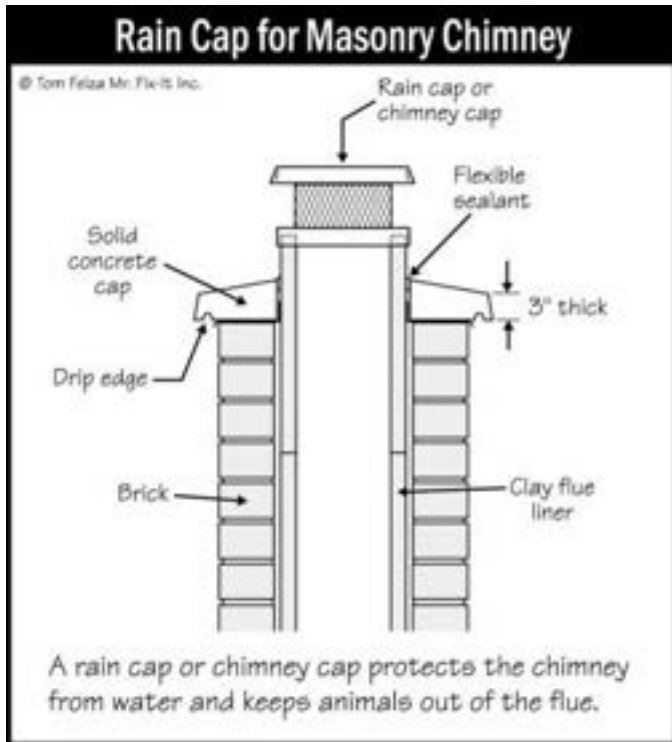
Flashing:

Flashings are covered with roofing cement, which may indicate previous water penetration into the structure at this location. Suggest client consult with sellers for additional information or review by qualified roofer for repair as needed.



Rain Cap:

No chimney rain cap observed, suggest installing a screened chimney raincap to prevent the entrance of the elements, local wildlife, and to preserve the life of the chimney as well as minimize maintenance.



FO30

GARAGE

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

Garage:

Garage Type:

The garage is attached.



Exterior Siding Materials:

Same as main building.

Siding Condition:

Same as main building.

Trim Materials

Same as main building.

Trim Condition:

Same as main building.

Roof Inspection Method:

Same as main building.

Roof Covering Materials:

Same as main building.

Condition of Roof Covering Material:

Same as main building.

Flashing:

Same as main building.

Roof Gutter System:

Same as main building.

Roof Comments:

Same as main building.

Windows Type:

Single Hung.

Metal frame windows are usually subject to frost and condensation and require regular maintenance for proper operation.

Window Comments:

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

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

Broken/cracked pane(s) observed. Recommend review for repair or replacement as needed.



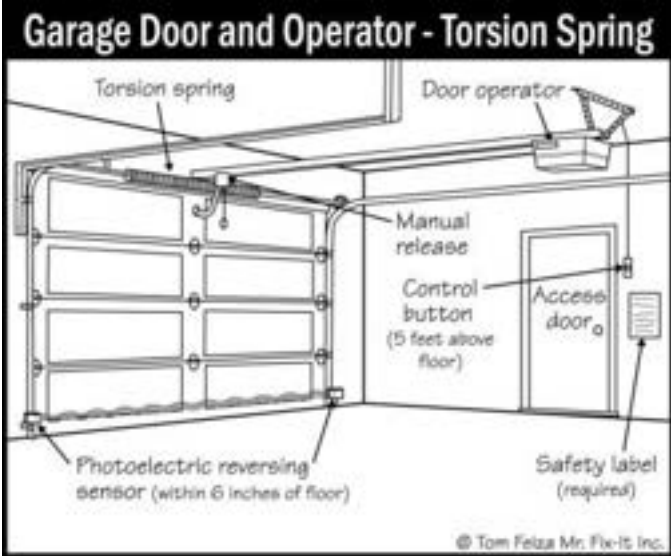
Number of Overhead Doors:

There are Four overhead doors.

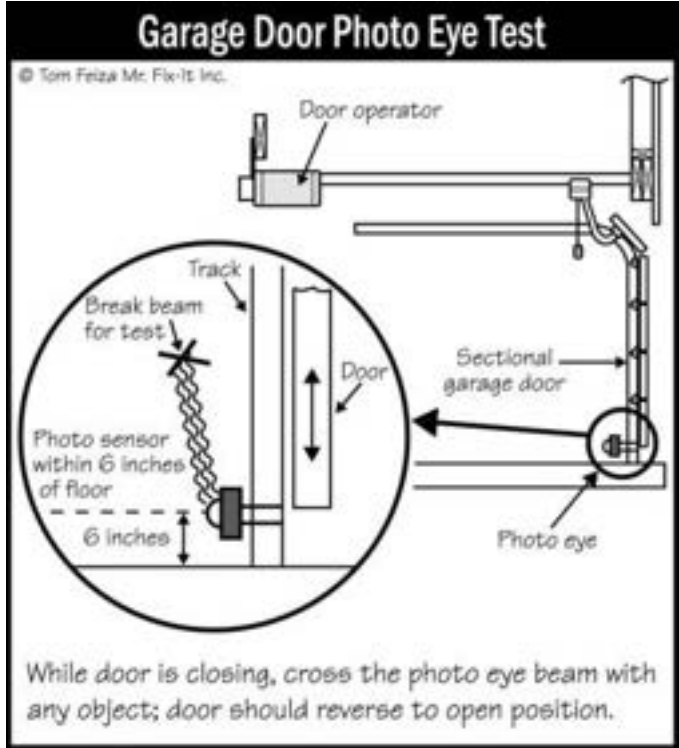
Overhead Door:

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

In the inspectors opinion, two of the garage doors are near the end of its useful life and do not work as designed. Recommend review by qualified contractor for repair or replacement as needed.



D008



D013





Door Hardware:

Door hardware for two of the functioning doors appears to be service.





Door Openers:

The overhead door opener appears to function appropriately.

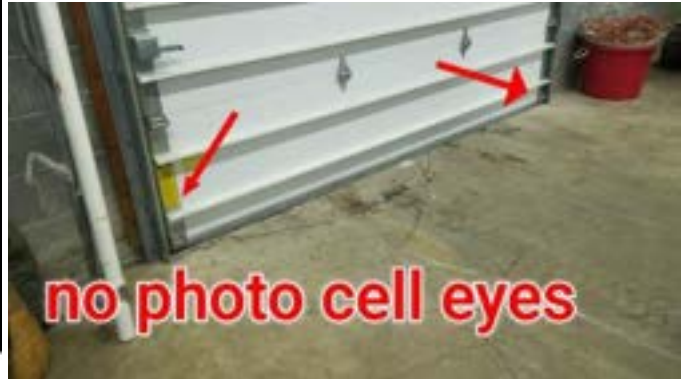
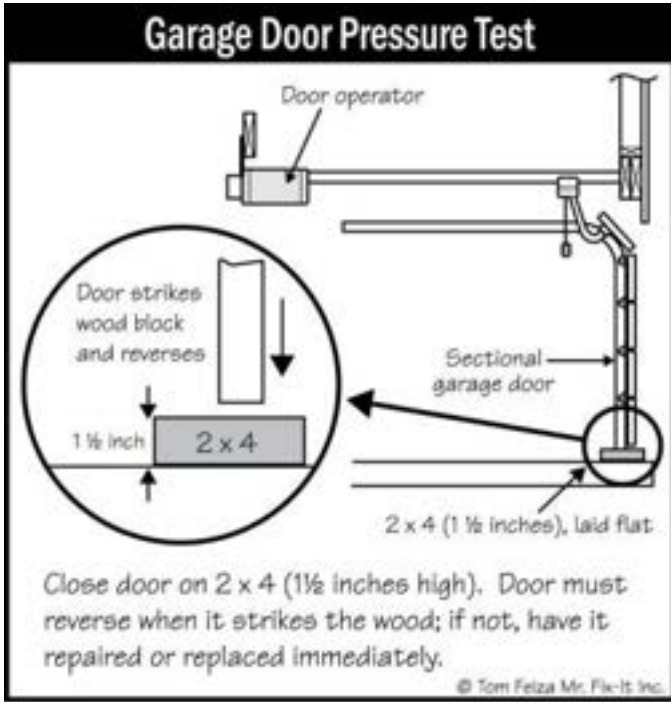


Safety Reverse Switch on the Automatic Opener:

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

No eyes present. Based on the age of the door opener, this may not have been required. Recommend installing photo eyes or replacing opener .

The photo eye consists of two sensors, one on either side of the garage door, about 6 inches above the ground. One of the sensors directs a beam toward the other; if an object interrupts the beam, the sensor breaks the circuit, preventing the door from closing.



D012

Man Door Material:

Metal

Man Door Condition:

Door rubs jamb, sticks. Repair/adjustments are needed for proper operation.

Deterioration observed. Suggest repair or replacement as needed.



Floor Type:

Concrete

Floor Condition:

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

penetration as a routine maintenance effort.

Garage floor shows an unusual amount of cracking. Due to conditions observed, floor may require some level of maintenance, repair or replacement in the foreseeable future. You should plan or budget for additional expenses on this component.

Underground drains observed. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed.





underground drain



Walls Condition:

Block

Common cracks observed, primarily a cosmetic concern. Suggest sealing all cracks to

prevent water penetration as a routine maintenance effort.

Stress cracking observed. This is an indication that previous settlement has occurred at this location. Inspector is unable to determine when settlement occurred or if additional settlement is likely. Suggest consulting the seller for additional information or a structural engineer if a more detailed report is desired.

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.





Ceilings 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.

Moisture damaged ceiling observed. The extent of damage could not be determined without destructive analysis (maintenance and/or repairs should be performed). Whenever there is water damage, there is the possibility of hidden mold growth and pest infestation. Because certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is a mold or mildew condition we suggest clean-up be performed per EPA guidelines to correct the condition and the corrective measures be taken to limit moisture in the garage.



Sink/Faucet/Drain:

Sink, Serviceable

Faucet, **No water flow. Unable to determine the condition of the system and/or the function of plumbing fixtures. We recommend confirming proper operation of all plumbing appliances and fixtures prior to close.**

Drain, **No water flow. Unable to determine the condition of the system and/or the function of plumbing fixtures. We recommend confirming proper operation of all plumbing appliances and fixtures prior to close.**



Water Source Installed:

There was no water flow at this faucet at the time of the inspection and was not tested. Recommend consulting seller for additional information.



Gas Appliances in Garage:

Overhead gas heater. Appears to be year 2000 and is 19 years old. Serviceable

Some of the ceiling heaters in main garage area do not appear to be connected and working properly. Recommend consulting sellers to find out more information.





appear not functional, consult seller



appear not functional, consult seller

Ground Fault Protected Outlets:

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

Switches/Fixtures/Outlets:

Loose outlets observed recommend securing outlet by a qualified electrician for safety.

Switch and/or receptacle covers are damaged/missing. Recommend review by a qualified electrician for repair or replacement as needed.







Electrical Comments:

Loose wires observed throughout the garage and loose conduit pipe observed. Recommend securing these wires to ensure safety.

Exposed wiring was observed. Recommend review by a qualified electrician for repair or replacement as needed.

Open splices were observed. This is a "Safety Concern". Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Recommend review by a qualified electrician for repair as needed for safety.

Visible wiring appeared to have some locations that need to be secured or rerouted for safety reasons. Recommend review by a qualified electrician for repair as needed.

Improperly terminated wiring was observed. Recommend review by a qualified electrician for repair or replacement as needed.



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.

Garage Bathroom

Location:

1st Floor



Entry Door:

The entry door to this room is serviceable.

Floor:

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

Walls:

Wood

Ceiling:

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

Bath Ventilation:

Window

Windows Type:

Single Hung.

Metal frame windows are usually subject to frost and condensation and require regular maintenance for proper operation.

Window Condition

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

infestation.



Sink/Faucet/Drain:

Sink, Serviceable

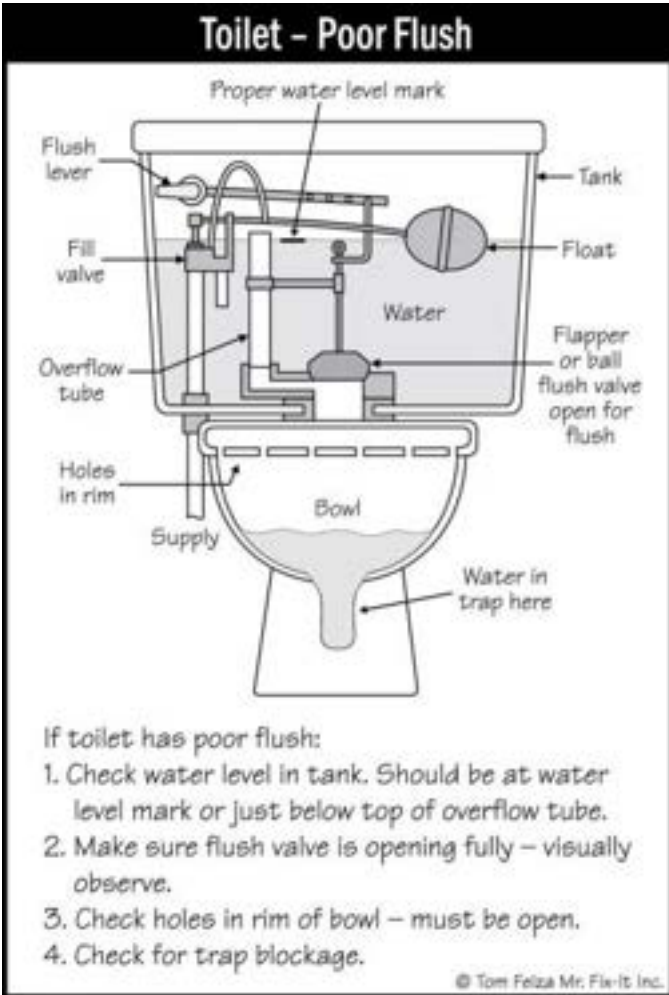
Faucet, Serviceable

Drain, Serviceable



Toilet:

Serviceable



P147



Ground Fault Protected Outlets:

GFCI outlets are provided for safety.



Switches/Outlets/Fixtures:

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

Office Bathroom:

Location:

1st Floor



Entry Door:

The entry door to this room is serviceable.

Floor:

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

Walls:

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

Ceiling:

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

Bath Ventilation:

The bathroom does not have either a window or exhaust fan present. Current building standards require the presence of one of the previous two items. This may not have been required when the bathroom was installed and the seller is typically not required to upgrade to current building standards.

Sink/Faucet/Drain:

Sink, Serviceable

Faucet, Serviceable

Drain, Serviceable



Toilet:

Serviceable



Cabinets/Counters:

Serviceable



Ground Fault Protected Outlets:

GFCI outlets are provided for safety.

**Switches/Outlets/Fixtures:**

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

Heating Source:

Serviceable.

Radiator heater observed. Property is equipped with a radiant heating system. Due to the complex and inaccessible nature of these systems, client is advised to consult with seller or a qualified heating contractor for verification of the system's performance.

OTHER 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.

Upper Storage Area:

Entry Doors:

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



Main Hallway Walls:

Serviceable.



Stairs:

The main staircase appears to be installed correctly.

Wood



Office:
Entry Door:

Floor:

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

Walls:

Wood paneling. The walls are in serviceable condition.

Ceiling:

Stains observed on ceiling. 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.

Water stains, bulging walls, or other damage was observed that indicate leaks or possible concealed leaks. Client is advised to obtain further review by a qualified contractor prior to closing to determine extent of damage for repair or replacement as needed. Whenever there is water damage, there is the possibility of hidden mold growth and pest infestation. Because certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime there is a mold or mildew

condition we suggest cleanup be performed per EPA guidelines to correct the condition and that corrective measures be taken to limit moisture in the building.



Windows Type:

Single Hung.

Metal frame windows are usually subject to frost and condensation and require regular maintenance for proper operation.

Windows:

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

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



Switches/Fixtures/Outlets:

Ungrounded three prong receptacles observed. It is recommended that these types of receptacles be grounded, replaced with two prong receptacles, or protected on a GFCI circuits as applicable. Suggest review by qualified electrical contractor for repairs/replacements as needed to ensure safety.



AIR CONDITIONER & HEATING UNIT

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

Air Conditioning & Heating #1:

Brand:

System is Luxaire Brand. This is a combo heating and cooling unit. Unit is greater than 30 years old.



Location:

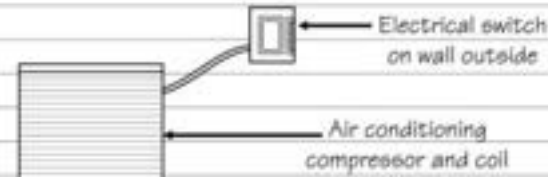
Roof

AC Design:

Electric split system with disconnect was observed.

Air Conditioning - Exterior Electrical Disconnect

Exterior disconnect turns off electrical power to unit.

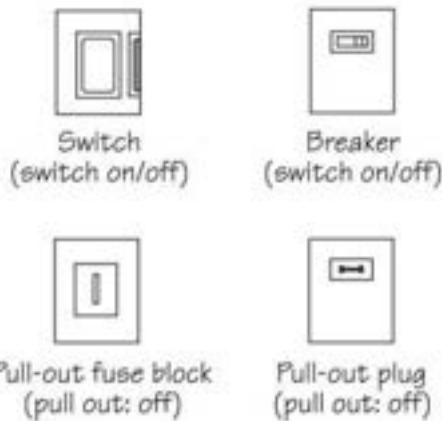


© Tom Feiza Mr. Fix-It, Inc.

A004



Types of Exterior Disconnects



A second disconnect will be located inside at the main electrical panel.

© Tom Feiza Mr. Fix-It, Inc.

A005

General Conditions:

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

As most manufacturers warn against operating air conditioning units when the outside temperature is below 65 degrees and heat pumps below 60 degrees in the last 24 hours, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.

In the inspectors opinion the air conditioning and heating unit has exceeded its designed life expectancies. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

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.



Distribution/Ducts Condition:

Ducts/Registers located on the roof top. Ducts are covered with roof cement and unable to determine condition. If concerned, recommend consulting qualified HVAC contractor.



Air Conditioning & Heating #2:

Brand:

System is Rheem Brand. Year is a 2005 and is 14 years old.



Location:

Roof

AC Design:

Electric split system with disconnect was observed.

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



General Conditions:

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

As most manufacturers warn against operating air conditioning units when the outside temperature is below 65 degrees and heat pumps below 60 degrees in the last 24 hours, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.

In the inspectors opinion the air conditioning unit has exceeded its designed life expectancies. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

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.

Distribution/Ducts Condition:

Serviceable.

Ducts/Registers.

HEATING

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

Heating Plant - Primary Unit:

Heating System Location:

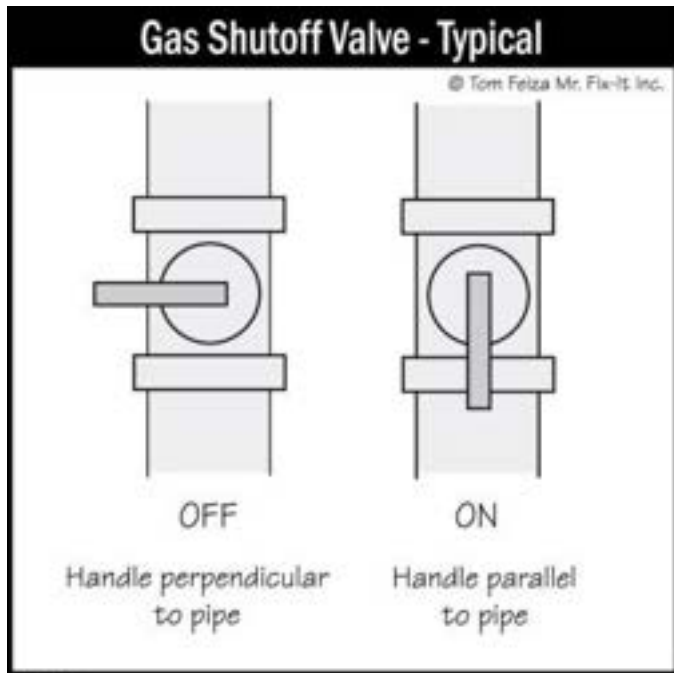
Same as rooftop A/C unit. This is a combo unit.

Heating System Design:

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.

Energy Source:

Natural Gas w/Shutoff



Burners Chamber:

Serviceable

Closed System - Unable to inspect without dismantling. If concerned recommend review by a qualified HVAC contractor prior to close.

General Conditions:

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

Flues, Vents:

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

The flue pipe is metal

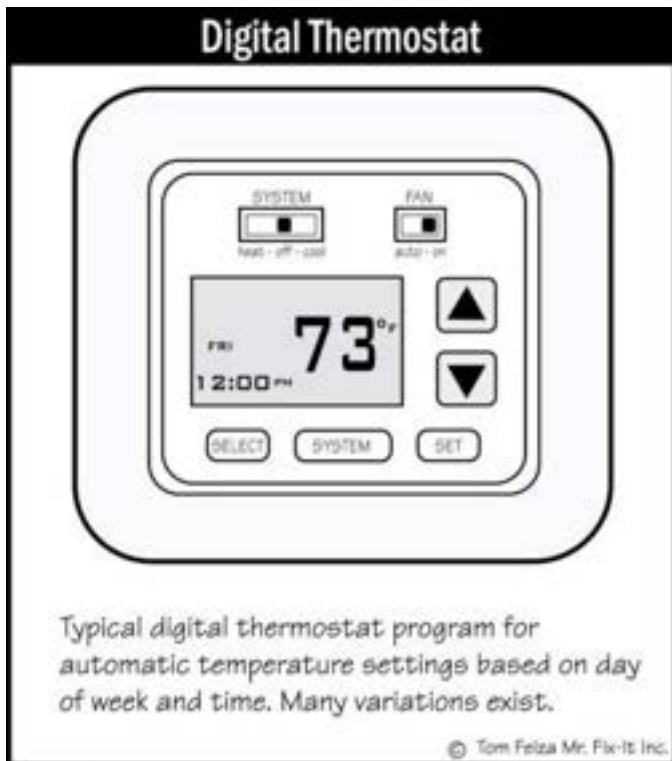
Condensate Line:

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



Thermostat:

Thermostat is located in the Garage.



H025

Distribution/Ducts Condition:

Serviceable.



Ducts/Registers.

ELECTRICAL SYSTEMS

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

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

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

Main/Sub Electrical Panels:

Main Panel:

Location, Garage

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.

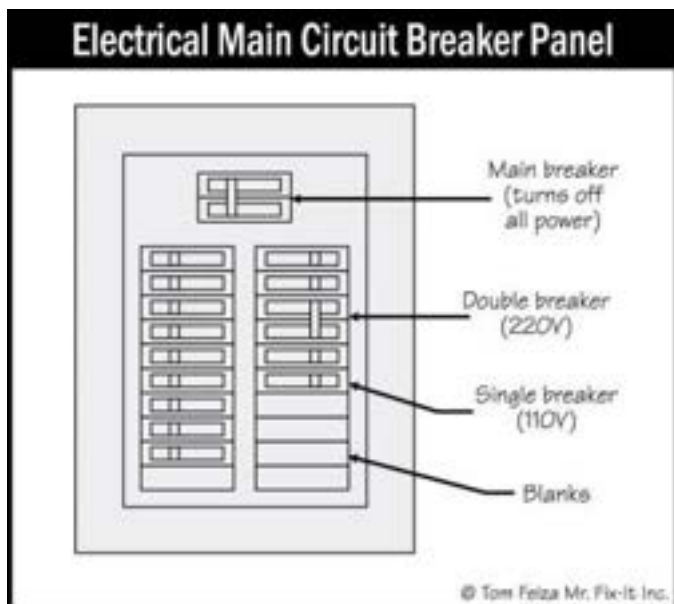
Service entrance cables are copper.

Branch circuit wiring is copper.

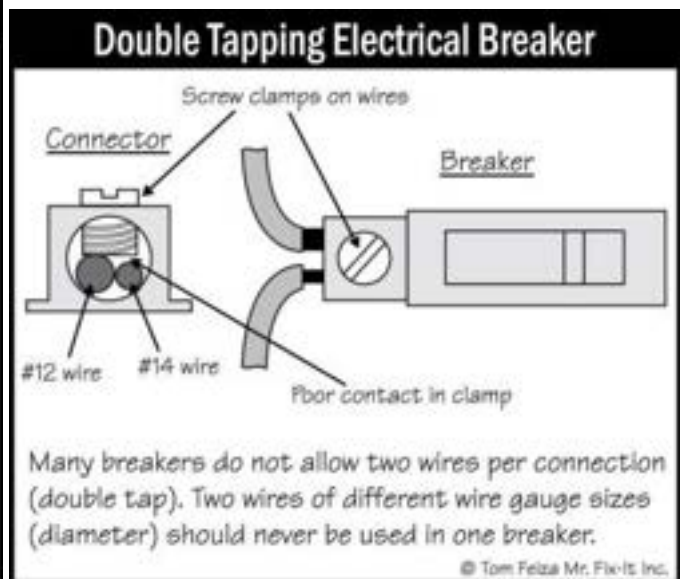
Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Double tapping observed in panel at breakers. Double tapping (i.e. 2 wires under a single screw), can cause possible overheating of the wire and is a safety concern unless the breaker is specifically designed to multiple wires. Recommend review by a qualified electrician for repair as needed.

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



E002



E047



Sub Panel #1:

Location, Garage

Breakers - The structure is equipped with a breaker type sub 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. Recommend review by qualified electrician for analysis of the existing problem.

Futures provided for possible expansion.

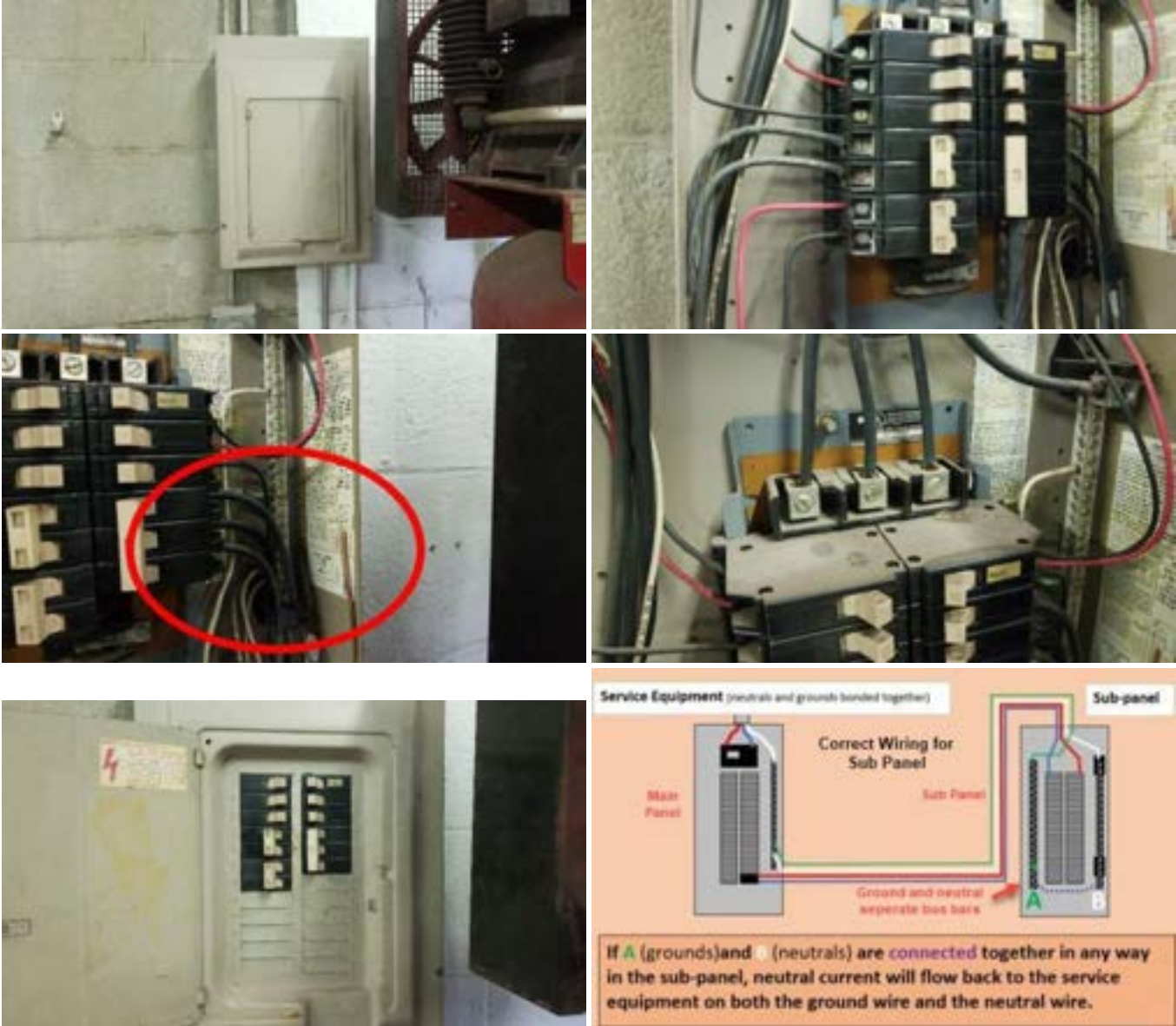
Service entrance cables are copper.

Branch circuit wiring is copper.

Bonding in Sub Panel - Ground and neutrals are bonded in the sub panel. Sub panel

neutrals and grounds should be floating (not connected). Recommend review for safe and proper operation prior to close.

Ground wire was floating and not terminated to any grounding screw. Recommend review by a qualified electrician for repair.



Sub Panel #2:

Location, Garage

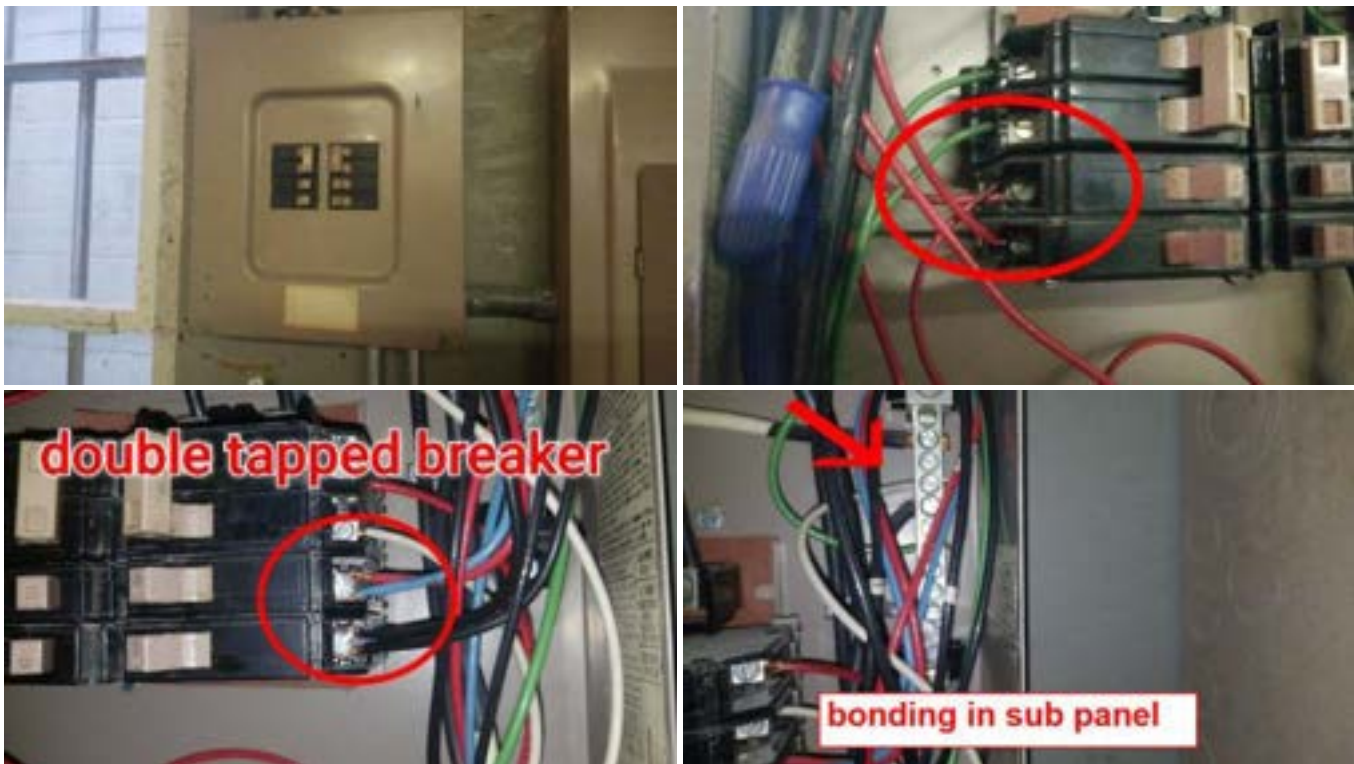
Breakers - The structure is equipped with a breaker type sub panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Recommend review by qualified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

Service entrance cables are copper.

Branch circuit wiring is copper.

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

Ground and neutrals are bonded in the sub panel. Sub panel neutrals and grounds should be floating (not connected). Recommend review for safe and proper operation prior to close.



Sub Panel #3:

Location, Garage

Breakers - The structure is equipped with a breaker type sub 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. Recommend review by qualified electrician for analysis of the existing problem.

Service entrance cables are copper.

Branch circuit wiring is copper.

Double tapping observed in panel. Double tapping (i.e. 2 wires under a single screw) at

breaker or neutral bus bar, can cause possible overheating of the wire and is a safety concern. Recommend review by a qualified electrician for repair as needed.

Ground and neutrals are bonded in the sub panel. Sub panel neutrals and grounds should be floating (not connected). Recommend review for safe and proper operation prior to close.





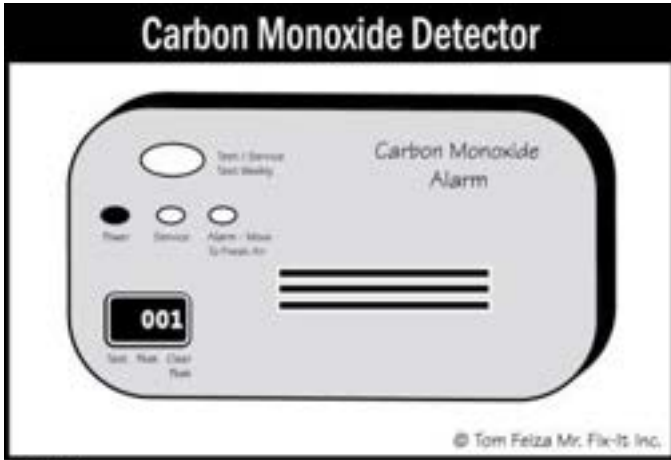
Smoke Detectors:

Smoke detectors should be present on all levels and in common 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.

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



M020

Amperage & Voltage:

Service panel amperage is 225 amps; 120/240 volts.



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.

Water Heater:

Brand:

Water heater is manufactured by Rheem. Year is 2018 and is 1 year old.



Location:

The water heater is located in the garage utility area.

Tank Capacity:

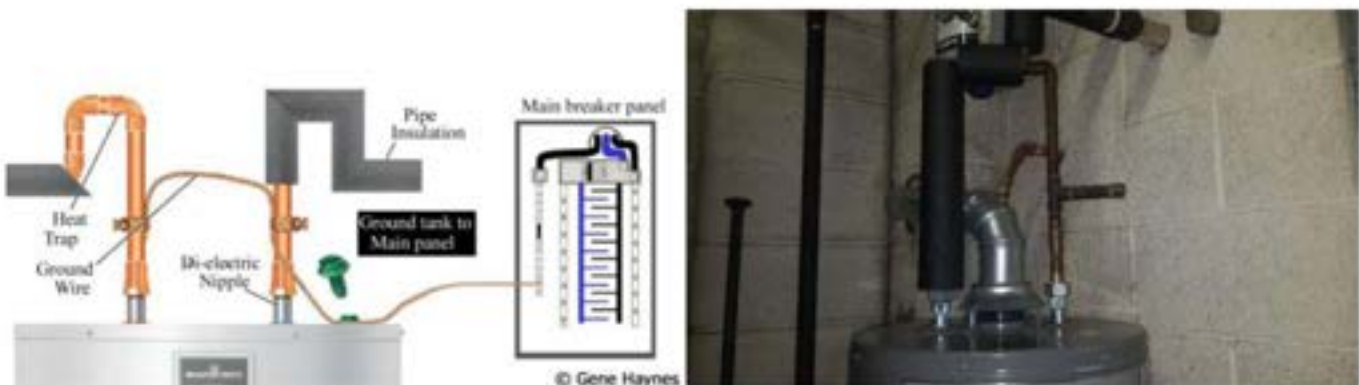
This building has a 40 gallon water heater.

A expansion tank observed. What Is the Purpose of a Water Heater Expansion Tank? Because water will expand when heated, the excess pressure inside the water heater tank needs to be released.

Supply Lines:

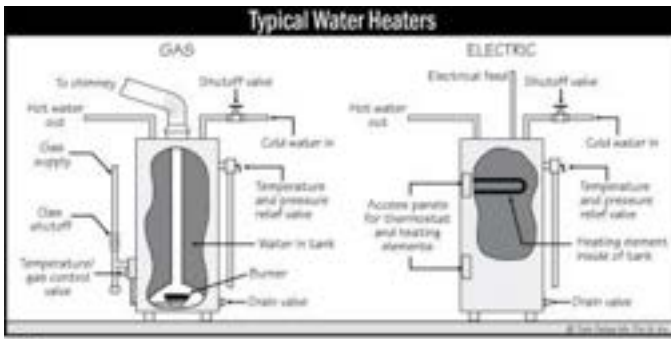
Copper

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



Energy Source:

Gas shut-off valve was observed near this appliance.



Temperature & Pressure Relief Valve:

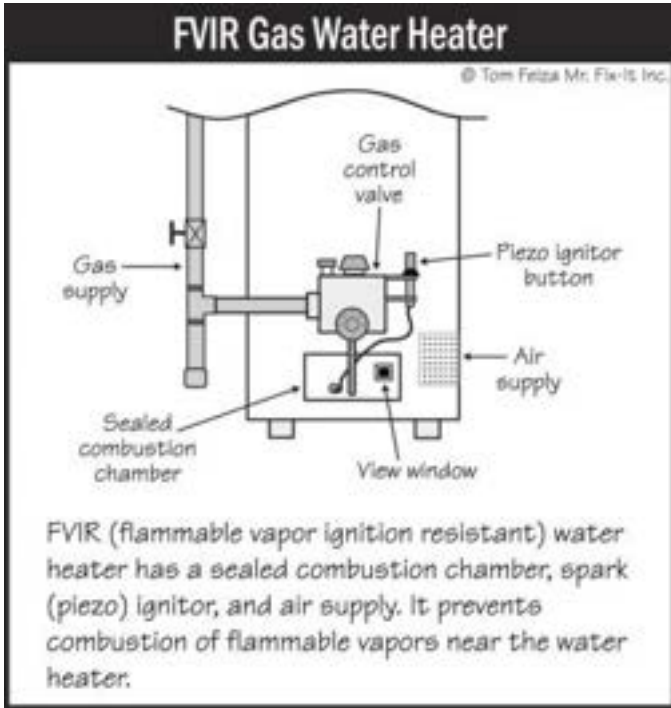
Discharge pipe is short; recommend the discharge pipe be extended to six inches above the floor.



Burner:

Serviceable

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



W022

Water Heater Condition:

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

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

Flue Venting:

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

The flue pipe is metal.



Water Temperature:

The water temperature at time of inspection was too hot. Recommend adjusting temperature to between 115 and 125 degrees for safety.



Water Heater Two:

Brand:

Water heater is manufactured by Kenmore. Year is a 2009 and is 10 years old.



Location:

The water heater is located in the garage.

Tank Capacity:

This building has a 40 gallon water heater.

Expansion tank was observed. What Is the Purpose of a Water Heater Expansion Tank? Because water will expand when heated, the excess pressure inside the water heater tank needs to be released.

Supply Lines:

Copper

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



Energy Source:

Gas shut-off valve was observed near this appliance.



Temperature & Pressure Relief Valve:

Discharge pipe is missing on the temperature pressure relief valve. Suggest installing the required 3/4 inch discharge pipe on the temperature pressure relief valve to within six inches above the floor or to exterior of the building to ensure safety.



Burner:

Serviceable

Unable to inspect burner chamber due to closed system.



Water Heater Condition:

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

Based on the manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That varies with the location and design of the unit, quality of installation, maintenance schedule and water quality.

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.



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 building 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 building. 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 building, 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 building 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 building has a public sewage connection, then you should verify the disclosure with the local public waste disposal department.

Plumbing:

Shut Off Valve Location:

Main shut-off is located in garage utility area. 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 building inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time.



Supply Lines:

Copper

Drain Lines/Vent Pipes:

Black ABS

Waste Disposal System:

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

Water Supply System:

Water supply system appears to be public.

HEATING - AIR CONDITIONING

Heat Source:

Office:

Serviceable.

Radiator heater observed. Property is equipped with a radiant heating system. Due to the complex and inaccessible nature of these systems, client is advised to consult with seller or a qualified heating contractor for verification of the system's performance.