SCOTT HOME INSPECTION, LLC
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RELOCATION HOME ASSESSMENT FIELD REPORT

1234 Main St.
Arvada CO 80004

Buyer Name
04/18/2019 9:00AM

Inspector
Christopher Scott
ASHI Certified Inspector
970-532-2424
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Agent
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- 4.1.1 Exterior Surfaces (ES) - WALL COVERING: Seal penetration
- 4.1.2 Exterior Surfaces (ES) - WALL COVERING: Siding in contact with roof
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1: INSPECTION DETAILS

Information

Information/Overview

Purpose of the Relocation Home Assessment Report
To provide a professional opinion of a relocating employees home in its as is condition, as of the date of assessment, limited to the definitions and guidelines as established in this report.

Procedural Guidelines

1. Contact the homeowner for an appointment within 1 working day after accepting an assignment. If the homeowner cannot be reached, contact RAL 800-766-2366
2. Inspect the property within 3 working days after accepting the assignment unless the homeowner delays the process. If the inspection cannot be completed in the required time frame or if the inspector will be unavailable to discuss the assignment after completion, it should not be accepted.
3. E-Mail completed copies of the field report and photos within one day from the date of inspecting the property.
4. Ask homeowner if property is on well/septic or public utilities.
5. Call RAL for further direction if other structures (pool house, detached garage, barns, etc.), pool, septic or well exist on the property and an order for the inspection of any of these items was not received.
6. Call RAL immediately after leaving the property if an immediate safety risk is discovered during your inspection such as a gas leak or possible carbon monoxide concern.
7. Present a professional and courteous manner. Inspectors are among the few representatives of the client visible to the relocating homeowner.
8. Feel free to discuss the homeowners general questions about the inspection process. Any specific questions regarding the inspection, however, should be referred to the RAL.
9. Include digital photos as indicated in the RAL Photo Policy and as indicated per each category within this report. Complete a photo log to facilitate RALs understanding of all photographed items.
10. Provide full explanations of each defect. If additional space is required use additional comments page.

Status Definitions
For each category, when applicable, rate the status of each item by checking the box as follows:
Acceptable: The item is performing its intended function as of the date of inspection.
Not Present: The item does not exist in the structure being inspected.
Not Inspected: The item was not assessed because of inaccessibility or other reasons.
Defective: The item is either: structurally unsound, unsafe, hazardous, or inoperative / non-functioning.
Important - all items marked Defective or Not Assessed require a comment within the body of the report, on the summary page, and in the photo log

In Attendance
Homeowner

Inspection Start Time
1

Occupancy Status
Occupied

Style of Home
Single Family Home

Age of Home
15 Years

House Faces
E

Weather Conditions
Clear

Temperature
Below 65

Ground/Soil Surface Condition
Dry

Additional Services Ordered
None

2: LOTS - GROUNDS (LG)

		IN	NI	NP	D
2.1	WALKS	X			
2.2	STOOPS/STEPS	X			
2.3	PATIO	X			
2.4	DECK/BALCONY	X			
2.5	PORCH	X			
2.6	RETAINING WALLS	X			
2.7	GRADING	X			
2.8	SWALES	X			
2.9	BASEMENT STAIRWELL DRAIN			X	
2.10	WINDOW WELLS	X			
2.11	EXTERIOR SURFACE DRAIN			X	

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Information

Walkway
CONCRETE, FLAGSTONE

Deck / Porch / Balcony
WOOD DECK

Is vegetation adversely affecting structure?
No

If negative grade exists, are there any signs (past or present) of water penetration or adverse impact to the structure?
No

General photos

The following photos document the general condition of the exterior of the home. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.




Limitations

3: ROOF (R)

		IN	NI	NP	D
3.1	ROOF COVERINGS	X			
3.2	ROOF FLASHING	X			
3.3	SKYLIGHTS			X	
3.4	CHIMNEY	X			
3.5	GUTTERS	X			X
3.6	DOWNSPOUTS & EXTENSIONS	X			

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Information

Roof Covering
DIMENSIONAL ASPHALT SHINGLE

Inspection Method
WALKED ROOF

Percent Inspected
100 %

Estimated Age
15 Years

Design Life
30 Years

Number of Layers
One

Type of Chimney Construction
METAL FLUE PIPE

Gutter And Downspout Material
METAL

ROOF COVERINGS: Roof walked - no concerns noted
The roof was walked and fully inspected. No concerns or defects were noted at this time.





Limitations

Defective

3.5.1 GUTTERS

Maintenance Item

GROUND DRAIN DOWNSPOUT DISCONNECT

SE CORNER

The ground drain-line has settled and pulled loose from downspout, and needs re-connecting. The drainage may not fully push away from the home in this condition. This should be evaluated and corrected by qualified contractor.

Recommendation

Contact a handyman or DIY project

4: EXTERIOR SURFACES (ES)

		IN	NI	NP	D
4.1	WALL COVERING	X			X
4.2	TRIM	X			
4.3	FASCIA	X			
4.4	SOFFITS	X			
4.5	WINDOWS	X			X
4.6	STUCCO SYSTEM COMPONENTS	X			

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Information

Siding Information
SYNTHETIC STUCCO, EIFS STUCCO

Exterior Entry Doors
METAL, SLIDING GLASS DOOR

General photos

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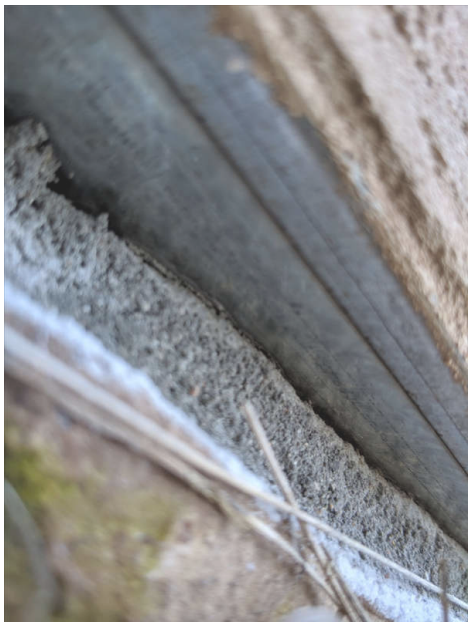


Bottom edge of stucco

Bottom edge of stucco

STUCCO SYSTEM COMPONENTS: Type of Stucco
EIFS (synthetic stucco over foam board insulation)

STUCCO SYSTEM COMPONENTS: Foam Board?
Yes

STUCCO SYSTEM COMPONENTS: If foam board is present, is it used only as decorative trim?
No

STUCCO SYSTEM COMPONENTS: Type of mesh/lath
Fiberglass

STUCCO SYSTEM COMPONENTS: Substrate Type
Foam OSB

STUCCO SYSTEM COMPONENTS: Weather barrier?
Not visible

STUCCO SYSTEM COMPONENTS:
Drainage plane
No

STUCCO SYSTEM COMPONENTS:
Finish/Top Coat
Cement based

STUCCO SYSTEM COMPONENTS:
Were stucco layers observed at a cross-section?
No

STUCCO SYSTEM COMPONENTS:
Stucco Comments
Appears to be EIFS with no drainage plane and a sealed bottom edge

Defective

4.1.1 WALL COVERING

Maintenance Item

SEAL PENETRATION

REAR OF DETACHED GARAGE

Holes in the exterior wall should be sealed to prevent pest intrusion or water damage. Work should be performed by a qualified contractor.

Recommendation

Contact a handyman or DIY project

4.1.2 WALL COVERING

Repair Recommendation

SIDING IN CONTACT WITH ROOF

ABOVE DECK AND ABOVE FRONT PORCH

The siding over the roof is showing deterioration to the bottom edge in areas. Normally, a 1" to 2" gap should be present between the siding and the shingles, to prevent damage to this bottom edge. It does appear that there is proper side wall flashing behind this siding. It is recommended that a siding professional repair or replace the damaged siding and ensure that a 1" gap is maintained over the roof areas, to prevent further deterioration.

Recommendation

Contact a qualified siding specialist.




4.1.3 WALL COVERING

Repair Recommendation

SIDING IN CONTACT WITH SOIL

DETACHED GARAGE AND ALL SIDES OF HOME

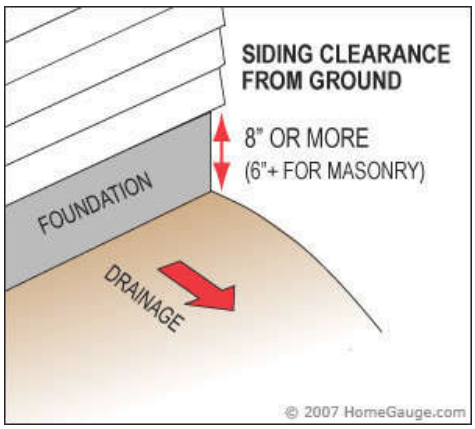
There is inadequate soil-to-siding clearance. Direct soil contact with siding material can cause damage to the siding and be an area for water intrusion, as well as wood destroying insect intrusion into the home. I recommend the grading be reviewed and corrected in this area, to ensure there is no soil-to-siding contact, and that the drainage slopes away from the home in this area.

Recommendation

Contact a qualified landscaping contractor







4.1.4 WALL COVERING

Immediate Action/Evaluation Recommendation

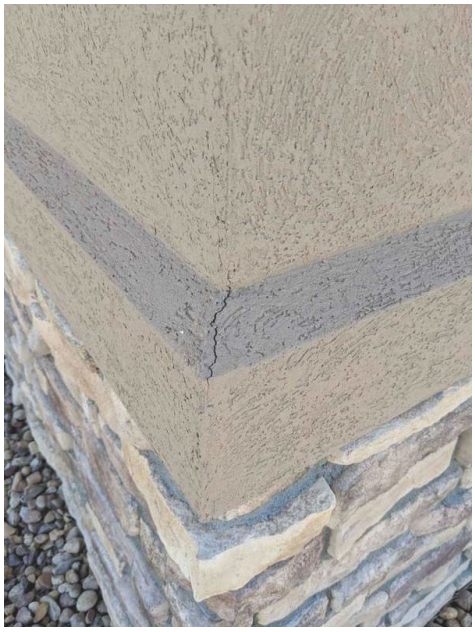
EIFS STUCCO, EVALUATION NEEDED

ALL SIDES

The house appears to be clad with a product known as Exterior Insulation Finish Systems (EIFS), also referred to as "Synthetic Stucco." Many EIFS clad houses have revealed moisture related problems such as deteriorated wood framing and mold issues. The house has some cracks present in areas around the home, representing potential moisture penetration issues. Testing of this cladding is beyond the scope of this inspection, and requires a specialist who can probe the siding and determine if moisture issues are present, and if repair is needed. I recommend a siding specialist familiar with EIFS inspect the home completely, and advise you on any repair needed.

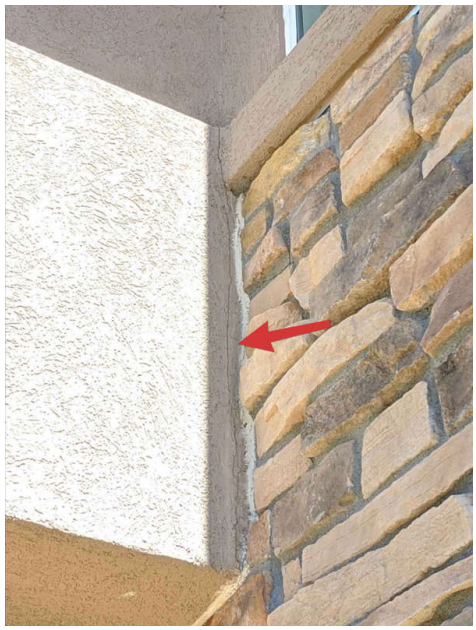
Recommendation

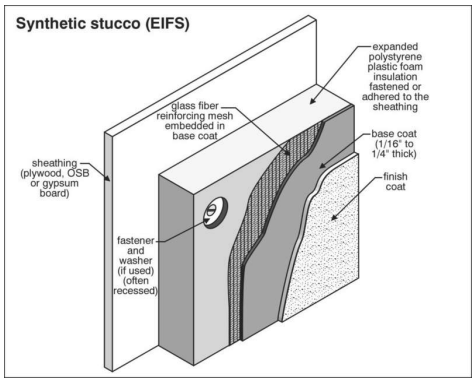
Contact a stucco repair contractor



No clear drainage plane





Moisture staining under west window

4.1.5 WALL COVERING

Maintenance Item

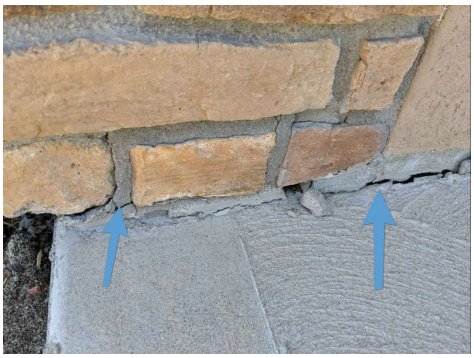
STONE VENEER MINOR CRACKING

NEAR MAIN GARAGE DOORS

The stone veneer is cracked at some locations around the home. This appears to be minor and no moisture concerns are noted. A siding contractor should repair as needed.

Recommendation

Contact a qualified siding specialist.



4.1.6 WALL COVERING

Maintenance Item

STONE VENEER IN CONTACT WITH HARDGRADE

ALL SIDES

The stone veneer is in contact with the concrete around the home in the above locations. No moisture concerns are noted at this time.

Recommendation

Contact a qualified professional.



4.1.7 WALL COVERING

Maintenance Item

NO FLASHING BETWEEN MATERIALS

There's no flashing between the stucco and the stone veneer. It is unclear if this was required during the time of construction. No obvious moisture concerns present.

Recommendation

Contact a qualified professional.


4.1.8 WALL COVERING

Repair Recommendation

GRASS AGAINST FOUNDATION WALL

REAR YARD

There is grass against the west foundation wall. If this area is watered by a sprinkler, the siding and foundation will be exposed to excessive water.

Recommendation

Contact a qualified professional.


4.5.1 WINDOWS

Maintenance Item

WORN SCREENS

The screens on several windows throughout are aging, and the screen material appears to be brittle. Consider rescreening in the near future, as a minor maintenance item.

Recommendation

Contact a handyman or DIY project

5: GARAGE/CARPORTS (GC)

		IN	NI	NP	D
5.1	DOOR OPERATION	X			
5.2	AUTOMATIC DOOR OPENER	X			
5.3	CONDITION (structural, roof, electrical, slab, etc)	X			
5.4	GARAGE CEILINGS	X			
5.5	GARAGE WALLS	X			
5.6	GARAGE FLOOR	X			
5.7	GARAGE HEATING SYSTEM	X			

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Information

Garage Door Type
TWO CAR AUTOMATIC, THREE CAR AUTOMATIC

Garage Door Material
METAL

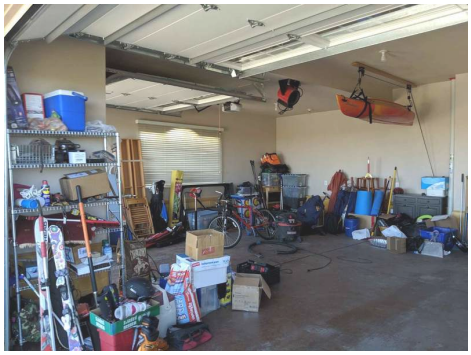
Garage/Carport Type
Attached Garage, Detached Garage

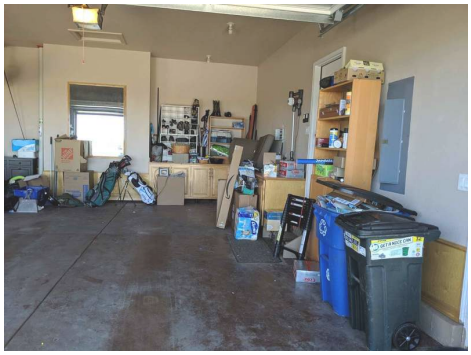
Auto-Opener Manufacturer
LIFT-MASTER

Any visible breaches in firewall protection between garage and living space, including doors?
No

General photos

The following photos document the general condition of the garage if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.





GARAGE HEATING SYSTEM: No concerns noted

The garage has a separate heating system installed. The unit was turned on at the thermostat, and run to ensure it was functional. The unit appears to be working properly with no concerns noted.

6: STRUCTURES (S)

		IN	NI	NP	D
6.1	FOUNDATION	X			
6.2	BEAMS	X			
6.3	BEARING WALLS	X			
6.4	JOISTS-TRUSSES	X			
6.5	PIERS-POSTS	X			
6.6	EXTERIOR STAIRS, RAILINGS AND BALCONIES	X			
6.7	FLOOR/SLAB	X			

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Information

Foundation
POURED CONCRETE

Basement / Crawlspace
FULL BASEMENT

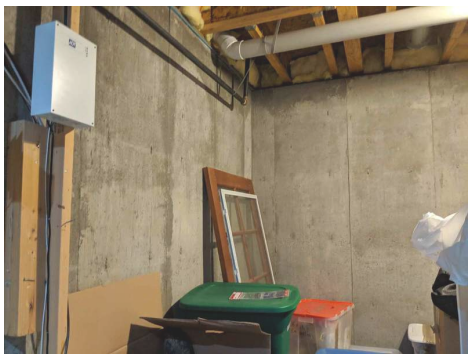
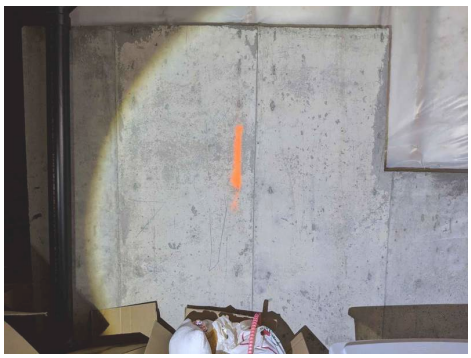
Floor Structure
MANUFACTURED WOOD JOISTS

Columns Or Piers
STEEL SCREW JACKS

Wall Structure
WOOD FRAMED

FOUNDATION: Limited visibility of foundation

A limited inspection of the home's foundation was performed. On the inside of the home, the foundation is not visible due to insulation covering the basement walls and/or a finished basement. A visual inspection of the foundation was conducted on the exterior of the home where possible, by observations made above the soil and below the homes outer covering. No obvious foundation concerns were noted. Also, interior indications (ie walls, ceilings and door operation) indicate no obvious structural issues.

7: ATTIC (A)

		IN	NI	NP	D
7.1	ROOF FRAMING	X			
7.2	SHEATHING	X			
7.3	VENTILATION	X			
7.4	ATTIC FAN	X			
7.5	WHOLE HOUSE FAN	X			

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Information

Attic Info
ATTIC HATCH, PULL DOWN STAIRS

Method Used To Observe Attic
ENTERED

Percent of Attic(s) Inspected
100 %

Roof Structure
2 X 4 RAFTERS

Ventilation
ROOF-TOP VENTS, ATTIC FAN, SOFFIT VENTS

Evidence of past or present water penetration?
No

If yes, does it appear to be active or ongoing?
No

ROOF FRAMING: No concerns noted
The attic was visually inspected and is properly ventilated, with no structural or moisture concerns noted.


Garage Attic

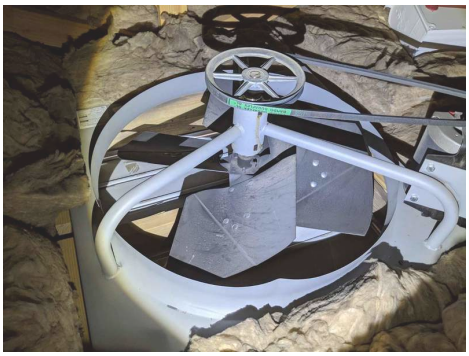

Garage Attic

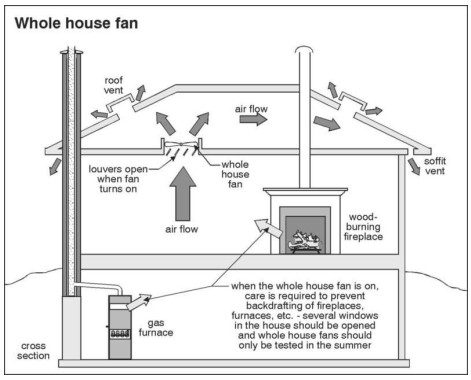
ATTIC FAN: **Attic fan operational (2 Units)**

There is a thermostatically controlled attic vent fan installed in the attic. This is present to keep the attic ventilated, when the temperature is excessive. The unit was tested and appears to be installed properly.


WHOLE HOUSE FAN: **Whole house fan operational**

There is a whole house fan installed. The fan was tested, with no concerns noted. Whole house fans can be used as a substitute for air conditioning much of the year. When the fan is turned on, it pulls air in from open windows and exhausts it through the attic and roof. This provides a measure of whole house cooling and also serves to help ventilate the attic.





8: BASEMENT (B)

		IN	NI	NP	D
8.1	SUMP PUMP	X			
8.2	FLOORS	X			
8.3	HEAT SOURCE	X			
8.4	BASEMENT INSULATION			X	

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Information

Basement Features
FULL BASEMENT

Percent of Basement Inspected
100 %

Percent of basement finished
80 %

Wall Structure
WOOD FRAMED

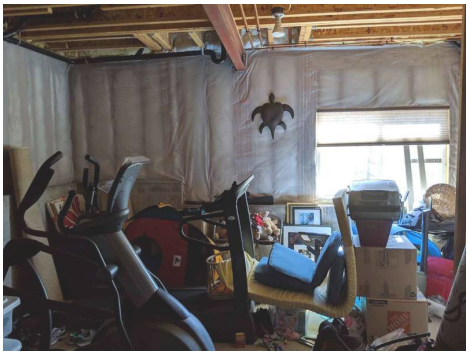
Basement / Crawlspace Insulation
NONE OBSERVED

Evidence of Past or Present Water Pentration
No

If yes, does it appear active or ongoing?
No

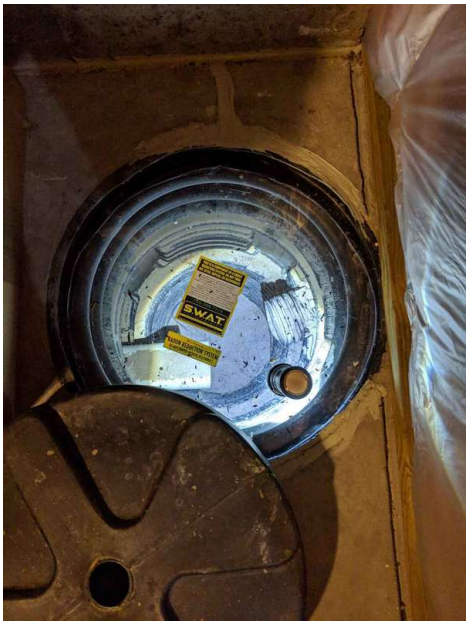
General photos

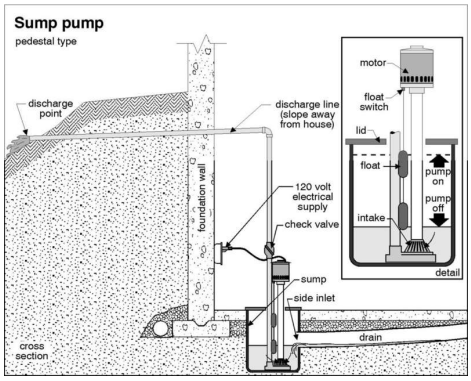
The following photos document the general condition of the foundation, basement, and or crawlspace. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



SUMP PUMP: **Pit - no pump present**

A sump pit is present in this home, however there is no sump pump installed. There was no water in the pit. After a heavy rain or snow melt, the pit should be checked to ensure there is not an excessive amount of water retained. If there is a considerable amount of water in the pit after a heavy rain/snow, a pump should be installed. This is noted for information and maintenance only.





FLOORS: **Floor not visible**

Visibility of some of the basement floor was limited by finished flooring and/or personal items. The floor was walked where possible, and no concerns were noted.

Limitations

9: CRAWLSPACE (CS)

		IN	NI	NP	D
9.1	SUMP PUMP			X	
9.2	CRAWLSPACE ACCESS			X	
9.3	CRAWLSPACE INSULATION			X	
9.4	CRAWLSPACE VAPOR BARRIERS			X	
9.5	VENTILATION			X	

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Information

Crawlspace Description
NONE

Method Used To Observe Crawlspace
NO CRAWLSPACE

Visible Efflorescence on walls?
No

Crawlspace Insulation
No crawlspace

Crawl Space Vapor Retarder
NO CRAWLSPACE

Evidence of Past or Present Water Pentration
No

If yes, does it appear active or ongoing?
No

Limitations

10: ELECTRICAL (E)

		IN	NI	NP	D
10.1	SERVICE CABLE	X			
10.2	MAIN DISCONNECT DEVICE AND LOCATION	X			
10.3	MAIN & DISTRIBUTION PANELS, SERVICE AND GROUNDING EQUIPMENT, AND LOCATION	X			
10.4	BRANCH CIRCUITS	X			
10.5	FIXTURES, SWITCHES AND CONNECTED DEVICES	X			
10.6	RECEPTACLE OPERATION (POLARITY AND GROUNDING)	X			X
10.7	GFCI	X			
10.8	SMOKE DETECTORS	X			
10.9	CARBON MONOXIDE ALARMS	X			

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Information

Electrical Service Conductors
BELOW GROUND

Electrical Service Voltage Rating
240 VOLTS

Service Amperage And Panel Capacity
225 AMP

Main Disconnect Location
AT MAIN PANEL

Panel Type
CIRCUIT BREAKERS

Electric Panel Manufacturer
SQUARE D

Branch Wire 15 And 20 AMP
COPPER

Wiring Methods
ROMEX

Ground Fault Circuit Interruptor (GFCI) Protection
YES

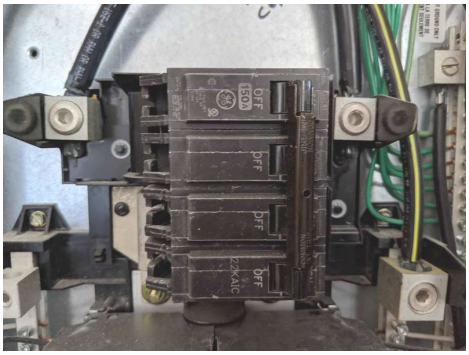
Arc Fault Circuit Interruptor (AFCI) Protection
YES

Smoke Detectors
SMOKE DETECTORS INSTALLED (HARDWIRED)

Carbon Monoxide Detectors
CO DETECTOR(S) PROPERLY INSTALLED

MAIN DISCONNECT DEVICE AND LOCATION: Located and inspected

The main electrical panel was located and the exterior housing was observed and is in good condition. The main electrical service disconnect can be used to shut off all power to the home in the event of an electrical emergency or when electrical repairs are needed.

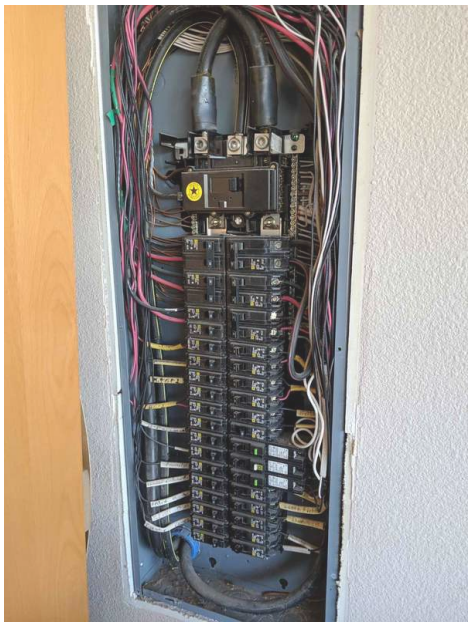
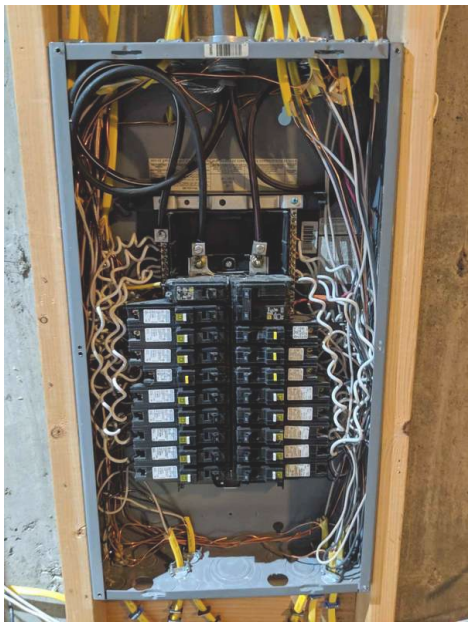


Main for garage panel

MAIN & DISTRIBUTION PANELS, SERVICE AND GROUNDING EQUIPMENT, AND LOCATION: Panel(s) inspected - no concerns noted

Garages and Basement

The interior of the electric panel(s) was inspected, with no concerns noted at this time.

Exterior garage

SMOKE DETECTORS: Units present In all recommended locations

Smoke detectors are present in the home, located on each floor and within each bedroom, as recommended. Monthly testing of the units is recommended, along with annual battery replacement. Additionally, replacement of the units is recommended once older than 10 years of age, according to the National Fire Protection Association. This helpful resource has important tips related to smoke alarm safety.

CARBON MONOXIDE ALARMS: Units present In all recommended locations

CO detectors are currently present in the proper locations. Colorado state law requires that all homes being purchased are required to have Carbon Monoxide Alarms installed by the seller. This is a requirement for homes that have a fuel-fired heating system or appliance, a fireplace, or an attached garage. The CO Alarm(s) must be installed within 15 feet of the entrance to each sleeping room. This can be in a hallway outside bedrooms. If bedrooms are located on more than one level, then a separate CO alarm must be installed outside each bedroom area on each level. This inspection includes a review of the presence of CO alarms, and includes pressing the 'test' button to verify operation.

Defective

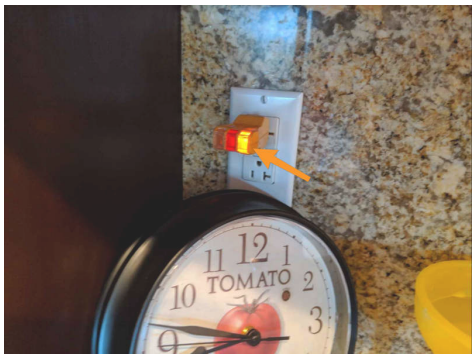
10.6.1 RECEPTACLE OPERATION (POLARITY AND GROUNDING)

Repair Recommendation

UNGROUNDED OUTLET(S)

BASEMENT KITCHENETTE

An ungrounded "three-prong" outlet(s) is present, even though 3 wire circuits with ground wires appear to be present elsewhere. This is a safety issue that needs to be corrected. An electrician should investigate and repair this item.



Recommendation

Contact a qualified electrical contractor.

11: HEATING SYSTEM (HS)

		IN	NI	NP	D
11.1	HEATING EQUIPMENT	X			
11.2	CHIMNEYS, FLUES, AND VENTS (FOR HEATING SYSTEM)	X			
11.3	THERMOSTAT	X			
11.4	AUTOMATIC SAFETY CONTROLS	X			
11.5	DISTRIBUTION SYSTEMS (INCLUDING FANS, DUCTS, AIR FILTERS, REGISTERS)	X			
11.6	SUSPECTED ASBESTOS ON DUCTS/PIPES			X	
11.7	HUMIDIFIER EQUIPMENT			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

Number Of Heat Systems (Excluding Wood)
ONE

Primary Heating System
FORCED AIR

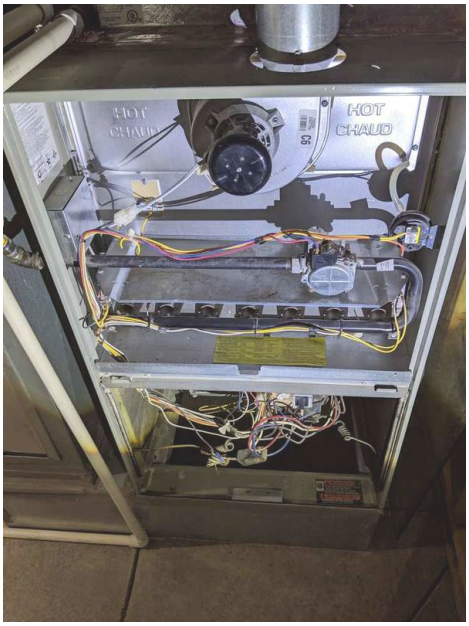
Energy Source
NATURAL GAS

Heat System Brand
TRANE

Approximate Age (Be Specific)
15 YEARS OLD

HEATING EQUIPMENT: Furnace tested - no concerns noted

The furnace was fully tested and inspected, and is operating properly at this time. The unit appears to be in good condition. No actions are needed. Periodic changing of the filter and an annual service check up and cleaning of the unit is recommended, to keep the furnace in good working condition.



DISTRIBUTION SYSTEMS (INCLUDING FANS, DUCTS, AIR FILTERS, REGISTERS): Filter is clean

The filter for the HVAC system is clean. Regular furnace filter replacement is recommended every 3 months during the heating and cooling season.

Limitations

12: AIR CONDITIONING SYSTEM (AC)

		IN	NI	NP	D
12.1	COOLING AND AIR HANDLER EQUIPMENT	X			X
12.2	OPERATING CONTROLS/ THERMOSTAT	X			
12.3	DISTRIBUTION SYSTEMS (INCLUDING FANS, DUCTS, AIR FILTERS, REGISTERS)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

Central Air Manufacturer
BRYANT

Approximate Age (Be Specific)
14 YEARS OLD

Number Of A/C Only Units
ONE

Equipment Type
AIR CONDITIONER UNIT

Operating Characteristics
AIR-TO-AIR SYSTEM

Energy Source
ELECTRICITY

Do all habitable spaces have a cooling source
Yes

Defective

12.1.1 COOLING AND AIR HANDLER EQUIPMENT

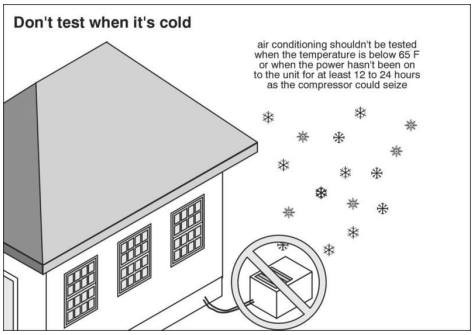
Maintenance Item

AC TOO COLD TO TEST

The A/C system(s) was not tested for proper operation because the outside air temperature is 65 degrees or less. Damage to the unit can occur if operated below this temperature. Liquid can be in the compressor unit, and can damage the compressor if run. A limited visual inspection of the system and electrical service was conducted with no concerns noted.

Recommendation

Contact a qualified professional.



13: PLUMBING (P)

		IN	NI	NP	D
13.1	MAIN FUEL SHUT OFF LOCATION	X			
13.2	MAIN WATER SHUT-OFF LOCATION	X			
13.3	WATER PRESSURE MEASUREMENT	X			
13.4	WATER SUPPLY AND DISTRIBUTION SYSTEMS	X			
13.5	DRAIN PIPES	X			
13.6	VENT PIPES	X			
13.7	LAUNDRY TUB			X	
13.8	TOILETS AND BIDETS	X			
13.9	FIXTURES AND FAUCETS	X			
13.10	TUB/SHOWER	X			
13.11	EXHAUST FAN (bath vents)	X			
13.12	SINK	X			
13.13	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			X
13.14	GAS DISTRIBUTION SYSTEMS	X			X
13.15	JETTED TUBS	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

Water Source
SHARED WELL

Sewage Service
Private

Water Supply (Into Home)
COPPER

Water Distribution (Inside Home)
COPPER

PEX Fittings present? What kind?
NO PEX

Drain Waste And Vent Material
ABS

Water Heater Power Source
NATURAL GAS

Water Heater Capacity
40 GALLON (2)

Manufacturer
BRADFORD-WHITE

Approximate Age
15 YEARS OLD

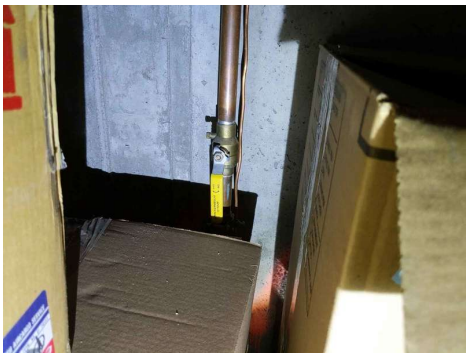
Washer Drain Size
2" DIAMETER

Where does bath fan terminate?
Exterior

If bath fan is not present, is there an operable window?
Yes

MAIN WATER SHUT-OFF LOCATION: **Inspected - no concerns noted**

The main water shut-off was inspected, with no visible concerns noted. This can be used to turn all of the water off to the home in the event of a plumbing emergency or when plumbing repairs are needed. **Note**: we do not operate shut off valves - the inspection is a visual review for leaks.

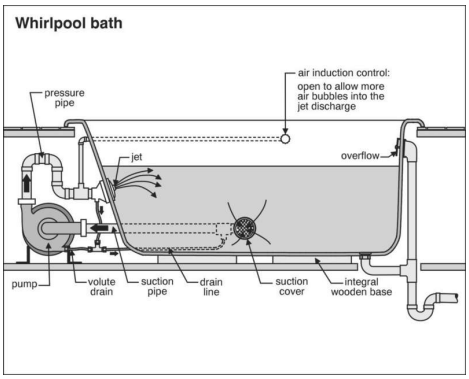


WATER PRESSURE MEASUREMENT: **No concerns noted**

The water pressure was measured at an outside hose-bib and was in the normal expected range of 35-80 psi. This static measurement is what was measured on the day of the inspection, but this water pressure can vary at different times of the day depending on the pressure that is being delivered by the municipal water supplier.

JETTED TUBS: **Jetted tub - limited test performed**

The jet powered bath tub function was tested at time of inspection. We perform a limited functional test of jetted tubs. We turn on the power switch at the unit, to verify that the pump operates and comes on. We confirm the electrical connection to the unit, and visually inspect under the unit, when an access door is available. We do not fill the tub completely and run the jets with water in the tub. The reason for this is that many times, if a tub has not been used recently, mildew will be present in the jet lines, and will flush into the tub causing the need to clean the tub completely. We recommend that prior to use, the tub be filled, the jets run, and the unit cleaned completely.



Limitations

Defective

13.13.1 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

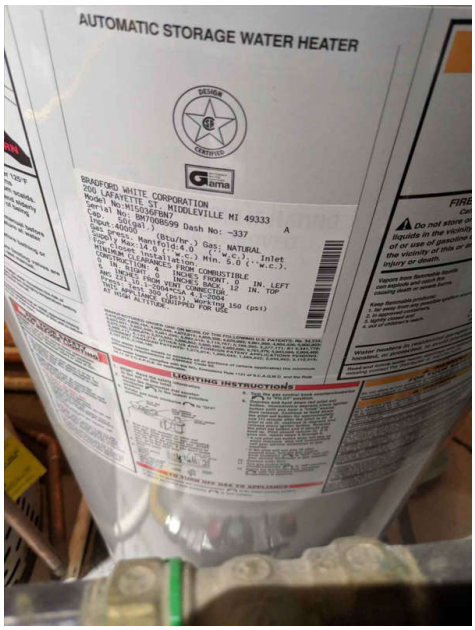
Repair Recommendation

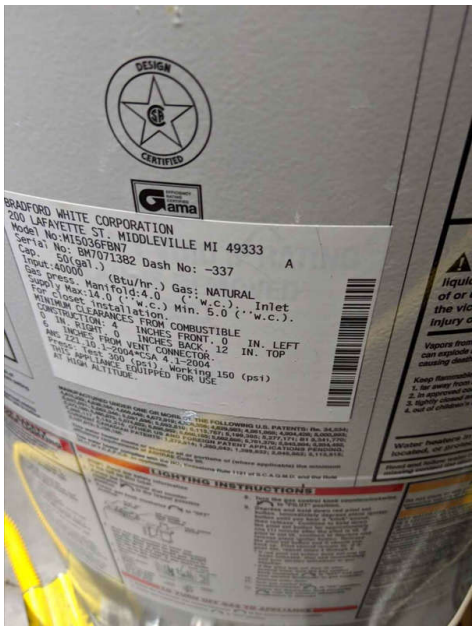
OLDER UNITS - CONSIDER REPLACING

The water heater is older, and is over the age of average life expectancy (10-12 years). Based upon the age and condition of the unit, leaks could develop at any time, and replacement is recommended.

Recommendation

Contact a qualified plumbing contractor.





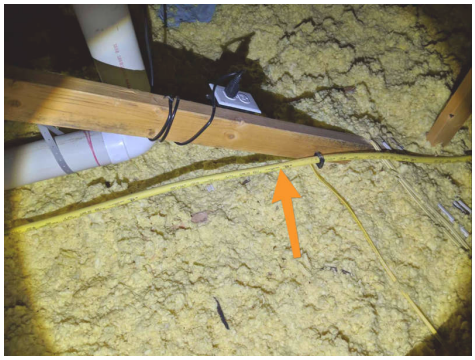
13.14.1 GAS DISTRIBUTION SYSTEMS

Repair Recommendation

CSST NOT BONDED

ATTIC

There is a type of flexible gas piping called CSST installed in the home. This gas piping is not properly supported & does not appear to be properly bonded. This type of piping is required by the manufacturer to be bonded to the electrical grounding system of the home for safety. This requirement reduces the likelihood of damage to the piping from an electrical surge or lighting strike, which could result in gas leaks or a fire. A professional electrical contractor should evaluate and properly bond the CSST gas piping to the electrical grounding system as required. For more information, visit https://scotthomeinspection.com/csst-direct-bonding-tech-bulletin/



Recommendation

Contact a qualified plumbing contractor.

13.15.1 JETTED TUBS

Repair Recommendation

NO ACCESS

MASTER BATHROOM

There is no access panel installed or the panel was sealed at the time of inspection for the jetted tub and I was not able to inspect the motor and connections. I recommend that a removable panel be installed to give access to the jetted motor and piping that run under and around the tub. Contact a qualified contractor for advice and necessary corrections.

Recommendation

Contact a qualified professional.

14: ON SITE SEWAGE DISPOSAL (SD)

		IN	NI	NP	D
14.1	Assessment of Sewage Disposal System	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

Assessment of Sewage Disposal System: **Private well present**

Overview of the well covers

On Site Sewage Disposal System Present (Septic)
Yes

Type of Septic System
Conventional

Location of septic system in relationship to home
West side

Septic location comments
Ok

Is property occupied at the time of the inspection?
Yes

Does the septic system have a visible riser?
No

Septic riser comments
Not visible

Is there at least 50' of clearance between septic system & well?
Yes

Clearance Comments
Ok

Will the septic evaluation meet the needs of the local health officials?
Yes

Method of evaluation
Visual

Was water run for a minimum of 30 mins?
No

Was effluent visible on ground?
No

Effluent comments
Ok

Functional Drainage
Yes

Drainage comments
Ok

Additional Comments - Septic:
Ok

15: WELL (W)

		IN	NI	NP	D
15.1	Well: Overall System Assessment	X			
15.2	Riser		X		
15.3	Control Switches		X		
15.4	Pressure Tank		X		

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

Well System Present
Off site community

Well Type
Community

Location of well in relationship to home
Unknown

Does well have a riser?
Unknown

Location of Pressure Tank
Unknown

Type of well pump
Unknown

Well pump comments
Off site

Estimated pressure?
65 psi

Estimated flow after 30 minutes
Unknown gpm

Is pressure adequate for this geographical area?
Yes

Will this inspection meet the needs of the local health officials?
Yes

Water sample sent to Lab?
No

Limitations

16: SPA/HOT TUB EQUIPMENT

		IN	NI	NP	D
16.1	SPA/HOT TUB OVERALL ASSESSMENT			X	
16.2	SHELL/LINER			X	
16.3	DECKING			X	
16.4	COVER			X	
16.5	FILTER			X	
16.6	MOTOR			X	
16.7	PUMP			X	
16.8	BLOWER			X	
16.9	PRESSURE GAUGE			X	
16.10	HEATER			X	
16.11	LIGHTS			X	
16.12	GFCI AND ELECTRICAL			X	
16.13	OTHER			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Limitations

17: INGROUND SPRINKLER SYSTEM (ISS)

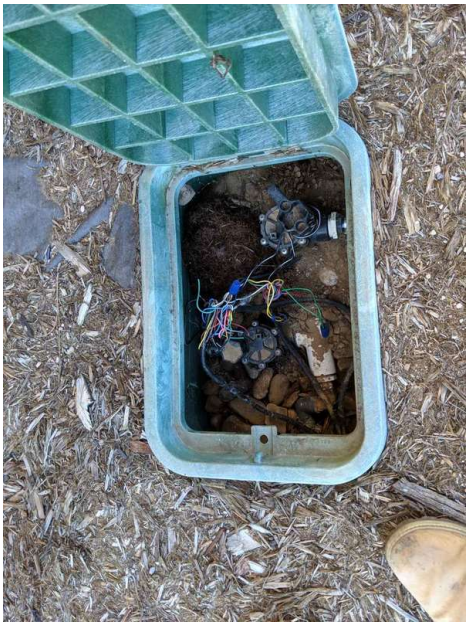
		IN	NI	NP	D
17.1	SYSTEM OPERATION	X			
17.2	ELECTRICAL/TIMER(S)/CONTROLS	X			
17.3	PLUMBING	X			
17.4	ZONE VALVES	X			
17.5	SPRINKLER HEADS	X			
17.6	BACKFLOW PREVENTER	X			X

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

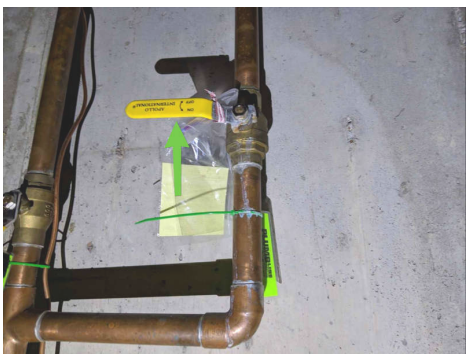
General photos

The following photos document the general condition of the sprinkler system if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



SYSTEM OPERATION: Sprinkler system winterized - visual only

The sprinkler system was not tested due to the colder outside temperatures and appears to be winterized for the season. The main shut off valve for the system was checked and is off at this time. A basic visual inspection of components was performed. The condition of the system is unknown, and it is unknown if proper winterizing was performed. Verify with the current owner that the system was blown-out or drained down and winterized properly. A full test should be done when the system can be de-winterized properly to verify operation.



ELECTRICAL/TIMER(S)/CONTROLS: No concerns noted

Garage

The controller for the sprinkler system was inspected, with no concerns noted.

Defective

17.6.1 BACKFLOW PREVENTER

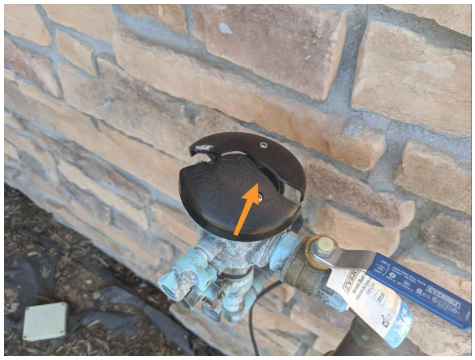
Repair Recommendation

CAP DAMAGED

The backflow preventer cap at the lawn sprinkling supply outside is missing or damaged. This cap is needed, to protect interior components from damage and weathering. A qualified person should repair or replace as needed.

Recommendation

Contact a qualified landscaping contractor



18: FIREPLACE (FP)

		IN	NI	NP	D
18.1	GAS/LP FIREPLACES	X			
18.2	WOOD FIREPLACE			X	
18.3	FREE-STANDING WOOD STOVE			X	
18.4	WOOD STOVE INSERT			X	
18.5	FLUE(S)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

Types Of Fireplaces
VENTED GAS LOGS

Number of Operable Fireplaces
ONE

GAS/LP FIREPLACES: Tested - no concerns noted
Living room

The gas fireplace(s) was tested and was functional at the time of the inspection, with no concerns noted.

GAS/LP FIREPLACES: Electric fireplace

There is an electronic fireplace present. No concerns noted.

Limitations

19: KITCHEN (K)

		IN	NI	NP	D
19.1	RANGES / OVENS / COOKTOPS	X			
19.2	FOOD WASTE DISPOSER	X			
19.3	DISHWASHER	X			
19.4	RANGE HOOD	X			
19.5	MICROWAVE COOKING EQUIPMENT	X			
19.6	COUNTERS AND CABINETS	X			
19.7	REFRIGERATOR	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

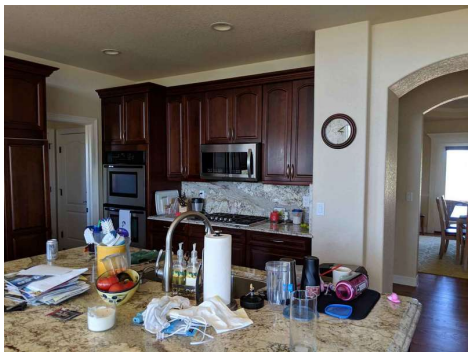
Information

General Appliance Inspection/Testing Notes:

The appliances are all turned on and run, to ensure that they operate. The testing done is general in nature, and not exhaustive. We do not verify appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, ice-maker production, and other specialized features of the appliances. Note that if the occupant has dishes in the dishwasher or clothes in the washer or dryer, we do not operate them and will note the limitation in our ability to completely inspect and test these units.

General photos

The following photos document the general condition of kitchen and appliances if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.



20: FINAL COMMENTS (FC) AND NOTEWORTHY CONCERNS

		IN	NI	NP	D

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

Unsafe or Hazardous Conditions Noted
No

Signs of roof leaks?
No

Is there Synthetic Stucco or EIFS present?
Yes

Is there hardboard composite siding present?
No

Are there signs of moisture problems in the crawlspace and/or basement present?
No

Are there any Federal Pacific or Zinsco/Sylvania panels present?
No

Is there single strand aluminum wiring present?
No

Is there any knob and tube wiring present?
No

Is there any Polybutylene piping present?
No

Is there any ABS piping present?
Yes

Is there any Plastic Flexible Tubing present (PEX, Zurn, Kitec, IPEX)?
No

Any evidence of an underground fuel oil storage tank?
No

Any signs of corrosive drywall (aka Chinese drywall)?
No

Any visible mold present?
No

21: DRYER VENT (DV)

		IN	NI	NP	D
21.1	DRYER VENTING	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

Dryer Vent
FLEXIBLE METAL

Dryer Power Source
220 VOLT ELECTRIC

22: ROOMS AND DOORS (RD)

		IN	NI	NP	D
22.1	WALLS	X			X
22.2	CEILINGS	X			
22.3	FLOORS	X			
22.4	DOORS	X			X
22.5	CLOSETS	X			
22.6	INTERIOR STAIRS, RAILINGS AND BALCONIES	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

Are handrails/guardrails missing where necessary for safety?
No

Are handrails/guardrails balusters more than 4" apart?
No

Do all finished areas have a permanent heat source as required?
Yes

General photos

The following photos document the general condition of interior areas if applicable. These photos reflect areas that have no existing concerns at this time. Areas with a specific concern or defect are noted separately, referencing the specific issue and area of concern.

Defective

22.1.1 WALLS

Maintenance Item

MINOR CRACKING

BASEMENT WINDOWS

Minor cracking was noted near the basement windows in the home. These cracks are typical of minor settling, and should be monitored for further movement, and patched and repaired as desired.

Recommendation

Recommend monitoring.

22.4.1 DOORS

Maintenance Item

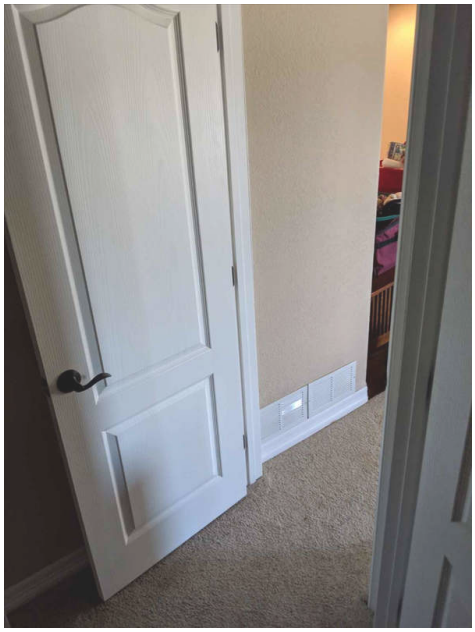
DOOR(S) NOT LATCHING

BASEMENT HALL

The door(s) will not latch properly when closed. This door needs to be adjusted or repaired, to properly close and latch. This should be evaluated and corrected by a qualified contractor.

Recommendation

Contact a qualified door repair/installation contractor.



22.4.2 DOORS

Repair Recommendation

DOOR MISSING HANDLE

BOTH BASEMENT BEDROOMS

Basement bedroom closet doors missing handles. Replacement needed.

Recommendation

Contact a qualified professional.

23: DRIVEWAYS (D)

		IN	NI	NP	D
23.1	DRIVEWAYS	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

Driveway
CONCRETE

24: ATTIC MATERIALS (AM)

		IN	NI	NP	D
24.1	STYLES AND MATERIALS	X			
24.2	ATTIC INSULATION AND VAPOR RETARDERS	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

STYLES AND MATERIALS: Attic Insulation
BLOWN, FIBERGLASS, BATT

STYLES AND MATERIALS: R-Value
R-38

STYLES AND MATERIALS: Insulation Depth
15 Inches

25: ENVIRONMENTAL CONCERNS (ENV)

		IN	NI	NP	D

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

Friable Asbestos Observed?
No

Popcorn Ceiling Observed?
No

Underground Storage Tank Observed?
No

Mold Observed?
No

26: RADON MITIGATION SYSTEM (PRE-INSTALLED SYSTEM)

		IN	NI	NP	D
26.1	RADON MITIGATION SYSTEM	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Defective

Information

Importance of radon testing:

The American Society of Home Inspectors (ASHI) recommends that home owners and home buyers test their current or prospective home for the presence of radon gas in indoor air. The U.S. Environmental Protection Agency (EPA) strongly recommends that steps be taken to reduce indoor radon levels when test results are 4 picocuries per liter (pCi/L) of radon in air, or more. The National Academy of Sciences (NAS) has estimated that each year in the U.S., between 15,000 and 22,000 people die from radon related lung cancer. Exposure to radon is the second leading cause of lung cancer after smoking.

System Verification Needed:
The presence of a radon mitigation system indicates that at one time high radon levels were detected and a system installed to mitigate for radon gas. The only way to confirm if a mitigation system is working is to have a radon test performed.

If buying or selling a home, read EPA's Home Buyer's and Seller's Guide to Radon. If fixing a home, read EPA's A Consumer's Guide to Radon Reduction. These and other publications on indoor air quality are available at http://www.epa.gov/iaq/

RADON MITIGATION SYSTEM: Active system

This home appears to have an ***active*** radon mitigation system. An ***active*** radon mitigation system has four basic elements: (1) an electric vent fan (located outside of conditioned space, i.e., in the attic, garage or outside the building envelope); (2) a system failure warning device (may also be in the basement); (3) a vent pipe running between sub-slab gravel up to above the roof or eave; and, (4) sealed and caulked cracks and joints. The estimated life of a quality vent fan (operating continuously) is 10 years. In an existing home, the vent fan, wiring and piping are all part of the same installation.

For more information on maintenance of radon mitigation systems, visithere.