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Buyer Name
01/23/2019 9:00AM



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The Full Inspection Report contains information about the home as well as some maintenance suggestions. Generally speaking the report **SUMMARY** (*which can be selected above*) contains those items identified as **Deficient** in the opinion of the inspector. The Report Summary section is intended to help save you time, and to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. **THIS IS NOT A LIST OF MANDATORY REPAIRS** BUT A LIST OF **SUGGESTED** REPAIRS OR UPGRADES. The Report Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the sole discretion of the client. You should read and understand the entire Home Inspection Report. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector.

Call (864) 501-7593 **Visit Our Website** info@AppleTreeInspections.com

SUMMARY



MINOR DEFECT -
(MAINTENANCE / UPGRADE)



DEFECT - (NOT WORKING OR
IMPROPER)



MATERIAL DEFECT - (SAFETY
OR MAJOR IMPACT)

-  1.4.1 Inspection Details / Pests - Pests Visual Evidence: Wasps Nest
-  2.2.1 Home-Site / Grading & Vegetation - Building Lot Grading: Improve Drainage
-  2.3.1 Home-Site / Grading & Vegetation - Trees and Vegetation: Trim Tree Limbs / Roof
-  2.3.2 Home-Site / Grading & Vegetation - Trees and Vegetation: Trim Vegetation From Exterior Wall
-  3.2.1 Roof & Roof Drainage System - Roof Drainage Systems: No Rain Gutters
-  3.5.1 Roof & Roof Drainage System - Roof Penetrations & Plumbing Vents: Paint Plumbing Vents
-  4.1.1 Home Exterior - General Information: Loose Conduit
-  4.2.1 Home Exterior - Exterior Siding: Damaged Siding
-  4.3.1 Home Exterior - Trim, Soffits & Fascia: Damaged Trim
-  5.2.1 Doors & Windows - Windows From (Exterior): Damaged or Missing Window Screens
-  5.3.1 Doors & Windows - Exterior Doors: Door Hits / Sticks
-  5.6.1 Doors & Windows - Windows From (Interior): Difficult to Operate (Vinyl Window)
-  6.6.1 Home Interior - Cabinets: Cabinets Damaged
-  7.2.1 Appliances & Ventilation - Food Waste Disposal: Disposal Leaking
-  7.3.1 Appliances & Ventilation - Dishwasher: No Anti-Siphon Device (Loop)
-  7.5.1 Appliances & Ventilation - Range / Oven Combination: Range Anti - Tip Bracket
-  7.10.1 Appliances & Ventilation - Bath Fans & Dryer Vent: Dryer Vent Cleaning
-  8.3.1 Plumbing System & Fixtures - Kitchen Sink / Faucet: Water Damage Kitchen Sink Cabinet
-  8.4.1 Plumbing System & Fixtures - Lavatories / Faucet: Sink Slow To Drain
-  8.4.2 Plumbing System & Fixtures - Lavatories / Faucet: Drain Stop Missing / Inoperable
-  8.5.1 Plumbing System & Fixtures - Tubs, Showers & Enclosures: Bath Tub Slow To Drain
-  8.5.2 Plumbing System & Fixtures - Tubs, Showers & Enclosures: Shower Low Water Pressure
-  8.6.1 Plumbing System & Fixtures - Toilets: Toilet Loose at Floor
-  8.10.1 Plumbing System & Fixtures - Water Supply & Distribution System: Improper Repair
-  9.7.1 Electrical System & Fixtures - Light Fixtures / Switches & Disconnects : Light Fixture(s) Inoperable
-  10.3.1 Heating & Cooling - Condensate: Condensate Line At Foundation
-  10.3.2 Heating & Cooling - Condensate: Secondary Condensate Drain Pan Rust
-  11.1.1 Insulation & Attic - General Information / Access: Attic Ladder Not Insulated

 11.1.2 Insulation & Attic - General Information / Access: Attic Hatch Lid Not Insulated

1: INSPECTION DETAILS / PESTS

		IN	NI	NP	O
1.1	General Information	X			
1.2	Inspection and Site Details	X			
1.3	Pests Conducive Conditions	X			
1.4	Pests Visual Evidence	X			X
1.5	Natural Hazards / Concerns	X			
1.6	Building Permits	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Information: Type of Building

Single Family

General Information: Occupancy

Furnished, Occupied

General Information: In Attendance

Client 1, Client's Agent

None

General Information: Introduction Notes

Congratulations on buying your new home, and thank you for choosing Apple Tree Inspections to perform your complete home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. This inspection is not a guarantee or warranty of any kind. Apple Tree Inspections endeavors to perform all inspections in substantial compliance with InterNACHI's Standards of Practice. Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part without Apple Tree Inspections written permission. We are available to you throughout the real estate transaction process.

Sincerely, Travis Clarke Certified Professional Inspector

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General Information: The Report Summary

The Report Summary section is intended to be a tool to assist our clients and their representative(s) in preparing a repair request, if and when applicable. **THIS IS NOT A LIST OF MANDATORY REPAIRS BUT A LIST OF SUGGESTED REPAIRS OR UPGRADES.** The Report Summary is intended to follow the flow of the main body of the Property Inspection Report. The order of repair priority is left up to the sole discretion of the client. This summary contains only those items identified as Deficient. **You should read and understand the entire Home Inspection Report** prior to completing any repair request. This report contains technical information, if you do not understand or are unclear about some of the information contained in the body of this report; please call the office to arrange for a verbal consultation with your inspector.

General Information: Definitions

Any findings / comments that are listed under "**Material Defect**" mean that in the opinion of the inspector, the reported item has or could have a major impact on the value or safety of the home. The client is strongly encouraged to have all material defects, further evaluated and / or repaired, by a qualified professional, or contractor. Any findings / comments that are listed under "**Defect**" mean, that in the opinion of the inspector, the reported item is improper or not working as intended. The client is encouraged to make a repair or correction, or to consider consulting a specialist, for additional information. Any findings / comments that are listed under "**Minor Defect**" mean that in the opinion of the inspector the reported item may need a minor repair or maintenance, but the item does not appear to require immediate action. **Inspected (IN)** = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear. **Not Inspected (NI)** = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting. **Not Present (NP)** = The item, component or system is not in this home or building. **Observations (O)** = The item, component or system was inspected and a concern, observation and / or deficiency was found.

General Information: Perspective

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

General Information: Use of Photos and Video

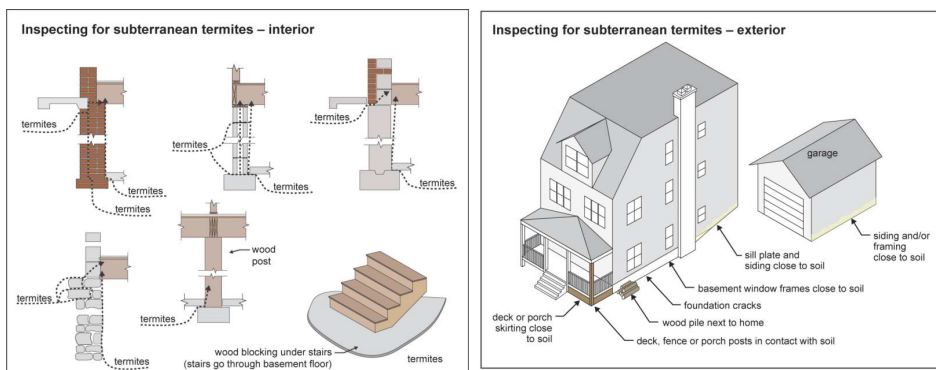
Your report includes many photographs, and may also include video. Some pictures are intended as a courtesy and are added for your information. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos.

Inspection and Site Details: Homeowner's Association

There were indications that the subject property may belong to a homeowners association. The homeowner's association usually maintains common areas, the landscaping and sprinklers and sometimes the exterior of the building. I suggest contacting the homeowner's association for verification and further information regarding what is maintained by the association and any homeowners fees / dues.

Pests Conducive Conditions: What We Look For (WDO)

See attached images for where we generally look for WDO (wood destroying organisms) and conducive conditions for WDO while performing a home inspection.



Natural Hazards / Concerns: Lead Based Paint & Asbestos

Structures built prior to 1979 may contain lead-based paint and/or asbestos in various building materials such as insulation, siding, walls, and/or floor and ceiling tiles. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and / or asbestos is not included in this inspection. If the client(s) are concerned, they may choose to consult with specialists as necessary, such as industrial hygienists, professional labs and / or abatement contractors for this type of evaluation. Here is a link to some helpful information on lead based paint from the EPA [Article Link](#). Information about asbestos can be found here [Article Link](#)

Limitations

General Information

WHAT IS & WHAT IS NOT INSPECTED

A general home inspection is a visual noninvasive inspection, which typically includes the following parts of a home.

- The Grading and Vegetation
- The Roof and Gutters
- The Exterior Wall Coverings Porches and Decks
- The Foundation and Structure
- The Heating Cooling and Ventilation Systems
- The Electrical System
- The Plumbing System
- The Appliances Cabinets and Countertops
- The Interior Including the Ceilings, Walls, and Floors
- The Doors and Windows
- The Attic and Insulation
- The Crawlspace or Basement
- And the Garage

Of course, an inspector has limitations, we cannot see through walls or floors, and we cant predict the future. Sometimes an Item may work when we check it, but this does not guarantee that it will work in the future. We can only report on what we observe at the time of the inspection. Some of the items that are not normally inspected are;

- Systems That Are Not Accessible
- Cable, T.V. and Low Voltage Wiring
- Wells
- Septic Systems
- Window Air Conditioners
- Fences
- Water Softeners, and Water Filters
- Sewer Lines
- Phone Lines
- Clothes Washer and Dryer
- Humidifiers or Dehumidifiers
- Solar Heating or Solar Power Systems
- Security Alarm Systems
- Pools or Spas
- And Sprinkler Systems

If you would like any of these items inspected additional arrangement should be made. You should also not rely on the inspection to report defects in cosmetic items, such as floor coverings or interior paint. A home inspection is primarily for the structural mechanical and safety items in a home.

General Information

LIMITED INSPECTION (PERSONAL PROPERTY)

Homes or areas of the home which are furnished, contain personal property, or are otherwise occupied limit the inspectors ability to visually observe or inspect in those areas. There may be concealed defects in a home which were not readily observable at the time of the inspection.

Observations

1.4.1 Pests Visual Evidence

 Minor Defect - (Maintenance / Upgrade)

WASPS NEST

Wasp / bee nests were visible under the soffits or eaves and were seen entering the soffit area. (see photos) I suggest removal of any nests and sealing entry points.



2: HOME-SITE / GRADING & VEGETATION

		IN	NI	NP	O
2.1	General Information	X			
2.2	Building Lot Grading	X			X
2.3	Trees and Vegetation	X			X
2.4	Driveways and Walkways	X			
2.5	Fences / Gates / Retaining Walls			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Information: Introduction Notes

Inspection of the home site typically includes: adequate surface drainage, driveway and walkways, window wells, potential tree problems, and retaining wall conditions that may affect the home structure. Note: The General Home Inspection does not include inspection of landscape irrigation systems, fencing or swimming pools / spas unless pre-arranged as ancillary inspections.

Limitations

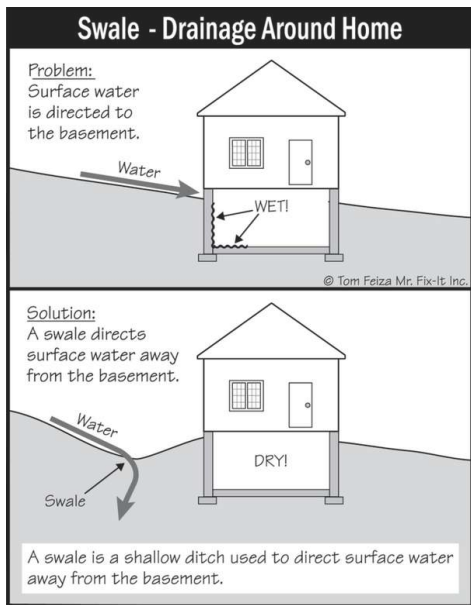
Observations

2.2.1 Building Lot Grading

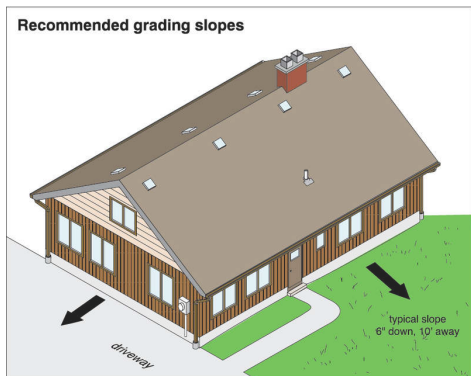
Minor Defect - (Maintenance / Upgrade)

IMPROVE DRAINAGE

Ideally the finish grading would slope away from the home 6 inches in the first 10 feet. This provides a way for surface runoff water to drain safely away from the structure and foundation. Consider improving the grading to help prevent or correct any water related problems. (see photos) **This is simple maintenance suggestion.**



B115



2.3.1 Trees and Vegetation

Minor Defect - (Maintenance / Upgrade)

TRIM TREE LIMBS / ROOF

Tree limbs (as shown in the attached images) should be kept trimmed away from the home to help prevent damage to the roof and / or eaves. No damage to the home in this area was observed at the time of the inspection. Here is a link to a helpful article online [Tree Branches Over Roof](#)

Recommendation

Contact a handyman or DIY project



2.3.2 Trees and Vegetation

 Minor Defect - (Maintenance / Upgrade)

TRIM VEGETATION FROM EXTERIOR WALL

Vegetation which is close to or touching the home should be trimmed back because it can hold moisture against the building, and may cause damage the building materials. Heavy foliage also limits the inspectors ability to visually observe the exterior surfaces in these areas. This is a simple **maintenance suggestion**, and **no damage was observed in this area at the time of the inspection**.

Recommendation

Contact a handyman or DIY project



3: ROOF & ROOF DRAINAGE SYSTEM

		IN	NI	NP	O
3.1	General Information	X			
3.2	Roof Drainage Systems	X			X
3.3	Underlayment	X			
3.4	Roof Flashings	X			
3.5	Roof Penetrations & Plumbing Vents	X			X
3.6	Chimney(s) at Roof & Skylights			X	
3.7	Asphalt Shingles	X			

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Information

General Information: Roof Covering Material
Asphalt

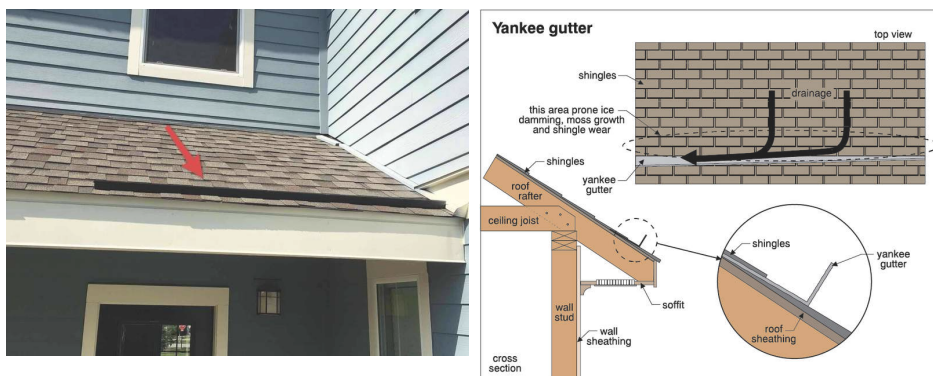
General Information: Inspection Method **Asphalt Shingles: Layers**
Walked the Roof 1+ Layer

General Information: Introduction Notes

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist in the time allotted. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. An inspector is normally not able to find / identify leaks unless they are actually occurring at the time of the inspection. The roof covering materials should be inspected annually as part of a routine maintenance plan.

Roof Drainage Systems: Yankee Gutter Installed

A Yankee gutter was installed (at the location shown in the attached image) to divert water away from the walkway.



Underlayment: # 15 Felt Paper

The roof had #15 felt paper installed as water-resistant underlayment beneath roof-covering materials. The underlayment was inspected in representative areas only. Most of this membrane was hidden beneath roof-covering materials and was not inspected.

Asphalt Shingles: Dimensional - Architectural

The roof was covered with laminated fiberglass composition asphalt shingles. Laminated shingles are composed of multiple layers bonded together. Laminated shingles are also called "architectural" or "laminated" shingles. Composition shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer.

Limitations

General Information

LIFE EXPECTANCY

Life expectancy of the roofing covering materials is not covered by this home inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. This inspection does not determine the insurability of the roof. Roof covering materials are inspected according to current InterNACHI Standards of Practice.

Underlayment

UNDERLAYMENT DISCLAIMER, EDGES ONLY

The underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only at representative areas around the perimeter of the roof.

Roof Flashings

NOT VISIBLE

Most or all of the roof flashing was not visible due to roofing materials installed.

Observations

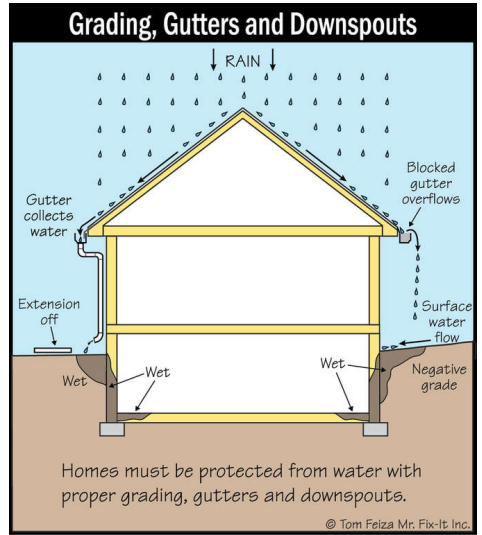
3.2.1 Roof Drainage Systems

NO RAIN GUTTERS



Minor Defect - (Maintenance / Upgrade)

Grading and drainage could be improved with the installation of rain gutters. Gutters are encouraged **(as an optional upgrade)** because they collect rain water from the roof and direct it away from the building.



B158C

3.5.1 Roof Penetrations & Plumbing Vents

 Minor Defect - (Maintenance / Upgrade)

PAINT PLUMBING VENTS

PVC plumbing vents are susceptible to premature degradation from sunlight and exposure to UV radiation. Consider painting the roof plumbing vents or wrapping them with an appropriate protective material to extend the life of the vent(s). **This is a maintenance suggestion.** Here is a link to a helpful article online [Paint Vents](#)



4: HOME EXTERIOR

		IN	NI	NP	O
4.1	General Information	X			X
4.2	Exterior Siding	X			X
4.3	Trim, Soffits & Fascia	X			X
4.4	Brick, Stone or Masonry			X	
4.5	Exterior Wall Flashings	X			
4.6	Porch(s)	X			
4.7	Deck(s)			X	
4.8	Exterior Stairs	X			
4.9	Patio	X			
4.10	Balcony			X	
4.11	Chimney			X	

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Information

General Information: Exterior Wall Covering Material

Fiber Cement

Trim, Soffits & Fascia: Trim Material

Fiber Cement

Trim, Soffits & Fascia: Soffit / Fascia Material

Wood

General Information: Introduction Notes

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

Exterior Siding: Fiber Cement

Exterior walls were covered with a cementitious lapped siding. This siding is of high durability, stability, and fire resistance.

Limitations

General Information

NEW PAINT

Freshly painted or repaired exterior materials including wall coverings / windows / doors / trim / decks may conceal defects that would otherwise be observed.

Observations

4.1.1 General Information

LOOSE CONDUIT

An electrical conduit for the home has pulled away from the building and is not properly secured. (see photos) I recommend that the conduit be properly fastened to the building to help protect the wiring and connections.



Minor Defect - (Maintenance / Upgrade)



4.2.1 Exterior Siding

DAMAGED SIDING

 Minor Defect - (Maintenance / Upgrade)

There is a very small area of damage to the exterior siding (*shown in the attached images*).



4.3.1 Trim, Soffits & Fascia

DAMAGED TRIM

 Defect - (Not Working or Improper)

There is some damage or deterioration to the exterior trim (*mainly shown in the attached images*). Consider repair or replacement as needed.

Recommendation

Contact a handyman or DIY project



Garage Door Trim

5: DOORS & WINDOWS

		IN	NI	NP	O
5.1	General Information	X			
5.2	Windows From (Exterior)	X			X
5.3	Exterior Doors	X			X
5.4	Door Hardware	X			
5.5	Interior Doors	X			X
5.6	Windows From (Interior)	X			X
5.7	Storm / Sliding Glass Doors			X	
5.8	Skylights			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Windows From (Interior):

Window Type (Material)

Vinyl Double Pane

Windows From (Interior):

Window Type (Operation)

Single-hung

General Information: Introduction Notes

The doors and windows were inspected according to today's InterNACHI Standards of Practice. The general home inspection of the doors and windows typically includes:

- The Doors (operation, condition and hardware)
- The Windows (operation, condition and hardware)
- Door & Window Trim

Exterior Doors: Door Stop Missing

All exterior doors should have doorstops installed to help prevent damage to adjacent interior wall coverings.

Interior Doors: Door Stop(s) Missing

All interior doors should have doorstops installed to help prevent damage to adjacent interior wall coverings.

Limitations

General Information

NEW PAINT

Freshly painted or repaired exterior / interior materials including windows / doors / trim, may conceal defects that would otherwise be observed.

Windows From (Interior)

LOST SEALS

Signs of lost seals in the thermal pane windows may appear and disappear as temperature and humidity changes. Some windows with lost seals may not be evident at the time of this inspection. Windows are checked in a non-exhaustive manner for obvious fogging. When lost thermal pane window seals were noted, we recommend all windows be rechecked by a window specialist for further evaluation.

Observations

5.2.1 Windows From (Exterior)

DAMAGED OR MISSING WINDOW SCREENS



Minor Defect - (Maintenance / Upgrade)

Damaged or missing window screens were observed at one or more windows. *(see photos)* Window screens help protect window glass from minor impact damage and help prevent insects from entering the home.



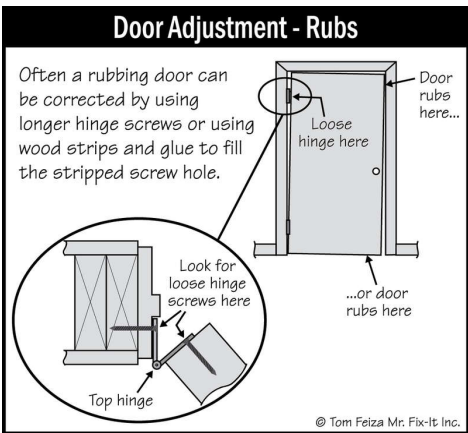
5.3.1 Exterior Doors

DOOR HITS / STICKS



Minor Defect - (Maintenance / Upgrade)

One or more exterior doors rubs, hits, or sticks in the frame and was in need of adjustment at the time of the inspection. *(see photos)* Here is a link to a helpful article online [Article Link](#)



DO23

5.6.1 Windows From (Interior)

 Minor Defect - (Maintenance / Upgrade)

DIFFICULT TO OPERATE (VINYL WINDOW)

The vinyl windows in the home were operable, but were generally stiff and difficult to open and close. Often, a good cleaning and an application of spray silicone to the vinyl frames improves the windows operation.



6: HOME INTERIOR

		IN	NI	NP	O
6.1	General Information	X			
6.2	Walls	X			
6.3	Floors	X			
6.4	Ceilings	X			
6.5	Interior Trim	X			
6.6	Cabinets	X			X
6.7	Counter-Tops	X			
6.8	Stairway & Railing(s)	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cabinets: Cabinetry Material

Wood

Counter-Tops : Countertop

Material

Granite

General Information: Introduction Notes

The interior of the home was inspected according to today's InterNACHI Standards of Practice. **Note:** Although the inspector may choose to make a note of one or more cosmetic items, as a courtesy to the client, COSMETIC CONDITIONS are NOT a part of a standard home inspection. A home inspector is primarily concerned with **(FUNCTION, STRUCTURE, AND SAFETY)** The general home inspection of the home interior typically includes:

- Interior Trim
- Interior Walls (primarily structural inspection)
- Interior Floors (primarily structural inspection)
- Interior Ceilings (primarily structural inspection)
- Cabinets
- Counter-tops
- Stairways & Railings (condition and safety)

NOTE: Mold / Indoor Air Quality testing is an ADDITIONAL service / inspection offered by Apple Tree Inspections, and is NOT included in a standard home inspection. Unless this additional service has been added, it was specifically declined by the client.

Limitations

General Information

NEW PAINT

Freshly painted or repaired interior materials including walls / ceilings / trim, may conceal defects that would otherwise be observed.

Cabinets

CABINETS LIMITED VIEW

Cabinets which are filled with personal property limit the inspectors ability to perform a visual inspection. Personal property may conceal defects which might otherwise be observable.

Observations

6.6.1 Cabinets

 Defect - (Not Working or Improper)

CABINETS DAMAGED

There was damage observed to the kitchen cabinets in one area. *(see the attached images)* The damage did not affect the operation of the cabinet door.



7: APPLIANCES & VENTILATION

		IN	NI	NP	O
7.1	General Information	X			
7.2	Food Waste Disposal	X			X
7.3	Dishwasher	X			X
7.4	Built-in Microwave	X			
7.5	Range / Oven Combination	X			X
7.6	Refrigerator	X			
7.7	Cooktop			X	
7.8	Wall Oven			X	
7.9	Ventilation - Kitchen / Other	X			
7.10	Bath Fans & Dryer Vent	X			X

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Information

**Range / Oven Combination:
Range / Oven Energy Source**

Electric

**Ventilation - Kitchen / Other:
Exhaust Hood Type**

Microwave Re-Circulate

**Bath Fans & Dryer Vent: Dryer /
Bath Venting**

Dryer Metal, Bathroom Vented

General Information: Introduction Notes

The general home inspection does not include any type of appliance warranty or guarantee. The inspection of the appliances may show them to be operating adequately at the time of the inspection. This does not guarantee the future life or failure of the appliance. Pictures of the manufacture labels were taken for each appliance if they could be found, and these pictures are in the corresponding section which follow. The purpose of the pictures is to provide the home owner the information needed to check for any recall notices from the appliance manufacture.

Food Waste Disposal: Appliance Information Pictures

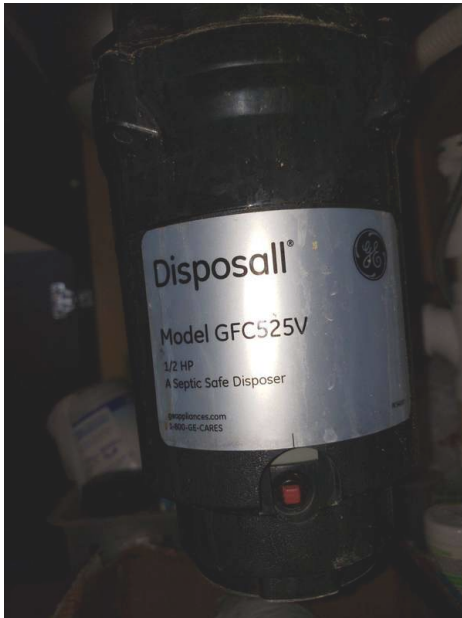
Pictures Showing information for records and to check for possible recalls.

Manufacture

Model #

Serial Number

Plate Data



Dishwasher: Appliance Information Pictures

Pictures Showing information for records and to check for possible recalls.

Manufacture

Model #

Serial Number

Plate Data



Dishwasher: Dishwasher Drain Line

Drain Not Looped

A loop or anti-siphon device at the dishwasher is important because if not installed, water from the sink can siphon and flood through the dishwasher

Built-in Microwave: Appliance Information Pictures

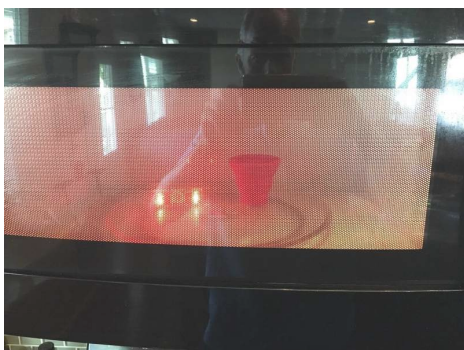
Pictures Showing information for records and to check for possible recalls.

Manufacture

Model #

Serial Number

Plate Data



Range / Oven Combination: Appliance Information Pictures

Pictures Showing information for records and to check for possible recalls.

Manufacture

Model #

Serial Number

Plate Data



ALL CORRESPONDENCE REGARDING THIS SERVICE AND SUPPORT INFORMATION SHOULD BE DIRECTED TO THE MANUFACTURER'S SERVICE DEPARTMENT.
 SERIAL NO. AND COLOR OF UNIT: JB620DF1BB
 MODEL NO.: JB620DF1BB
 SERIAL NO.: TD235651Q
 8.1 kW / 10.8 kW
 115V/208V / 240V
 60/50 Hz
 UL LISTED FOR SERVICE AND SUPPORT INFORMATION VISIT US AT: www.geappliances.com
 800-368-1463
 ©2015 GE Appliances
 MADE IN MEXICO

Refrigerator: Appliance Information Pictures

Pictures Showing information for records and to check for possible recalls.

Manufacture

Model #

Serial Number

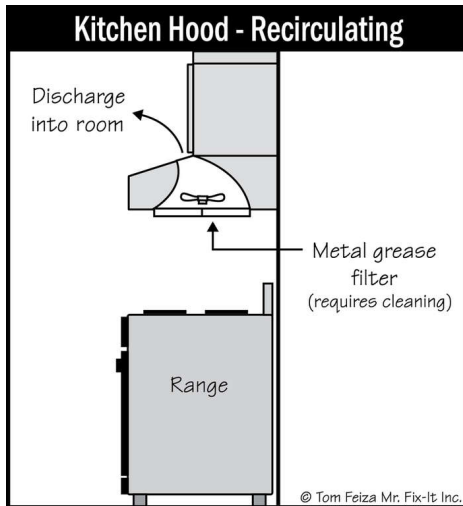
Plate Data



GENERAL ELECTRIC MADE IN MEXICO
 Model GSE26HSHBSS
 Serial RD420482
 62NK HOUSEHOLD REFRIGERATOR
 110-127 VAC 60 HZ 11.8 AMPS
 REFRIGERANT R134A CHARGE 4.75 OZ.
 MINIMUM INSTALLATION CLEARANCES
 TOP 1 IN.
 BACK 2 IN.
 SIDES 9.125 IN.
 225D7805P048
 AHAM VERIFIDE

Ventilation - Kitchen / Other: Range Hood / Microwave Re-Circulation

The range hood or microwave did not exhaust to the outside but re-circulated air through cleanable filters.



VO11

Limitations

General Information

APPLIANCES NOT INSPECTED

Refrigerators, washers and dryers, ice makers, wine coolers and whole house vacuums are outside the scope of this home inspection and if present, these appliances were not inspected.

Range / Oven Combination

LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features but is limited to confirmation of bake and broil features. You might consider asking the seller about the functionality of any other features.

Observations

7.2.1 Food Waste Disposal

DISPOSAL LEAKING



The leak which was observed at the garbage disposal appeared to be the result of poor attachment at the sink drain or drain line connection. (see photos) I recommend correction to help prevent water damage to the cabinet and surrounding materials.

Recommendation

Contact a qualified professional.



7.3.1 Dishwasher

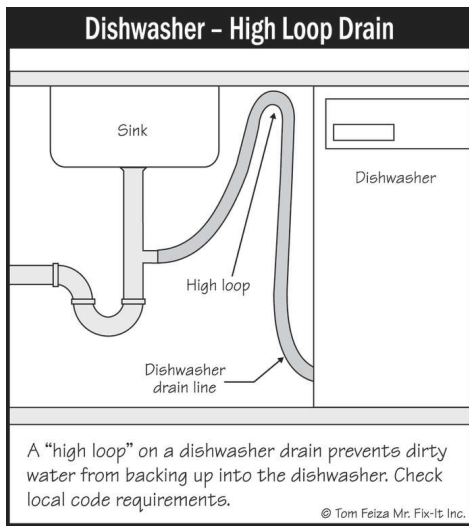
Defect - (Not Working or Improper)

NO ANTI-SIPHON DEVICE (LOOP)

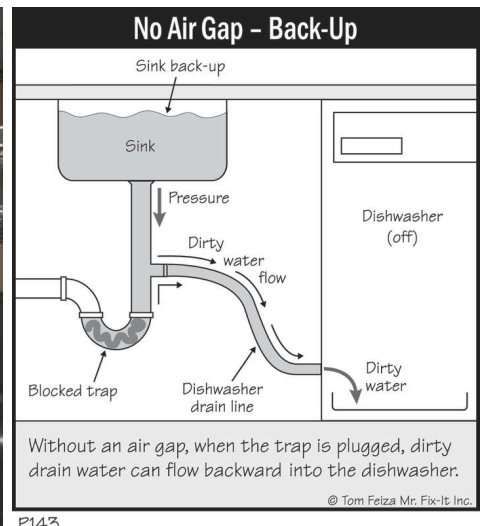
An anti-siphon loop was not visible at the dishwasher drain line. (see photos) This is a concern because water from the sink can potentially siphon and flood through the dishwasher. Some newer dishwashers may have a built in anti siphon device directly behind the dishwasher. This is a simple and inexpensive item to verify and / or correct if needed.

Recommendation

Contact a handyman or DIY project



P154



P143

7.5.1 Range / Oven Combination

Defect - (Not Working or Improper)

RANGE ANTI - TIP BRACKET

I recommend that the range be fastened to the floor with a anti tip bracket. An anti tip bracket is a safety device installed on the back leveling foot of the range. It is intended to prevent the range from tipping over if a child were to stand on the open oven door. Here is an link to a helpful article online [Article Link](#)



Recommendation

Contact a handyman or DIY project

7.10.1 Bath Fans & Dryer Vent

 **Material Defect - (Safety or Major Impact)**

DRYER VENT CLEANING

Lint and other debris should be removed from the dryer vent cover and duct work. Although cleaning is a relatively minor maintenance / repair item, it is classified as a *(Material Defect)* because this item is a **safety concern**. Here is a link to a helpful article online [Article Link](#)

Recommendation

Contact a handyman or DIY project



8: PLUMBING SYSTEM & FIXTURES

		IN	NI	NP	O
8.1	General Information / Water Main	X			
8.2	Exterior Plumbing	X			
8.3	Kitchen Sink / Faucet	X			X
8.4	Lavatories / Faucet	X			X
8.5	Tubs, Showers & Enclosures	X			X
8.6	Toilets	X			X
8.7	Laundry Room Plumbing	X			
8.8	Water Heater & Controls	X			
8.9	Water Heater Safety Devices	X			
8.10	Water Supply & Distribution System	X			X
8.11	Drain, Waste, & Vent System	X			
8.12	Gas / Fuel Distribution System			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Information / Water Main: Main Water Supply Material
CPVC

Water Heater & Controls: Location
Utility Room

Water Heater & Controls: Power Source
Electric

Water Heater & Controls: Capacity / Type
50-60 Gallons

Water Supply & Distribution System: Water Supply Pipe Material
CPVC

Drain, Waste, & Vent System: Waste Pipe Materials / System
PVC

General Information / Water Main: Introduction Notes

The visible water supply system plumbing was inspected according to today's InterNACHI Standards of Practice. Portions of the plumbing system that were concealed by finishes, stored items, below grade or in or under the foundation were not visible and were not inspected. Inspection of the plumbing system typically includes a visual examination of;

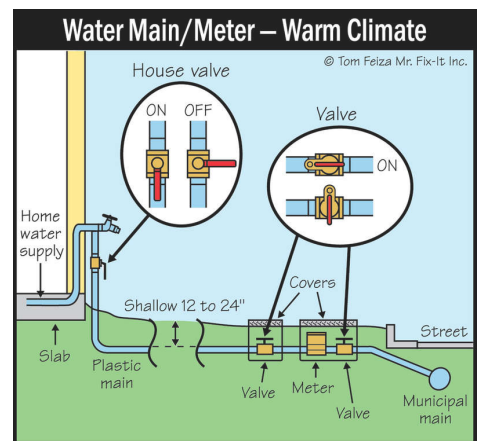
- Water supply pipes;
- Drain, waste and vent (DWV) system;
- Water heater (type, condition and operation);
- Sewage disposal system (designation as public or private);
- Gas system; and
- Sump pump (if present) confirmation of installation / operation.

The general home inspection does not include any type of plumbing system or component warranty or guarantee. The inspection of the plumbing system and equipment may show them to be operating adequately at the time of the inspection. This does not guarantee the future life or failure of the system, component, or equipment.

General Information / Water Main: Location of Main Water Shut Off

Utility Room

Sometimes the only readily accessible water shut off is at the main water meter outside. The meter is usually in the front yard by the street and has a small access cover. I recommend purchasing a Water Key Tool so that water can quickly be turned off at the meter in case of a plumbing emergency. The tool is inexpensive and can be found at most hardware stores.



PO63C

General Information / Water Main: Water Supply / Waste Water (Source)

Public Water Supply, Public Sewer System

The inspector does his or her best to determine if the home is serviced by a public or private system. On occasion, this information is not readily apparent. I suggest carefully reading the sellers disclosure, asking the seller, and / or further investigation if needed.

Exterior Plumbing: Water Pressure

80-90 psi

Water pressure below 40 psi or above 80 psi is improper and should be further evaluated and corrected as needed.



Water Heater & Controls: Appliance Information Pictures

Pictures Showing information for records and to check for possible recalls.

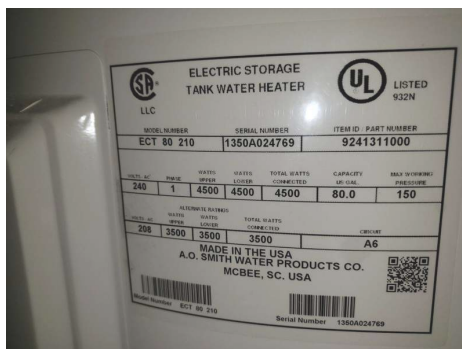
Manufacture

Model #

Serial Number

Plate Data

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.



Water Heater & Controls: Inspected OK

The water heating equipment was inspected according to today's InterNachi Standards of Practice and was performing as intended at the time of the inspection.

Drain, Waste, & Vent System: Public Sewer System

The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

Limitations

General Information / Water Main

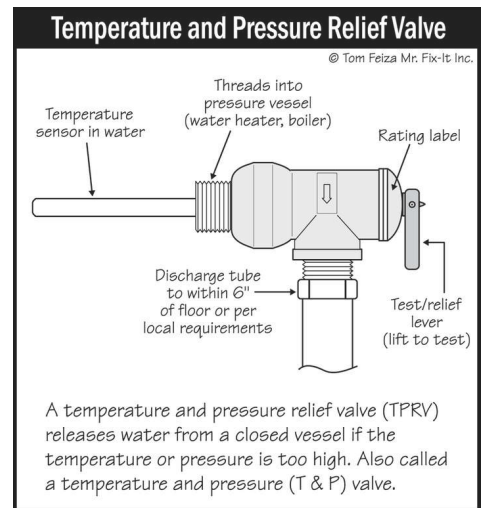
CONCEALED PLUMBING

Slab construction prevents visual inspection of plumbing located in or below concrete slabs. Plumbing concealed in foundations, below grade, under flatwork, under decks, inside walls, in attics, between ceilings, insulated, in crawl spaces or concealed by other finishes are outside the scope of a home inspection.

Water Heater Safety Devices

TPR INSPECTED NOT TESTED

The water heating equipment TPR valve was inspected and verified but was not tested. It is common for TPR Drain valves to fail under testing and leak water.



P142

Drain, Waste, & Vent System

MOST NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Observations

8.3.1 Kitchen Sink / Faucet



Defect - (Not Working or Improper)

WATER DAMAGE KITCHEN SINK CABINET

Water damage was observed inside the kitchen sink cabinet. (see photos) There was a leak at the garbage disposal which is likely responsible for the water damage.



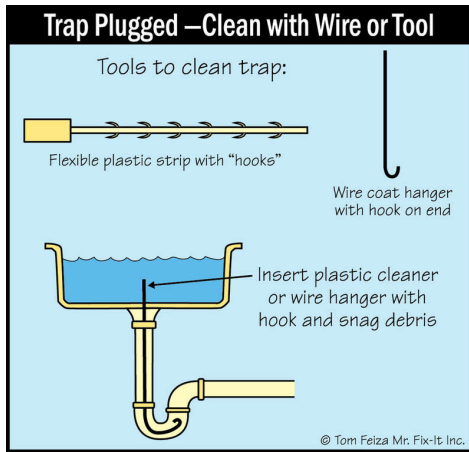
8.4.1 Lavatories / Faucet

 Minor Defect - (Maintenance / Upgrade)

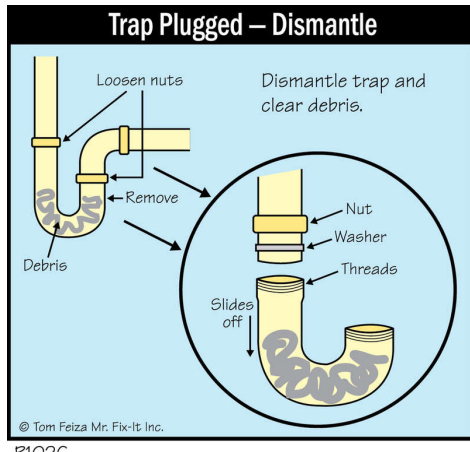
SINK SLOW TO DRAIN

The bathroom sink(s) (*shown in the attached images*) was slow to drain. This condition is usually the result of a partially clogged p-trap. I suggest cleaning the p-trap under the sink. If drainage does not improve after ensuring that the p-trap is clear, you may wish to have this condition investigated by a plumbing contractor.





P101C



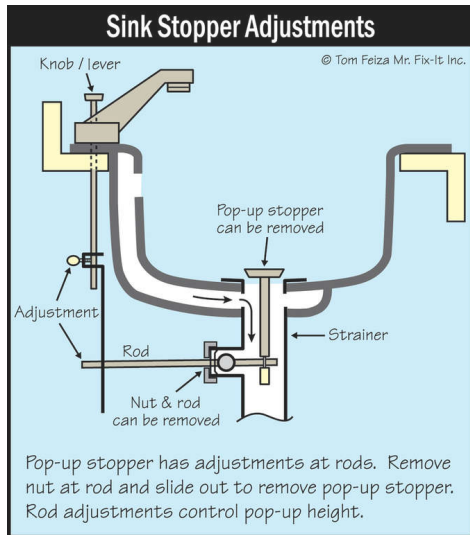
P102C

8.4.2 Lavatories / Faucet

Minor Defect - (Maintenance / Upgrade)

DRAIN STOP MISSING / INOPERABLE

The bathroom sink(s) drain stop was missing or not operating as intended at the time of the inspection. (see photos) Here is an link to a helpful article online [Article Link](#)



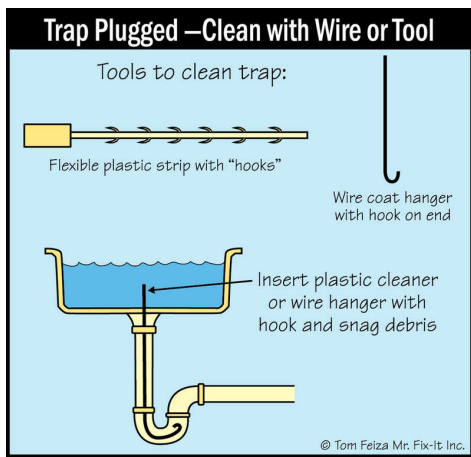
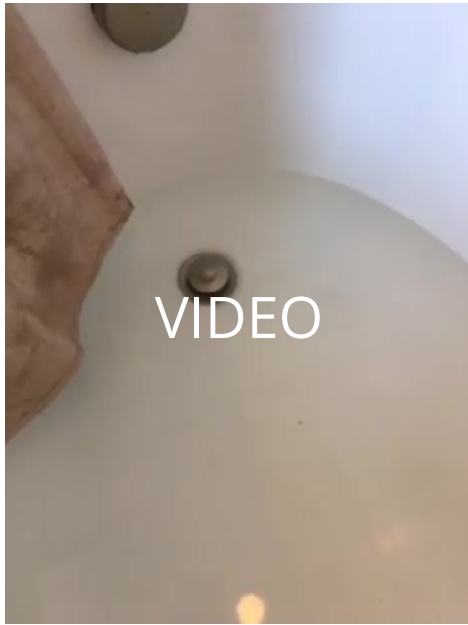
P097C

8.5.1 Tubs, Showers & Enclosures

Minor Defect - (Maintenance / Upgrade)

BATH TUB SLOW TO DRAIN

The bathtub(s) (shown in the attached images) was slow to drain. This condition is usually the result of a partially clogged p-trap. If drainage does not improve after ensuring that the p-trap is clear, you may wish to have this condition investigated by a plumbing contractor.



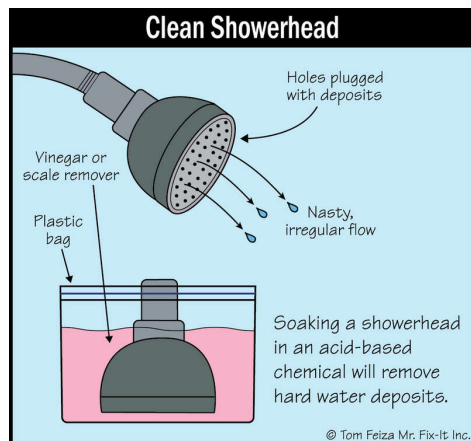
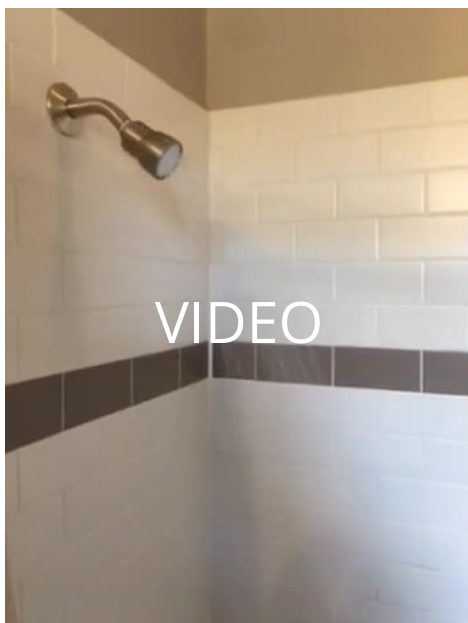
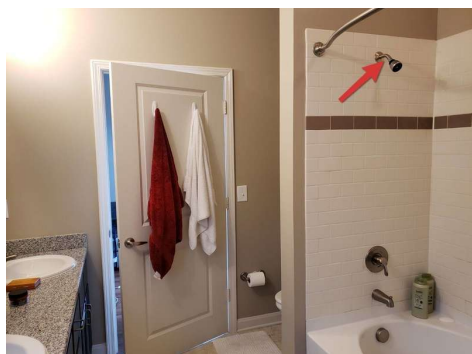
P101C

8.5.2 Tubs, Showers & Enclosures

 Minor Defect - (Maintenance / Upgrade)

SHOWER LOW WATER PRESSURE

The water pressure at the shower head (*shown in the attached images*) was low. Water pressure was adequate at the other plumbing fixtures in the home indicating a localized issue. I recommend cleaning the shower head, or replacement if needed. If pressure does not improve, service by a qualified plumbing contractor may be needed. Here is a link to a helpful article online [Article Link](#)



M075C

8.6.1 Toilets

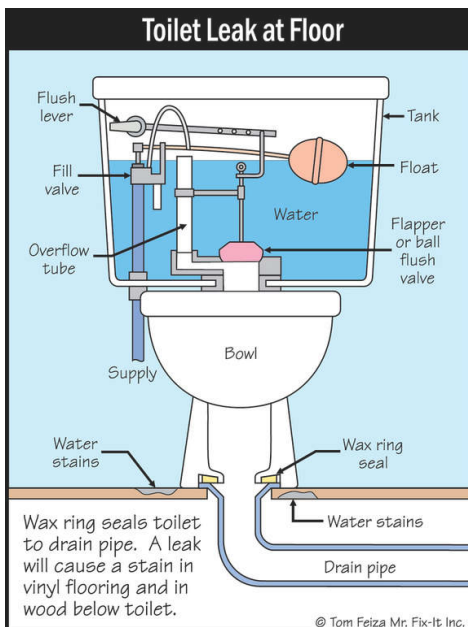
Defect - (Not Working or Improper)

TOILET LOOSE AT FLOOR

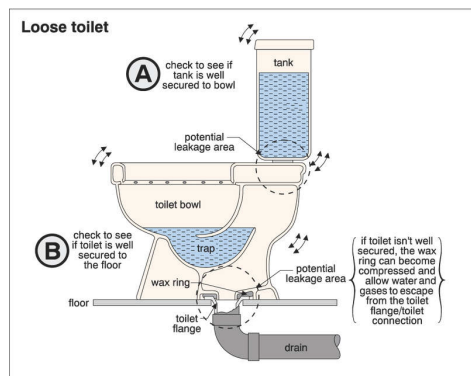
The toilet(s) (shown in the attached images) is loose at the floor and should be properly secured. Loose toilets are important to correct because the wax seal at the base of the toilet can break with movement causing moisture related problems or damage. No water damage was observed at the time of the inspection. Here is a link to a helpful article online [Toilet Loose](#)

Recommendation

Contact a qualified professional.



P027C



Master Bathroom

8.10.1 Water Supply & Distribution System

Material Defect - (Safety or Major Impact)

IMPROPER REPAIR

There were indications of a improper plumbing repair observed at the time of the inspection. *(see photos)* Repairs performed with improper materials or methods may fail and cause water damage to the home. I recommend immediate correction by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



9: ELECTRICAL SYSTEM & FIXTURES

		IN	NI	NP	O
9.1	General Information	X			
9.2	Electrical Meter & Service Entrance Conductors	X			
9.3	Grounding & Bonding	X			
9.4	Main Electrical Panel	X			
9.5	Circuits, Breakers & Fuses	X			
9.6	Branch Wiring	X			
9.7	Light Fixtures / Switches & Disconnects	X			X
9.8	Receptacles (Outlets)	X			
9.9	GFCI & AFCI Protection	X			
9.10	Smoke & Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Electrical Meter & Service Entrance Conductors: Electrical Meter Location
Right



Electrical Meter & Service Entrance Conductors: Service Entrance
Underground

Main Electrical Panel : Main Panel Location
Laundry Room

Main Electrical Panel : Panel Amperage
150 AMP

Branch Wiring: Branch Wiring Material - Method
NM Romex

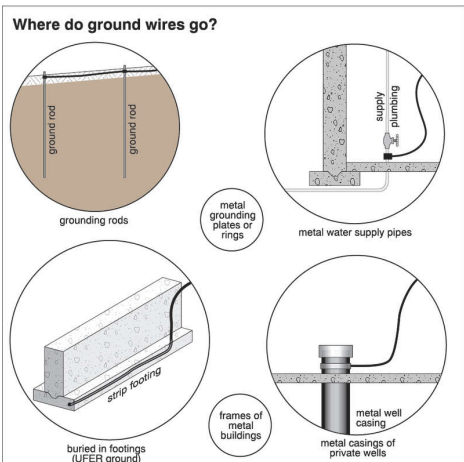
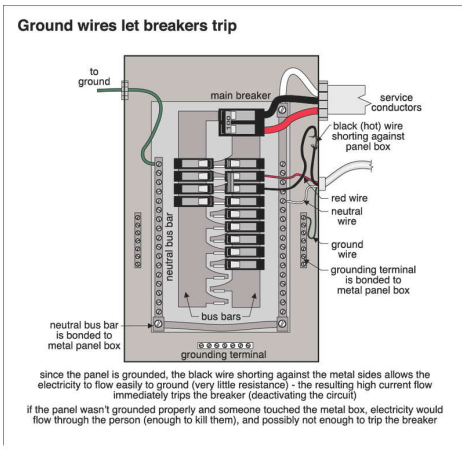
Light Fixtures / Switches & Disconnects : Door Bell Installed
No

General Information: Introduction Notes

The visible electrical system and fixtures were inspected according to today's InterNACHI's Standards of Practice. Portions of the electrical system that were concealed or not visible at the time of the inspection are not inspected. The general home inspection does not include any type of electrical system warranty or guarantee. Inspection is limited to a basic visual evaluation and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies.

Grounding & Bonding: Grounding
Grounding Electrodes

The earth grounding system uses a wire to connect the service box to the earth with water pipes, grounding rods, etc. This is primarily to discharge surges in the electrical system from static electricity and lightning strikes. It also serves as a protection in the event of a ground fault, or short circuit.



Main Electrical Panel : Panel Information Pictures

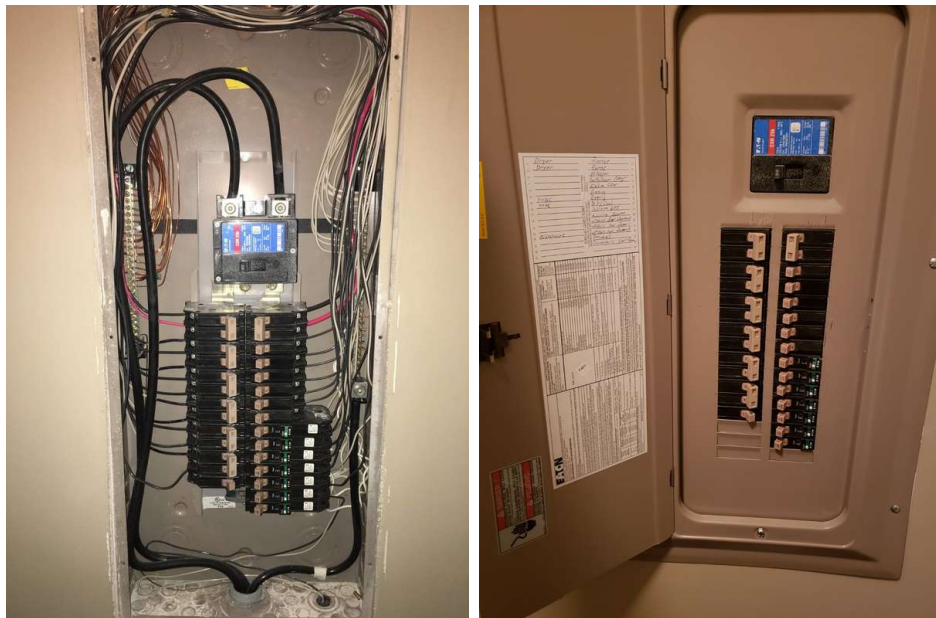
Pictures Showing information for records and to check for possible recalls.

Manufacture

Model #

Serial Number

Plate Data

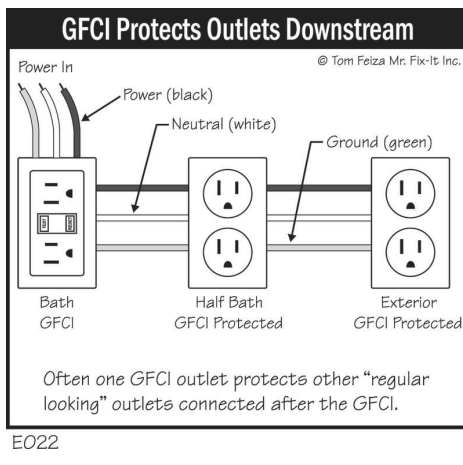
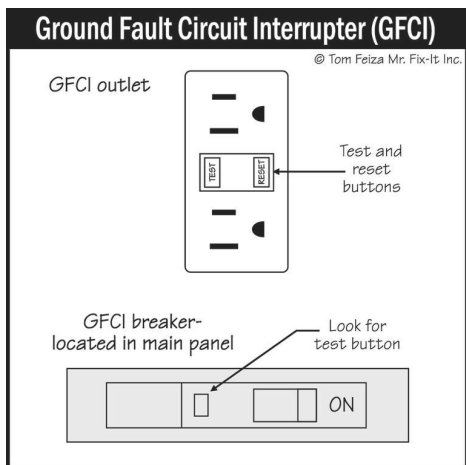


Light Fixtures / Switches & Disconnects : Doorbell Not Installed

There was no doorbell installed to this home. Wireless doorbells exist and could easily be installed if desired.

GFCI & AFCI Protection: GFCI Outlets Information

For safety reasons it is recommended that receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to help avoid potential electric shock or electrocution hazards.



Smoke & Carbon Monoxide Detectors: Smoke / CO Detectors Inspected

Smoke Detectors Present

Potential Carbon Monoxide Sources in the Home

© Tom Feiza Mr. Fix-It Inc. MO19

Smoke Detectors Required

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

© Tom Feiza Mr. Fix-It Inc. E116

Limitations

Branch Wiring

CONCEALED ELECTRICAL COMPONENTS

Electrical components concealed behind finished surfaces or under insulation are not inspected. The inspection does not include remote control devices, alarm systems, low voltage wiring, ancillary wiring or intercoms.

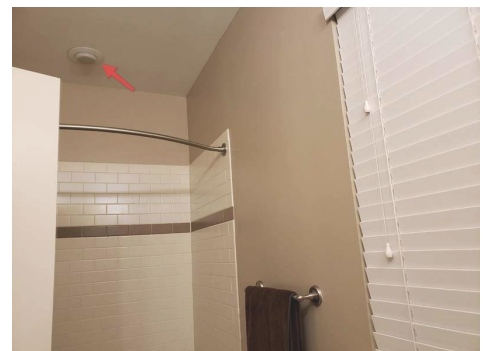
Observations

9.7.1 Light Fixtures / Switches & Disconnects

Minor Defect - (Maintenance / Upgrade)

LIGHT FIXTURE(S) INOPERABLE

One or more light fixtures or light bulbs within a fixture did not turn on when the light switch was flipped. *(a representative number are shown in the attached images)* Most likely, the light bulb(s) just need to be replaced. If after the bulb(s) are replaced the light still fails to respond, I suggest that the fixture be evaluated and corrected as needed by a qualified professional.



10: HEATING & COOLING

		IN	NI	NP	O
10.1	General Information	X			
10.2	Exterior A.C. (Compressor)	X			
10.3	Condensate	X			X
10.4	Furnace Equipment	X			
10.5	Flues - Exhaust, & Combustion Air	X			
10.6	Distribution System	X			
10.7	Fireplace(s)			X	

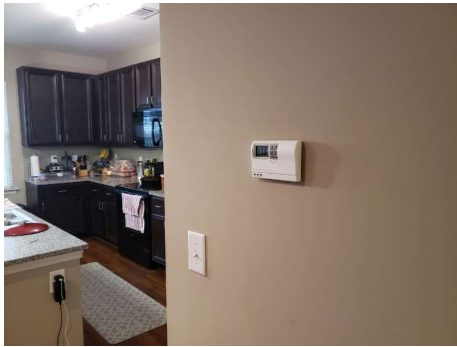
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Information:

Thermostat Location

Hallway



Exterior A.C. (Compressor): Air

Conditioner Type

Heat Pump, Central Air
Conditioning Split System, 2
Exterior A.C. Compressors

Furnace Equipment: Energy

Source/Type

Electric

Distribution System: Ductwork

Insulation

Insulated

General Information: Introduction Notes

The general home inspection does not include any type of heating / cooling system warranty or guarantee and will not be as thorough or exhaustive as a specialist would typically perform. The inspection of the heating / cooling system may show the unit(s) to be operating adequately at the time of the inspection. This does not guarantee the future life or failure of the equipment. Inspection of heating / cooling systems by a general home inspector is limited to a basic visual evaluation and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. If the client is concerned, consider having the heating / cooling equipment cleaned, evaluated and serviced by a specialist. As part of ongoing home maintenance, I recommend that all HVAC equipment be serviced on an annual basis.

Exterior A.C. (Compressor): Appliance Information Pictures

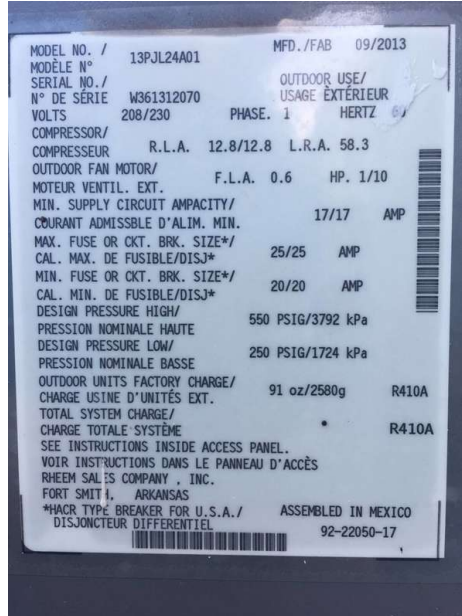
Pictures Showing information for records and to check for possible recalls.

Manufacture

Model #

Serial Number

Plate Data



Exterior A.C. (Compressor): Appliance Information Pictures

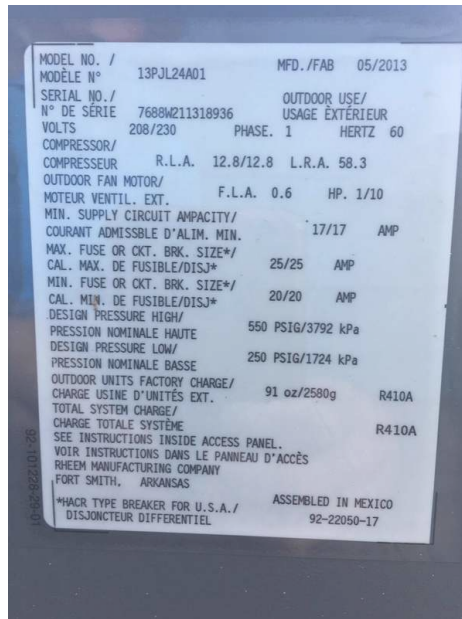
Pictures Showing information for records and to check for possible recalls.

Manufacture

Model #

Serial Number

Plate Data



Furnace Equipment: Appliance Information Pictures

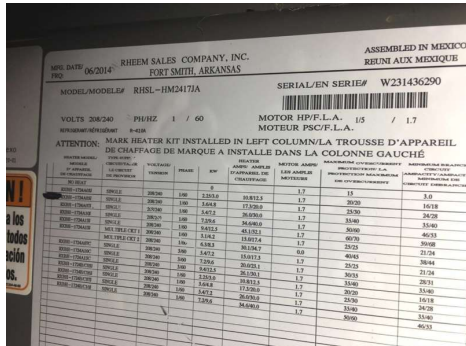
Pictures Showing information for records and to check for possible recalls.

Manufacture

Model #

Serial Number

Plate Data



Furnace Equipment: Heat Exchanger

Inspection of the heat exchanger is not possible without disassembly of the unit in most heating equipment systems. Inspection of the heat exchanger is beyond the scope of a home inspection. No guarantee can be made on the heat exchangers life expectancy. Normal service and maintenance of the heating equipment is recommended annually by a qualified cooling equipment specialist.

Flues - Exhaust, & Combustion Air: Chimney / Flue Maintenance

Most homeowners are aware of the need for chimney cleaning and inspection if they own a wood-burning stove or regularly use their fireplace, but many don't realize that a gas heating appliance-whether it is a furnace, boiler or even a hot water heater-also relies on the chimney for proper venting of the exhaust. Appliances fueled by natural gas or propane may not produce the visible soot that appliances burning other fuels do, but they can deposit corrosive substances in the chimney. In many cases, these acids may wreak havoc on the chimney without producing any external symptoms until the problem has become dangerous or expensive to repair.

Limitations

Observations

10.3.1 Condensate

CONDENSATE LINE AT FOUNDATION

I suggest adding an extension to the condensate drip line or placing a splash block under the line to safely move this water away from the home and foundation. (see photos) **This is a preventive maintenance suggestion.** Here is a link to a helpful article online [Article Link](#)

Recommendation

Contact a qualified professional.



10.3.2 Condensate

 Defect - (Not Working or Improper)

SECONDARY CONDENSATE DRAIN PAN RUST

The auxiliary or secondary drain pan located under the furnace or air handler, had water staining, discoloration and / or rust build up (see photos). This condition indicates that the pan holds water at times. It's possible that the staining / rust is from a past problem which may have been corrected. I suggest asking the seller about this condition. The cooling equipment may be in need of service and possible repair. It is generally recommended that heating and air conditioning equipment be serviced annually. The air conditioner performed as expected at the time of the inspection. Here is a link to a helpful article online [Article Link](#)

Recommendation

Contact a qualified heating and cooling contractor



11: INSULATION & ATTIC

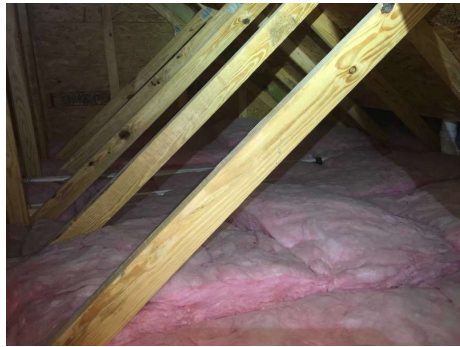
		IN	NI	NP	O
11.1	General Information / Access	X			X
11.2	Attic General	X			X
11.3	Attic Insulation	X			
11.4	Attic Ventilation	X			
11.5	Wall Insulation	X			
11.6	Crawlspace Insulation			X	
11.7	Basement Insulation			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

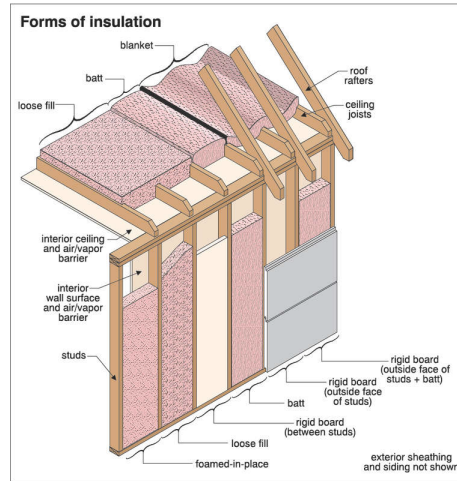
Attic Insulation: Insulation Type

Batt, Fiberglass



Wall Insulation: Insulation Type

Batt, Fiberglass



General Information / Access: Introduction Notes

Inspection of the attic and insulation typically includes visual examination of the following:

- Roof structure (framing and sheathing)
- Attic space ventilation
- Thermal insulation
- Electrical components (wiring, outlets, switches and lighting)
- Plumbing components (supply and vent pipes, bathroom vent terminations)
- HVAC components (drip pans, ducts, condensate and TPR discharge pipes)

There are always parts of the attic which are not visible or accessible because of the lack of adequate headroom and / or concealment by the attic insulation. The attic inspection is limited to what is viable and accessible at the time of the inspection.

Attic Insulation: Depth of Insulation

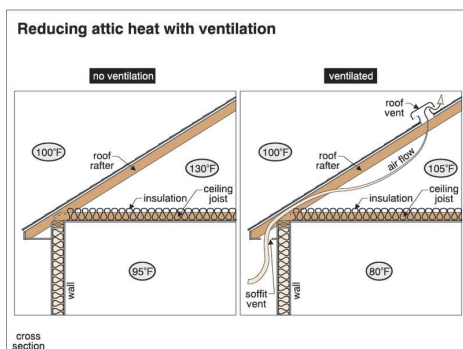
6 - 8 Inches

Blown in insulation has an approximate R value of 2 1/2 - 3 1/2 per inch of insulation.

Attic Ventilation: Ventilation Type

Ridge Vents

Proper roof ventilation reduces heat in the summer and helps prevent condensation in the winter. Reducing the heat in the attic with proper ventilation also usually helps extend the life of the roofing materials. Normally it is best to evenly distribute half of the vents near the peak, and the other half near the bottom at the soffit. This creates a convective airflow from bottom to top.



Wall Insulation: 2x4 Walls

There were indications that the exterior walls were framed with 2x4 studs providing cavities for thermal insulation approximately 3 1/2 inches thick. Typically, this would provide an R-value of R-11- R 13

Limitations

Wall Insulation

NOT VISIBLE

Exterior wall insulation was concealed by exterior and interior wall finishes and was not visible at the time of the inspection.

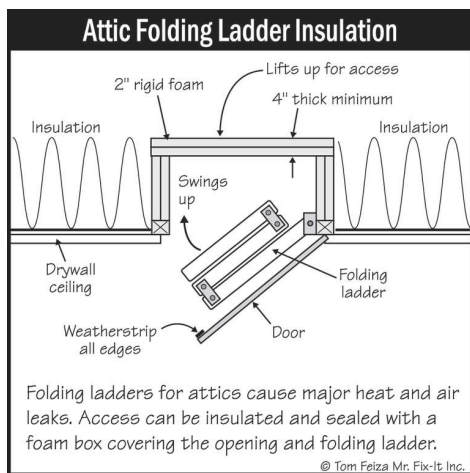
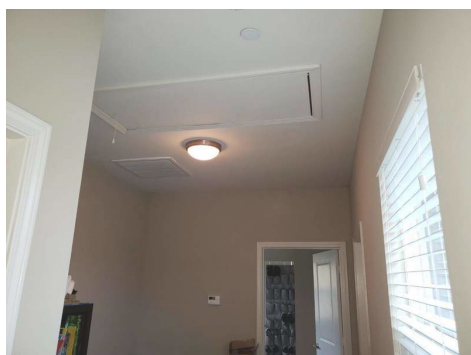
Observations

11.1.1 General Information / Access

 Minor Defect - (Maintenance / Upgrade)

ATTIC LADDER NOT INSULATED

The attic access ladder cover was not insulated. Consider insulating the ladder to reduce unwanted heat loss / gain. One possible solution is shown in the attached image.



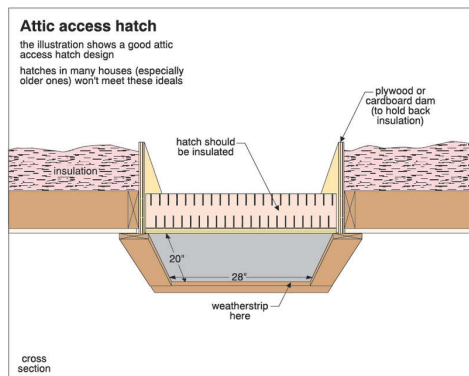
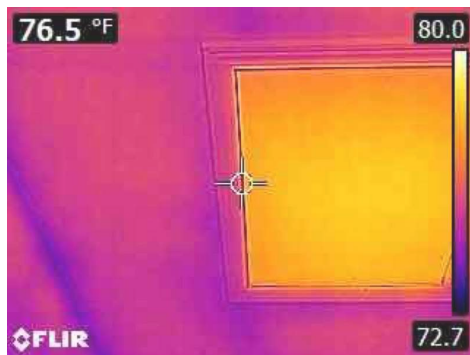
1049

11.1.2 General Information / Access

 Minor Defect - (Maintenance / Upgrade)

ATTIC HATCH LID NOT INSULATED

The attic access hatch cover (as shown in the attached images) was not insulated. Consider insulating the attic access hatch cover to help reduce unwanted heat loss / gain.



12: GARAGE / CARPORT

		IN	NI	NP	O
12.1	General Information	X			
12.2	Fire Separation Walls & Ceiling			X	
12.3	Garage Floor	X			
12.4	Garage Overhead Door	X			
12.5	Garage Door Opener	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Information: Type

Detached, 1-Car

Garage Floor: Source Of Ignition

None

Garage Overhead Door: Material

Steel/Metal/Aluminum

General Information: Introduction Notes

Inspection of the garage typically includes:

- The fire / smoke separation wall between the garage and home
- The doors including the fire rated door from garage to home (operation / condition and hardware)
- The windows (operation condition and hardware)
- Interior walls (primarily structural inspection)
- Interior floors (primarily structural inspection)
- Interior ceilings (primarily structural inspection)
- Garage overhead door (operation and safety)
- Garage door opener

Limitations

13: CRAWLSPACE / BASEMENT

		IN	NI	NP	O
13.1	General Information	X			
13.2	Crawlspace General			X	
13.3	Crawlspace Moisture (Interior)			X	
13.4	Basement General			X	
13.5	Basement Moisture (Interior)			X	
13.6	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Information: Introduction Notes

The crawlspace / basement was inspected according to today's InterNACHI Standards of Practice. Inspection of the crawlspace and / or basement typically includes:

- Structure (Foundation and Framing)
- Moisture related problems / vapor barrier
- Ventilation
- Thermal insulation
- Electrical components: (wiring, outlets, switches and lighting)
- Plumbing components: (supply and waste pipes, water heater and TPR discharge pipes if present) and
- HVAC components in present (furnace, condensate, and duct work)

Limitations

14: FOUNDATION & STRUCTURE

		IN	NI	NP	O
14.1	General Information	X			
14.2	Foundation Exterior Structure	X			
14.3	Roof Exterior Structure	X			
14.4	Wall Structure - Exterior / Bearing	X			
14.5	Floor / Ceiling Structure (Framing)	X			
14.6	Roof Interior Structure (Framing)	X			
14.7	Foundation Interior Structure			X	
14.8	Crawlspace Framing Structure			X	
14.9	Basement Framing Structure			X	

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

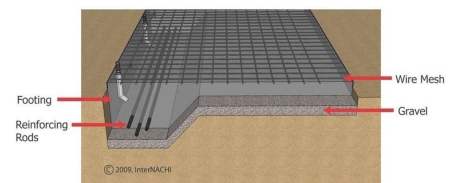
Information

Foundation Exterior Structure:
Foundation Type
 Slab on Grade

Foundation Exterior Structure:
Material
 Concrete

Foundation Exterior Structure:
Monolithic Slab Foundation
 The home was constructed on a monolithic slab foundation.

Monolithic Slab and Slab on Grade Foundation



Floor / Ceiling Structure (Framing):
Floor / Ceiling Joist Type
 Unable To Determine

Roof Interior Structure (Framing):
Roof Sheeting
 OSB (Oriented Strand Board)

General Information: Introduction Notes

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This typically includes the foundation, exterior walls, floor structures and roof structure. Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Upon observing indications that structural problems may exist that are not readily visible, the inspector may recommend an inspection, testing, or evaluation by a specialist that may include invasive measures.

Foundation Exterior Structure: Foundation Notes

Future performance of the structure can not be predicted or warranted. This inspection is one of first impressions and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. The inspectors opinion is based on visual observations of the accessible and unobstructed areas of the structure at the time of the inspection. Opinions are based on general observations made without the use of specialized tools or procedures, therefore the opinions are based on general apparent conditions and not of absolute fact and are only good for the date and time of this inspection. The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region at the time of the inspection. This does not guarantee the future life or failure of the foundation. The inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer or your choice. Foundations are inspected according to today's InterNACHI Standards of Practice.

Roof Interior Structure (Framing): Roof Trusses

The roof of the home was framed using manufactured roof trusses. Manufactured roof trusses are designed by a structural engineer and prefabricated in a manufacturing facility under controlled conditions before being trucked to a home site. Truss designs and their installation specifications are specific to individual home structures and confirming proper installation lies beyond the scope of the general Home Inspection. Roof trusses should never be cut or structurally altered in any way. Using the truss interior attic area for storage may place improper structural loads on parts of the trusses not designed to support those loads and should be avoided.

Limitations

15: RADON TESTING

		IN	NI	NP	O
15.1	General Information	X			
15.2	Monitor Type	X			
15.3	Radon	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Information: Monitor Location

Main Level

General Information: Start Time

12:35

Monitor Type: Radon Machine

AirThings Pro Corentium

Radon tests are set to run continuously for 48 hours.

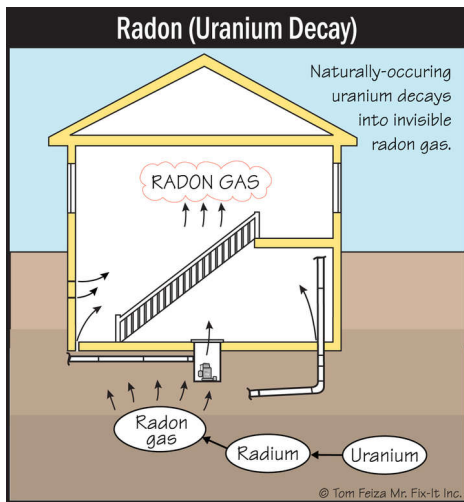
Monitor Type: Serial Number (1)

2700007281

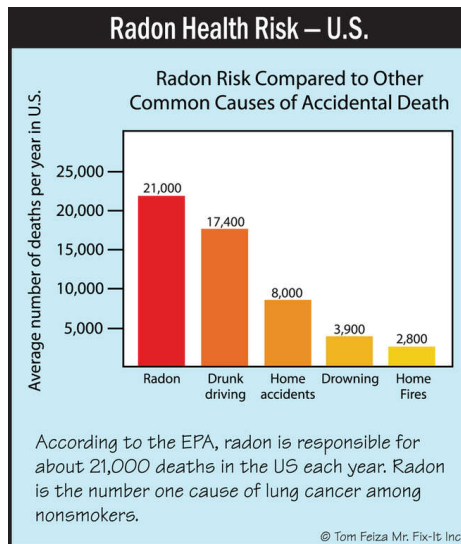
General Information: Radon Test Explanation

Radon explanation

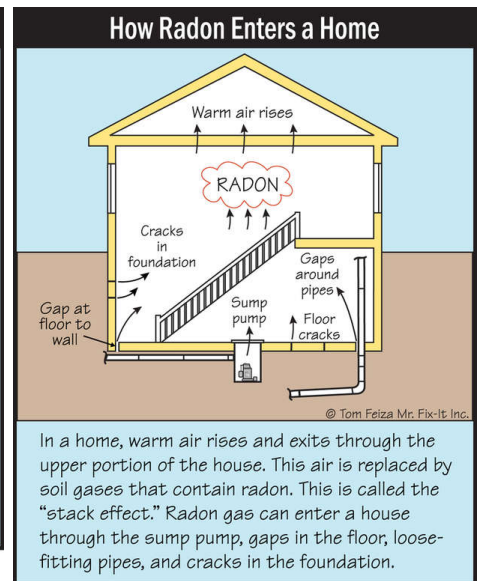
The home is located in an area known to have radon. Radon is a colorless, naturally occurring, radioactive gas which is formed deep underground from the decay of uranium. Lighter than air, radon rises through cracks and fissures in the ground and may enter a home living space through a crawlspace, basement or slab-on-grade. The only foundation type which will not allow radon to accumulate is a raised foundation through which natural air movement occurs freely. Because radon levels are related to the structure of the soil beneath the home, they are home site specific and may vary widely among homes which are closely situated. According to the U.S. Environmental Protection Agency, (EPA), radon causes 21,000 lung cancer deaths per year in the United States (U.S.). and in the U.S., radon is the second most frequent cause of lung cancer after cigarette smoking. Radon-induced lung cancer is thought to be the 6th leading cause of cancer death overall. Mitigation techniques are available which are typically effective. I suggest that you negotiate with the seller for the cost of any needed mitigation.



VO68C



VO69C



VO67C

General Information: Radon Test Underway

A radon test was underway at the time this report was generated. A testing device was located at the location shown in the attached image.

Radon: EPA Resources

This report includes test results from a radon-testing device that records the levels of radon gas in an air sample. The actual radon levels in the home **may vary depending on many factors** including, time, temperature, season, barometric pressure, ventilation, and other factors.

Homes tested using the EPA's protocol **should not be mitigated on the basis of a single short term test** used for real estate transactions under EPA protocols. A follow-up test is necessary for mitigation decision making regardless of the initial test result.

Consulting with a professional radon mitigation specialist is your best option for retesting if there is a concern for mitigation to reducing the level of radon in the home.

EPA recommends that you should fix your home if the radon level is equal to or greater than 4 pCi/L (the Action Level) and consider fixing your home if the radon level is equal to or greater than 2 pCi/L.

Homes should be checked every few years to make sure homes are **lower than the 4pCi/L level set by the EPA**, whether or not you have a mitigation system.

More information can be found [directly at the EPA's website](#).

16: PHOTO JOURNAL / CONCLUSION

		IN	NI	NP	O
16.1	General Information	X			
16.2	Conclusion	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General Information: Photo Journal Explanation

The pictures in this section are intended as a courtesy and are added for your information only and are not intended to show defects. Some pictures are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see.

Photo Journal Information

The Photo Journal in this section is for informational purposes only, and is not intended to show defects and/or deficiencies.

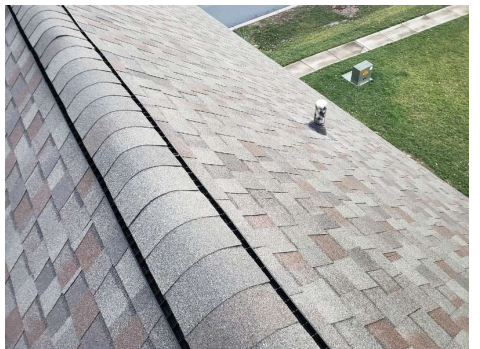
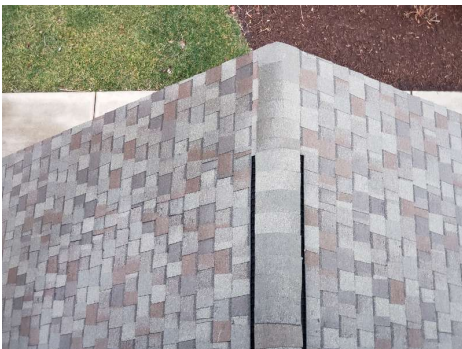
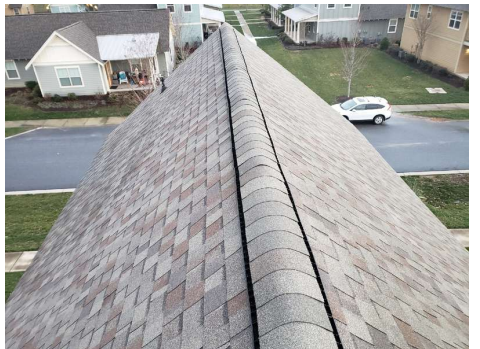
Exterior Home Pictures



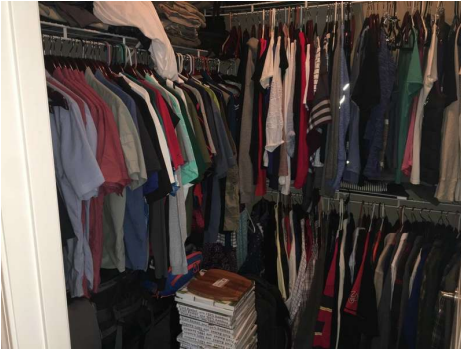
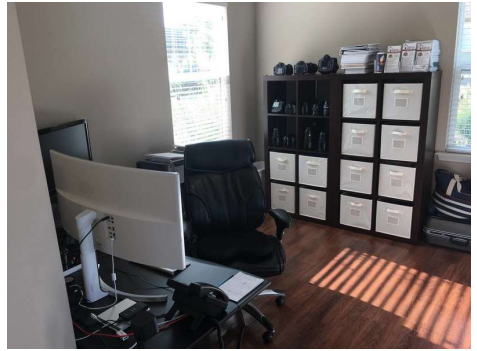
Landscaping and Features



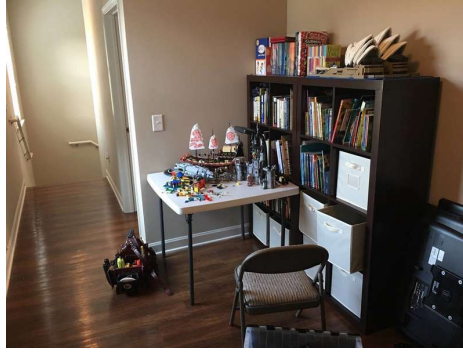
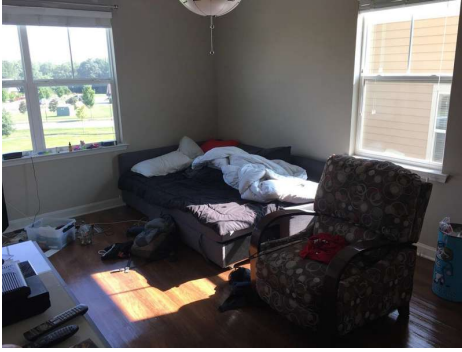
Roof Pictures



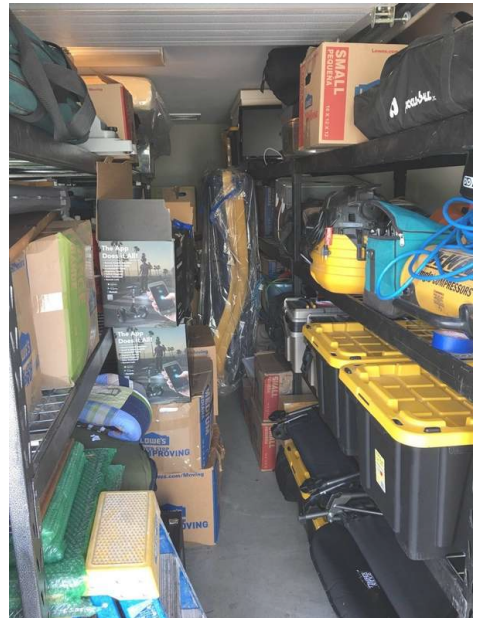
Interior Main Floor Pictures



Interior Upper Floor Pictures



Interior Garage Pictures



Interior Attic Pictures



Thermal Images Interior

Thermal images included in this inspection report are provided as a courtesy, are limited to certain portions of the home. The inspector chooses the portions of the home to be scanned or photographed and photographs are included in the report at the Inspector's sole discretion.



Conclusion: Report Conclusion

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. We work hard to perform the best inspection we can with the access / visibility restrictions we face, and within the relatively short time which is allotted for the inspection. Also because our inspection is essentially visual, latent defects could exist. **We can not see behind or through walls, floors or ceilings.** Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect routine maintenance, items needing repair, and / or other problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. **We can not predict future events** It is simply not reasonable to expect a general home inspection to eliminate all risks of home ownership. For these reasons, you should keep a comprehensive insurance policy current. A home inspector is a generalist. When appropriate a home inspector may recommend further evaluation or correction by a specialist. This would be similar to a general family doctor recommending further evaluation by a cardiologist for example. A specialist will be able to perform a more complete, thorough and exhaustive evaluation than a general home inspector, and will likely also be able to provide solutions and / or cost estimates for any repairs which may be needed. We recommend that the client obtain at least 2 professional opinions / evaluations for any larger or significant items. When a specialist is recommended by us to evaluate and / or correct a specific item, we also recommend that they check for other related repairs which may be needed at that time. A specialist can often identify issues which may be beyond the scope of a general home inspection. The client is further encouraged to have additional inspections performed by specialists, such as a structural engineer, an electrician, or a roofing contractor, to further evaluate any component or system in the home with which the client may be concerned. This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call us if you have any questions or concerns. We are always attempting to improve the quality of our service and our report.

Conclusion: Pre-Closing Walk Through

PRE-CLOSING WALK THROUGH: The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection such as furniture placement and personal property, may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner / seller of the property prior to closing. Purchasing the property with a known defect or problem releases Apple Tree Inspections of all responsibility. Client assumes responsibility for all known defects after settlement. The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

Thank you again for trusting Apple Tree Inspections with you home inspection.

Limitations
