



A PREMIER HOME INSPECTION, LLC

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RESIDENTIAL INSPECTION

1234 Main St.
Virginia Beach VIRGINIA 23453

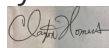
Buyer Name

01/07/2019 9:00AM



Inspector

Clay Somers



VA HI# 3380001331, NRS Specialty

Designation

989.413.6905

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Agent

Agent Name

555-555-5555

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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For any questions, please contact A Premier Home Inspection, LLC, 3433 Five Gait Trl, Virginia Beach, VA 23453, 757.797.4240.

SUMMARY








MAINTENANCE/MONITOR



DEFICIENCIES



SAFETY/IMMEDIATE
ATTENTION

-  1.1.1 Inspection details - Structure Details: Change Locks
-  2.1.1 Roof - General: Deteriorated roofing cement
-  2.2.1 Roof - Gutters/drains: Clogged gutters/downspouts
-  2.2.2 Roof - Gutters/drains: Damaged/missing
-  3.3.1 Exterior - Exterior issues: Hose Bibb Leak
-  3.3.2 Exterior - Exterior issues: Loose hose bibb
-  3.5.1 Exterior - Windows and Door: Caulking
-  3.7.1 Exterior - Gutters and Flashing: Downspout extensions
-  4.1.1 Interior - Electrical: Light fixture-open lamp
-  4.5.1 Interior - Windows and Door: Door-binds in jamb
-  5.3.1 Plumbing - Drain and Waste: Waste Cap Missing
-  6.1.1 Water Heater - Water Heater: Leak Supply Pipe/Fitting
-  8.1.1 Laundry - General: No Dryer Vent
-  9.1.1 Bathrooms - Bathub: Caulk at floor
-  9.1.2 Bathrooms - Bathub: Faucet Handle issue
-  9.1.3 Bathrooms - Bathub: Mixing Valve
-  9.1.4 Bathrooms - Bathub: Stopper issue
-  9.3.1 Bathrooms - Electrical: Light GFCI circuit
-  9.4.1 Bathrooms - Exhaust Fan: Inoperable
-  9.8.1 Bathrooms - Toilets: No or bad caulk base
-  10.3.1 HVAC - Air Handler: Insufficient structural support
-  12.2.1 Garage - Electrical: Cover Plate Missing
-  12.4.1 Garage - Vehicle door: Auto Reverse closing
-  12.4.2 Garage - Vehicle door: Photo-eyes too high

1: INSPECTION DETAILS

Information

Start Time 0900	Finish Time 1115	Ground Condition Wet
Present at time of the inspection Client, Clients Agent	Property Occupancy No	Temperature 50 Fahrenheit
Weather Condition Rain	Rain in the last few days Yes	Structure Details: Structures Inspected House, Attached Garage
Structure Details: Type of Structure Single Family	Structure Details: Age of the Structure 51	Structure Details: Foundation Type Slab
Structure Details: Structure Faces South	Structure Details: Utilities All Utilities on	The following items have been excluded from the inspection. NA

Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

Maintenance/Monitor = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Deficiencies = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items.

Safety & Immediate Attention = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out repair.

Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the State of Virginia Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Left or right of home

When the direction of "Left or Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

Recommendations

1.1.1 Structure Details



Maintenance/Monitor

CHANGE LOCKS

A Premier Home Inspection recommends that ALL locks and Security codes be changed before moving into the house.

Recommendation

Recommended DIY Project

2: ROOF

Information

General: Roof Type

Gambrel

General: Roof covering

Asphalt/Fiberglass Shingles

General: Estimated roof age(main)

1 year(s)

General: Roof Drainage

Gutter system

General: Roof Inspection method

Viewed from eaves with ladder

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

General: Roof Pictures



Limitations

General

COULDN'T TRAVERSE

Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to *type of roof covering (slippery or fragile) / roof configuration (steep or very high) / slippery conditions*, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface

Recommendations

2.1.1 General

DETERIORATED ROOFING CEMENT

One or more area of the roof has roofing cement that is beginning to deteriorate. The roofing cement should be properly repaired to help prevent future leaks due to deterioration.



Maintenance/Monitor

Recommendation

Contact a qualified roofing professional.



Rear



Rear



Rear



Garage



Rear

2.2.1 Gutters/drains

CLOGGED GUTTERS/DOWNSPOUTS

 Maintenance/Monitor

Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

Recommendation

Recommended DIY Project



Front



Front



Rear

2.2.2 Gutters/drains

 Deficiencies

DAMAGED/MISSING

One or more gutters or downspouts were damaged or missing. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. Recommend that a qualified person repair as necessary.

Recommendation

Contact a qualified professional.



Rear Garage

3: EXTERIOR

Information

General: Foundation Material

Block

General: Exterior wall structure

wood Frame

General: Wall Covering

Aluminum siding

General: Driveway Material

Concrete

General: Exterior doors

Metal

General: Garage Door Material

Metal

General: Fencing

Chain Link

General: Sidewalk/Patio Material

Concrete

General: Vehicle Parking

Driveway, Attached Garage

Recommendations

3.3.1 Exterior issues

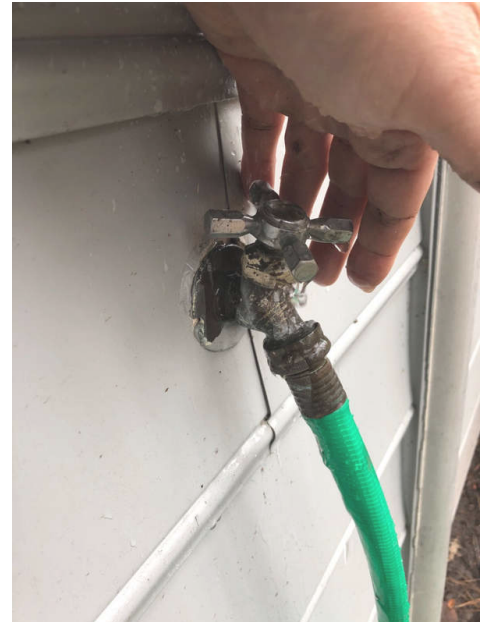
 Deficiencies

HOSE BIBB LEAK

One or more hose bibs leaked *when tested / while off*. When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Rear

3.3.2 Exterior issues

 Deficiencies

LOOSE HOSE BIBB

One or more hose bibs weren't anchored securely to the structure's exterior. Water supply pipes can be stressed when hose bibs are turned on and off and when hoses are pulled. Leaks may occur as a result. Recommend that a qualified person install fasteners per standard building practices.

Recommendation

Contact a qualified professional.



Front

3.5.1 Windows and Door

 Maintenance/Monitor

CAULKING

Caulk was *missing / deteriorated / substandard* in some areas. For example, *around windows / around doors / at siding butt joints / at siding-trim junctions / at wall penetrations*. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used.

Recommendation

Contact a qualified handyman.



Front



Front



Front

3.7.1 Gutters and Flashing

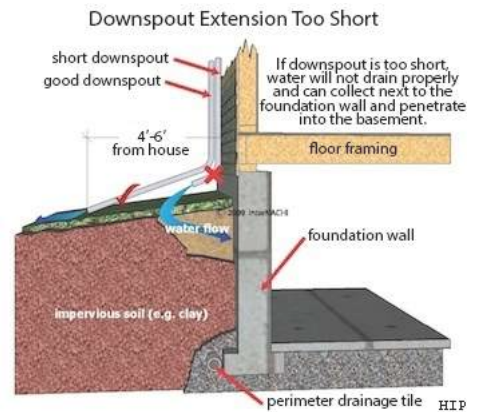
 Maintenance/Monitor

DOWNSPOUT EXTENSIONS

Extensions such as splash blocks or drain pipes for one or more downspouts were *missing / poorly sloped / misaligned / clogged / substandard / damaged*. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Recommendation

Contact a qualified professional.



4: INTERIOR

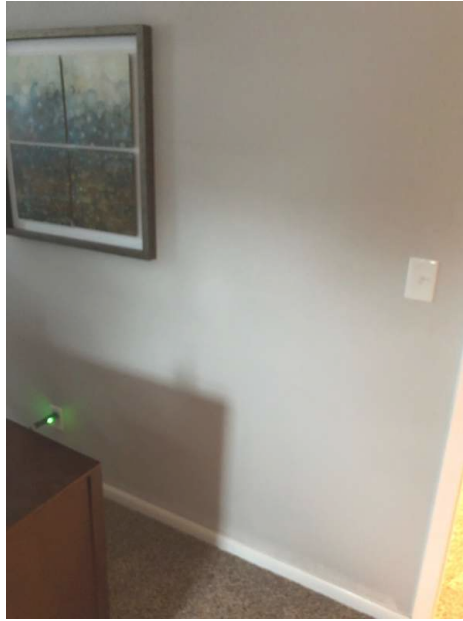
Information

Floors, Walls, Ceilings: Wall material/covering

Drywall

Smoke and CO alarms: Smoke Alarms Present

Yes

Electrical: Operates on switch

Recommendations

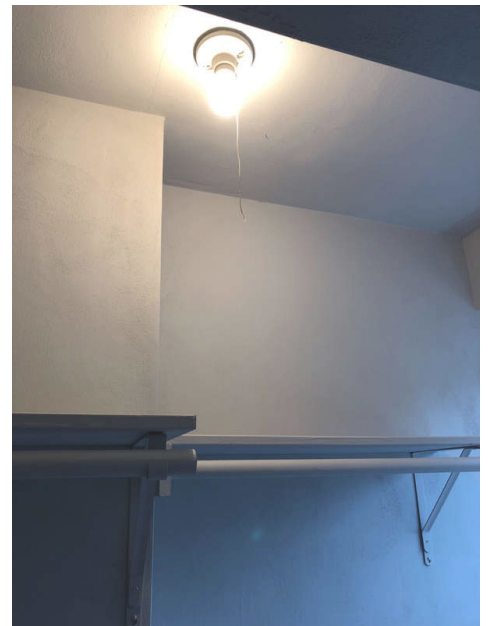
4.1.1 Electrical

**LIGHT FIXTURE-OPEN LAMP**

Lamp holders or light fixtures with fully or partially exposed bulbs are installed in one or more closets. This is a safety hazard due to the risk of fire. Flammable stored items may come into contact with hot bulbs, and hot fragments from broken bulbs may fall on combustible materials. Standard building practices require closet lighting to use fluorescent light fixtures, or to use fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. A qualified electrician should replace closet lights as necessary and as per standard building practices.

Recommendation

Contact a qualified electrical contractor.



2nd floor Bedroom Left Front

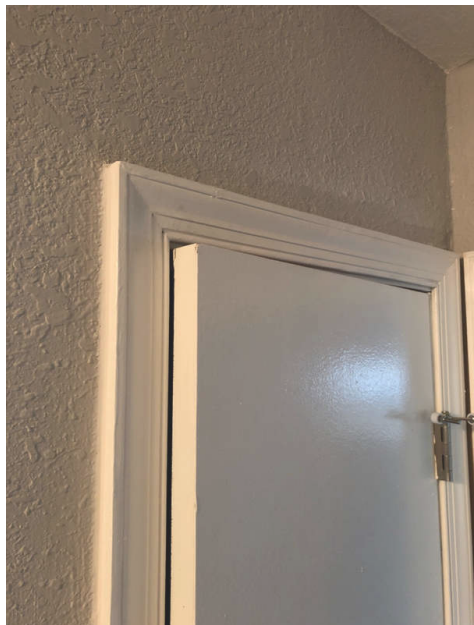
4.5.1 Windows and Door

**DOOR-BINDS IN JAMB**

One or more doors bind in their jamb and cannot be closed and latched, or are difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jambs or trimming doors.

Recommendation

Contact a qualified door repair/installation contractor.



2nd floor Hall



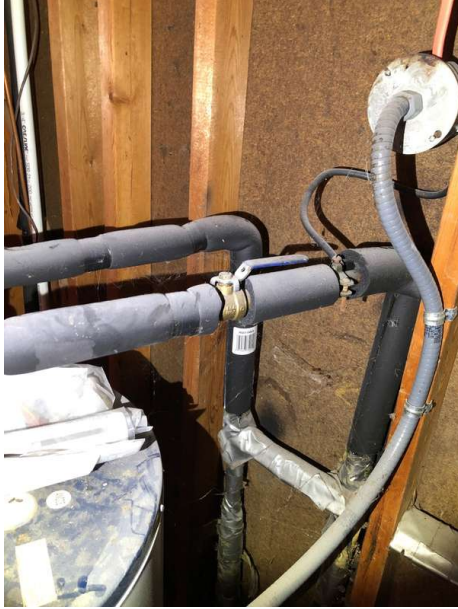
2nd floor Bedroom Left

5: PLUMBING

Information

General: Location of Main Shut off

Garage



General: Location of Water meter

Front by sidewalk near road



General: Service Pipe to house

Copper, Where Visible

General: Interior Supply piping

Copper

General: Water Source

Public Water

General: Drain Pipe

PVC

General: Vent Pipe

Cast Iron

General: Waste Pipe

Not Visible

General: Plumbing In Walls

As is typical of most buildings, the majority of the supply piping is concealed from view. Basically it is installed inside the walls and under the floors. Where the supply piping was noted, it was found to be copper. This is an excellent water piping material with an indefinite lifespan.

Recommendations

5.3.1 Drain and Waste

WASTE CAP MISSING



Deficiencies

One or more waste pipe cleanouts have no cap installed. This is a safety hazard because sewer gases may vent into the structure. A qualified plumber should install caps where missing.

Recommendation

Contact a qualified plumbing contractor.



Rear Right



Rear Right

6: WATER HEATER

Information

Water Heater: Serial #
1405t452920

Water Heater: Model #
E1F50RD0452920

Water Heater: Estimated Age
4 Years

Water Heater: Energy Source
Electric

Water Heater: Manufacturer
Whirlpool

Water Heater: Location
Garage

Water Heater: Capacity
50

Water Heater: Type
Tank

Water Heater: Pictures of Unit



Recommendations

6.1.1 Water Heater

LEAK SUPPLY PIPE/FITTING

! Safety/Immediate Attention

One or more active leaks were found at the water heater's supply pipes, valves, or fittings. A qualified plumber should evaluate and repair as necessary.

Recommendation

Contact a qualified plumbing contractor.



Hot water pipe Garage



Wet/leaking hit wster pipe Garage

7: ELECTRIC SERVICE

Information

Electric Panel: Amperage

150

Electric Panel: Panel

Manufacturer

ITE

Electric Panel: Protection

Breakers

Electric Panel: Service Type

Underground

Electric Panel: Service Voltage

120/240

Electric Panel: Branch Wiring

Copper

Electric Panel: Panel pictures



Electric Panel: Location of Main Disconnect

No single main/use breakers as main

Electric Panel: Service Conductor

Multi-strain Aluminum

Electric Panel: System Grounding

Grounding Rod

Electric Panel: Location of Main Panel

Garage

8: LAUNDRY

Information

General: Dryer Manufacturer

N/A

General: Washer Manufacturer

N/A

Recommendations

8.1.1 General

 Deficiencies

NO DRYER VENT

No clothes dryer exhaust duct is installed. Clothes dryers produce large amounts of moisture which should not enter structure interiors. Damage to building components may result. A rigid or semi-rigid metal exhaust duct should be installed as per standard building practices, and by a qualified contractor if necessary.

Recommendation

Contact a qualified appliance repair professional.



9: BATHROOMS

Information

Bathub: Running water

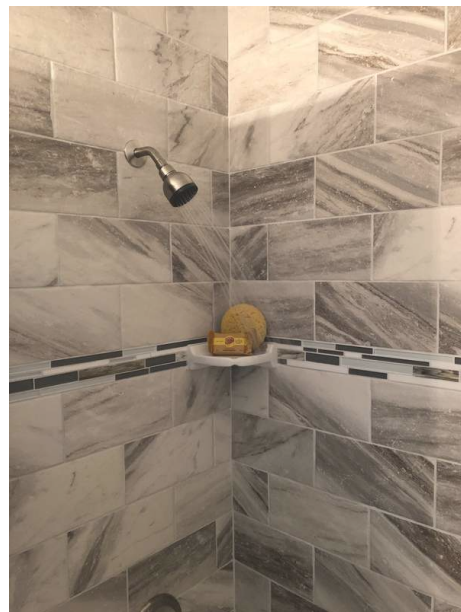
Running water



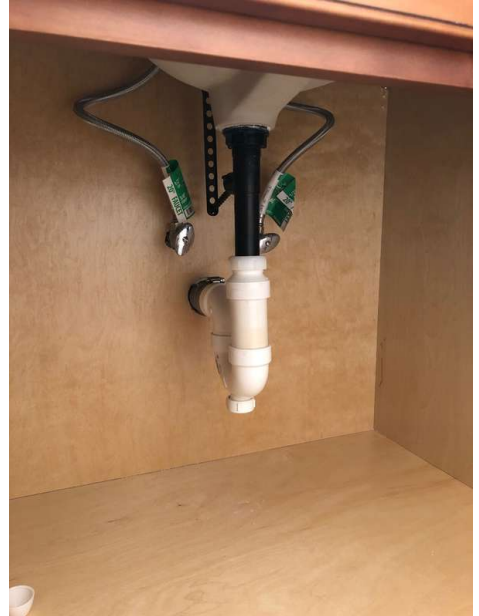
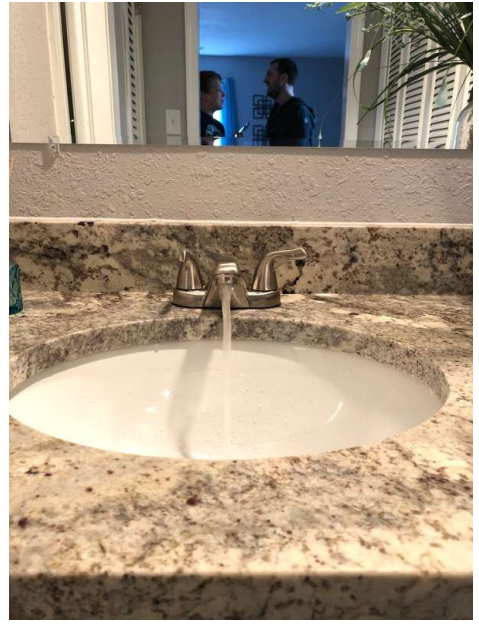
Floors, Walls, Ceilings: Wall material/covering

Drywall

Shower: Running water



Sink/countertop: Running water and under sink area



Recommendations

9.1.1 Bathub

CAULK AT FLOOR

Caulk is missing or deteriorated along the base of one or more bathtubs, where flooring meets the tub. It should be replaced where deteriorated and/or applied where missing to prevent water intrusion and damage to the floor structure.

Recommendation

Recommended DIY Project





2nd floor Hall Bathroom

9.1.2 Bathub

FAUCET HANDLE ISSUE

Deficiencies

One or more faucet handles are loose or missing and should be repaired or replaced as necessary.

Recommendation

Contact a qualified plumbing contractor.

9.1.3 Bathub

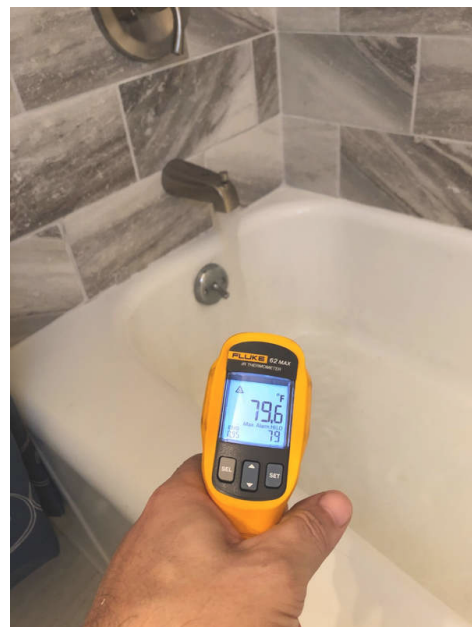
MIXING VALVE

Deficiencies

The mixing valve in one or bathrooms is not properly operating. The mixing valve allows the hot and cold water to mix so the temperature can be controlled by any person. The mixing valve is not properly mixing hot and cold water at the valve. There is only hot or cold water coming out of the mixing valve. It is recommended to have a Certified Plumbing Contractor make the necessary repairs.

Recommendation

Contact a qualified plumbing contractor.



2nd floor Hall Bathroom

9.1.4 Bathub

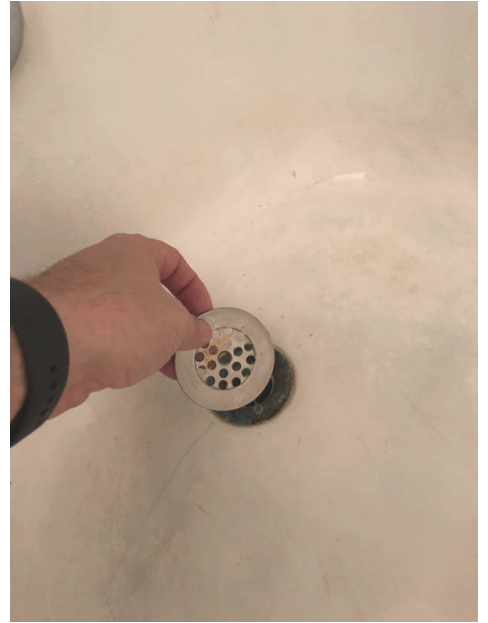
STOPPER ISSUE

Deficiencies

The bath tub stopper mechanisms are missing, or need adjustment or repair. Stopper mechanisms should be installed where missing and/or repairs should be made so sink stoppers open and close easily.

Recommendation

Contact a qualified plumbing contractor.



2nd floor Hall Bathroom

9.3.1 Electrical

LIGHT GFCI CIRCUIT

Deficiencies

The light fixture is on the same circuit as the GFCI plug. This is not a normal building practice. If the GFCI trips the light will go out. Recommend having a dedicated circuit for the light fixture.

Recommendation

Contact a qualified electrical contractor.



2nd floor Hall Bathroom

9.4.1 Exhaust Fan

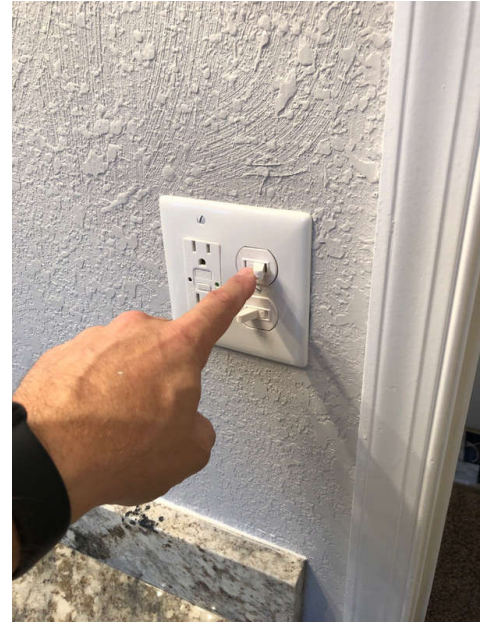
INOPERABLE

Deficiencies

One or more exhaust fans is inoperable or provides inadequate air flow. Moisture may accumulate as a result. A qualified contractor should evaluate and replace the fan or make repairs as necessary.

Recommendation

Contact a qualified electrical contractor.



2nd floor Hall Bathroom

9.8.1 Toilets

NO OR BAD CAULK BASE

 Maintenance/Monitor

Caulk around the base of the toilet was missing, substandard and/or deteriorated. Modern standards require caulk to be installed around the entire toilet base where it meets the floor for sanitary reasons. Without it, soiled water can soak into flooring and sub-floor materials if the toilet overflows. Condensation from the toilet can also soak into the flooring. Recommend that a qualified person caulk around toilet bases per standard building practices.

Recommendation

Recommended DIY Project



1st Floor Bathroom



2nd floor Master Bathroom



2nd floor Hall Bathroom

10: HVAC

Information

General: Cooling source

Electric

General: Heat Source

Electric

General: Distribution

Fiberglass Duct, Flex Duct

General: A/C Type

Split System

General: Heat Type

Heat Pump, Forced Air

General: Last Service Date

Unknown

**Condensing Unit: Estimated Age
Condensing Unit**

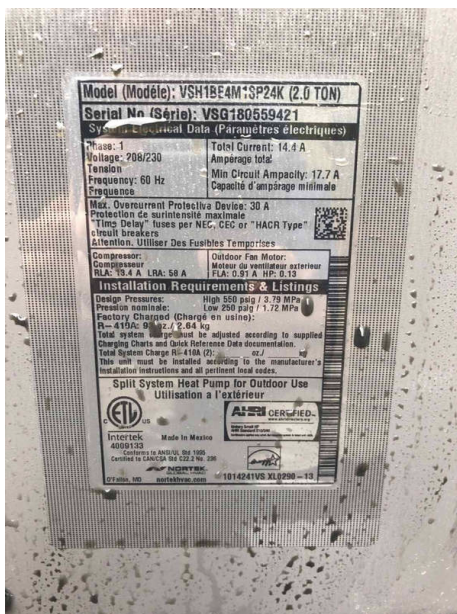
8 Months

**Condensing Unit: Condenser
Model #**

vsh1be4m1sp24k

**Condensing Unit: Condenser
Serial #**

vsg180559421

**Condensing Unit: Manufacturer**

Nortek

**Condensing Unit: Pictures of
Unit****Air Handler: Estimate Age Air
Handler**

8 Month

Air Handler: Air Handler Model #

B6BMM024K-A

Air Handler: Air Handler Serial #

BG180510119

Air Handler: Filter Location

Wall

Air Handler: Manufacturer

Nortek

General: Temperature Differential

19 Degrees

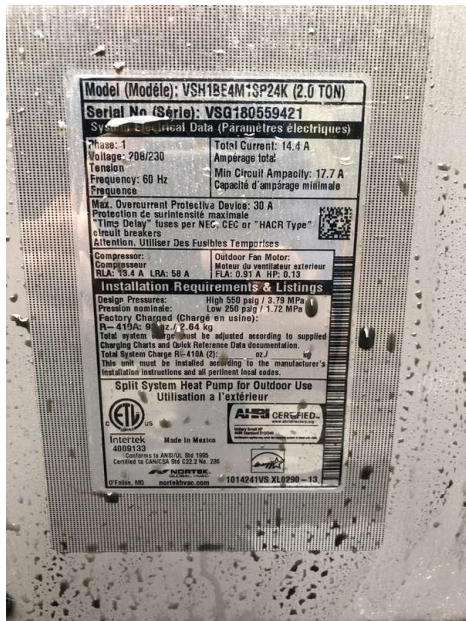
This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-24 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.

General: Filter Advice

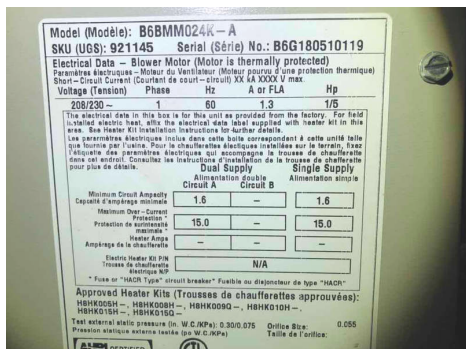
Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Condensing Unit: Good condition

The condensing unit was in good condition.



Air Handler: Pictures of unit



Limitations

General

TEMPERATURE <60 DEGREES

The outdoor air temperature was below 60 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

Recommendations

10.3.1 Air Handler

INSUFFICIENT STRUCTURAL SUPPORT



The air handler is placed in the attic space of the garage. The position of the air handler in the rafters has insufficient structural support since its placed directly above the split in the rafter. I recommend adding more support under the air handler to prevent structural damage or personal injury.

Recommendation

Contact a qualified carpenter.



11: APPLIANCES

Information

General: Cooktop

Frigidaire

General: Microwave

Frigidaire

General: Stove

Frigidaire

General: Dishwasher

Frigidaire

General: Oven

Frigidaire

General: Appliance Pictures



General: Disposer

Badger

General: Refrigerator

Frigidaire

Hood/Vent: Normal operation

The vent operated normal.

Range-Cooktop-Oven: Normal operation

The heating elements for the oven and stove top functioned as expected.

Refrigerator: Chiller and freezer temp

-2 - -3 Fahrenheit



Dishwasher: Dishwasher Operation

The dishwasher is functional and operated as expected. The unit was operated through a complete cycle. No operational discrepancies were noted.

Garbage Disposal: Normal operation

The unit is functional as expected. The unit was turned on briefly and operated as expected and appears to be in functional condition.

- 1) The chopping was no noisier than typically expected.
- 2) The rubber splashguard was in reasonable condition.
- 3) No leaks were found.

Refrigerator: Water and Ice maker

There is an automatic ice maker installed,

The ice maker tray was full.

The automatic ice maker was found in the ON position.

We urge you to verify the units proper operation after it has been running for sometime.

12: GARAGE

Information

Vehicle door: Vehicle Door safety

VEHICLE DOOR: safety tips:

1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension. Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. (consult the owners manual or contact the door/opener manufacture. www.overheaddoor.com/Pages/safety-information.aspx)

Recommendations

12.2.1 Electrical

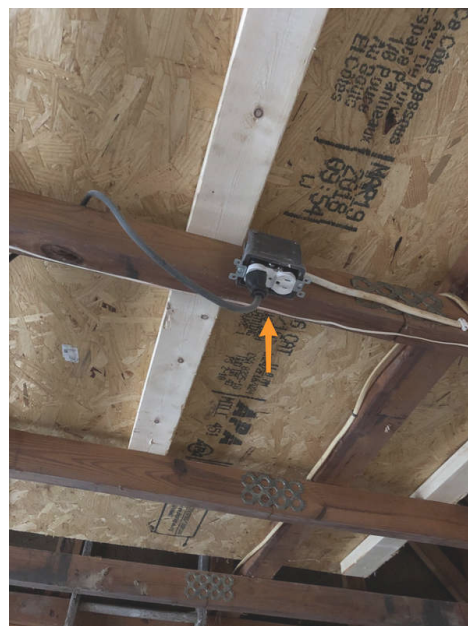
Deficiencies

COVER PLATE MISSING

Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

Recommendation

Contact a qualified electrical contractor.



12.4.1 Vehicle door

Deficiencies

AUTO REVERSE CLOSING

One or more garage vehicle doors wouldn't close with the automatic opener because the opener auto-reversed while the door was closing. This can be caused by photoelectric sensors being out of adjustment, the door binding, the mechanical auto-reverse sensor having problems, etc. Note that because of this, the inspector was unable to verify that the auto-reverse functions for the automatic opener were operable. A qualified person should evaluate, repair as necessary and verify that auto-reverse functions are working.

Recommendation

Contact a qualified garage door contractor.

12.4.2 Vehicle door

 Deficiencies**PHOTO-EYES TOO HIGH**

The infrared "photo eye" devices that trigger the vehicle door opener's auto-reverse feature are located higher than 4 to 6 inches from the floor. This is a potential safety hazard. A qualified contractor should relocate these devices so they're 4 to 6 inches from the floor.

Recommendation

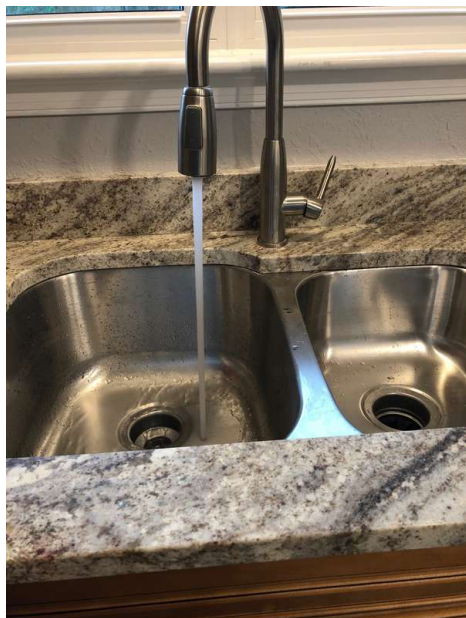
Contact a qualified garage door contractor.



13: KITCHEN

Information

Sink: Running water and below sink



14: ATTIC

Information

General: Ceiling Structure

Trusses

General: Inspection Method

Traversed

General: Insulation Depth

R12

General: Insulation Material

Fiberglass loose, Mineral wool loose

General: Roof Structure

Rafters

General: Attic pictures



STANDARDS OF PRACTICE

Inspection details

A Premier Home Inspection is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This maybe 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the National Association of Certification Home Inspectors (NACHI) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

The information provided in this report is solely for your use. A Premier Home Inspection will not release a copy of this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these. There is no fee for your telephone consulting call. Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

Roof

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visual and apparent conditions at the time of the inspection. Unless prolonged and extensive rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Even Then, numerous features may conceal active leakage. Usually not all attics are readily accessible for inspection. The client is advised to inquire about the presence of any roof leaks with the present owner.

IF Required, Only Qualified, License personnel Should Carry Out Any Repairs Needed.

All roofs require periodic maintenance to achieve typical lifespans, and should be inspected annually. Expect to

make periodical repairs to any roof on a routine basis with replacement at the end of the roof's material Useful Service Life, which may not be equal to its Design Life.

CONCLUSIONS MADE BY THE INSPECTOR DO NOT CONSTITUTE A WARRANTY, GUARANTY, OR POLICY OF INSURANCE.

Exterior

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Interior

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Plumbing

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following.

- 1) Portions of the plumbing system canceled by finishes and/or storage (below sinks etc.) below the structure, or beneath the ground surface are not inspected.
- 2) Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- 3) Clothes washing machine connections are not inspected.
- 4) Interior of flues or chimneys which are not readily accessible are not inspected.
- 5) Water conditioning systems, solar water heaters, fire and lawn sprinklers, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Water Heater

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an

estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Electric Service

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Laundry

LAUNDRY EQUIPMENT:

Cautionary Statement; We normally operate on-site laundry equipment. Washers and dryers have special safety concerns to owners. During our inspection, we attempt to check the utility connections, supply of hot and cold water, grounded electrical receptacles and some safety devices. During our inspection we endeavor to verify that the equipments operates properly, however we do NOT verify the proper operation of ALL safety devices and other built in safe guards. This is a job for an appliance specialist.

Please be aware that with any appliance being used everyday, owners often forget, or over look the potential hazards that are present in these day-to-day helpmates. All laundry equipment operates both with electricity and high speed motors and rotating drums. Because of the combination of water and electricity along with high-speed rotation, all laundry equipment should be respected. PLEASE SECURE ALL OPERATION AND MAINTENANCE MANUALS FROM PRESENT OWNERS OR THE MANUFACTURERS. Virtually all manufacturers have this consumers information available to you-contact the respective manufacturer.

Please instruct all children that these appliances are potentially hazardous and they should not be played with, nor should anyone under any circumstances, place a hand inside any operating laundry equipment.

LIMITATIONS OF APPLIANCES INSPECTION:

As we discussed and is described in your inspection contract, this is a visual limited in scope by (but not restricted to) the following conditions.

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

HVAC

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Attic

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Some attic areas were inaccessible due to the lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection. We conducted our typical attic inspection by walking through the attic areas as much as possible, in what we call the "random walk" methodology. This method of inspection is not intended to cover every square foot of the attic area, nor will it. Further we could not recreate the route of a random walk even if we tried. We do arrive at an overall impression of the attic's condition developed during this random walk inspection and extrapolate it to the entire attic area. In all the attics area shows normal wear and tear for a home of this age.