



IINSPECT

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IINSPECT RESIDENTIAL REPORT

1234 Main St.
Jefferson GA 30549

Buyer Name

01/05/2019 9:00AM



Inspector

Kurt Puterbaugh



ASHI #260782

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Agent

Agent Name

555-555-5555

agent@spectora.com

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SUMMARY






















ITEMS INSPECTED

MAINTAIN | MONITOR |
COSMETIC

REPAIR | EVALUATION



HIGH IMPORTANCE

-  3.7.1 ROOFING - Gutters | Downspouts | Drain Lines: RUNOFF DRAINS
-  3.9.1 ROOFING - FYI: ROOFING PHOTOS
-  4.1.1 EXTERIOR - Grading: EROSION
-  4.18.1 EXTERIOR - Trim | Soffit | Fascia: DAMAGED - TRIM
-  4.18.2 EXTERIOR - Trim | Soffit | Fascia: CAULK SEPARATED
-  4.23.1 EXTERIOR - FYI: EXTERIOR PHOTOS
-  6.1.1 INTERIORS | INFRARED - Floors: FLOOR UNEVEN
-  6.1.2 INTERIORS | INFRARED - Floors: DAMAGED
-  6.2.1 INTERIORS | INFRARED - Walls | Ceilings: IR - DRY
-  6.5.1 INTERIORS | INFRARED - Windows: WINDOWS STUCK
-  8.3.1 KITCHEN - Food Waste Disposer: JAMMED
-  8.9.1 KITCHEN - FYI: KITCHEN PHOTOS
-  11.5.1 ATTIC - FYI: ATTIC PHOTOS
-  12.2.1 HEATING | COOLING - Air Conditioner: CONDENSER - TIPPING
-  12.2.2 HEATING | COOLING - Air Conditioner: CONDENSATE DRAIN
-  12.9.1 HEATING | COOLING - FYI: HEATING | COOLING PHOTOS
-  13.11.1 ELECTRICAL - FYI: ELECTRICAL PHOTOS
-  14.3.1 PLUMBING - Exterior Hose Faucets: BACK FLOW DEVICE
-  14.12.1 PLUMBING - FYI: PLUMBING PHOTOS

1: GENERAL INFORMATION

Information

ATTENDEES

Client

PROPERTY TYPE

Single Family Dwelling

AGE OF BUILDING

Under 5 yrs.

BUILDING FACES

North

BUILDING STATUS

Occupied with normal amount of furniture

WEATHER

Clear

TEMPERATURE

Over 65

RAIN IN LAST THREE DAYS

Yes

SOIL CONDITIONS

Normal

EXCLUDED ITEMS

Irrigation system, Outdoor lighting, Built-in sound system

SCOPE

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors(ASHI) or state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector. In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do **not** move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is not a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection or prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report:

Inspected: The item was visually observed and appears to be functioning as intended.

Not Inspected: The item was not inspected(reason for non-inspection should be noted).

Not Present: The item was not found or is not present.

Comments: The item should be monitored and repair/replacement should be considered(includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

CATEGORY DEFINITIONS

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

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

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

High Importance = The item, component, or system may need **immediate attention**, inspector feels need addressing, or may pose a safety concern in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk. The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out replacement. Repair or replacement may be needed.

REPORT PHOTOS

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. Inversely the included photos may not show all problem areas or conditions. A representative example of photos may be used.

2: CLIENT ADVICE

Information

COMMENT DEFINITIONS

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

SERVICE / REPAIR: Includes any system, device, appliance or condition that requires action to return it to normal condition or operation. Generally estimated repair costs range between \$50.00 and \$500.00.

MAJOR DEFECT: A list of items that if corrected could likely have estimated repair costs over \$500.00. Many of the items should be addressed to avoid more costly repairs in the future. There are still other minor defects listed that are necessary to correct even though repair costs are less. All defects should be repaired.

SAFETY / HEALTH: Any defect, component or system that has a possibility of inflicting personal injury or affecting the health and well being of anyone in a family including children or the elderly. Although some of these items may be grandfathered in under current building code due to period of time the home was built therefore not requiring that the change or repair be completed. It is important that you are aware of the items and the current code revisions. All safety defects have a high priority of repair.

HOME WARRANTY RECOMMENDED

GENERAL NOTE: We recommend that a home warranty be acquired on all home appliances and equipment due to their age, condition or unique circumstances. This is a good investment for homes over five years of age. Equipment must be in good working order on date of warranty contract. Many warranty companies require that HVAC systems be evaluated and serviced by a professional service technician prior to closing to gather a baseline status. You may be able to acquire a home warranty as a condition of sale.

HVAC - ATTENTION RECOMMENDED

GENERAL NOTE: HVAC systems in certain circumstances require priority attention due to their age and working environment even if no significant key findings are made during the home inspection. Any HVAC system over ten years of age and any system in a humid crawl space over five years of age, should be evaluated by a specialist before closing to include inside evaporator and exterior condenser cleaning.

3: ROOFING

		IN	NI	NP	C
3.1	Roof Coverings	X			
3.2	Flashing	X			
3.3	Valleys	X			
3.4	Plumbing Vents	X			
3.5	Furnace Water Heater Vents	X			
3.6	Attic Vents	X			
3.7	Gutters Downspouts Drain Lines	X			X
3.8	Skylights			X	
3.9	FYI	X			X

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

HOW INSPECTED

*Too Steep to Walk, Partially Viewed From Ground With Binoculars, *Viewed From Eaves With a Ladder

ESTIMATED AGE

1 - 5 years

COVERING TYPE

Asphalt / Fiberglass

LAYERS

1 layer

VALLEY TYPE

Closed

FLASHING

Aluminum, Metal

VENT BOOTS

Rubber / Neoprene

GUTTERS

Aluminum

DOWNSPOUTS

Aluminum

DOWNSPOUT RUNOFF

Plastic, Corrugated plastic pipe, *Release point unknown

OVERVIEW

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

Plumbing Vents: VENT BOOT

GENERAL NOTE: Rubber gasket found around plumbing vent stacks above shingles have a typical life expectancy of 7 to 10 years. Visual evaluation of these vent boots should be part of a regular home maintenance program.

Gutters | Downspouts | Drain Lines: SEASONAL CLEANING

GENERAL NOTE: Gutters in areas where trees exist will require routine seasonal cleaning to remove leaves, pine straw and other debris to facilitate proper drainage and avoid overflowing of gutters. Be prepared to have cleaned at least once a year for best performance.

FYI: MAINTENANCE

GENERAL NOTE: Maintain the following flashing areas to prevent roof leaks: skylights, vertical sidewalls, gas flues, valleys, vents, chimneys, chimney crickets, and dormers. Monitor periodically for wall and ceiling stains under these areas and take immediate corrective action by calling a roofer to evaluate and repair. Every spring, inspect roof and eaves. Many roofs are dangerous to walk on, so you should inspect from the ground with binoculars. Rubber collars around vent pipes on roof tend to crack open and leak about 7+- years and this is very common during hot summer sun. Generally, all plumbing vents in an attic area are not readily accessible for inspection. Inspection of roof is generally visual from the ground by walking around the perimeter of the home unless stated otherwise.

Limitations

FYI

LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to your inspection agreement for a detailed explanation of the scope of this inspection.

Comments

3.7.1 Gutters | Downspouts | Drain Lines

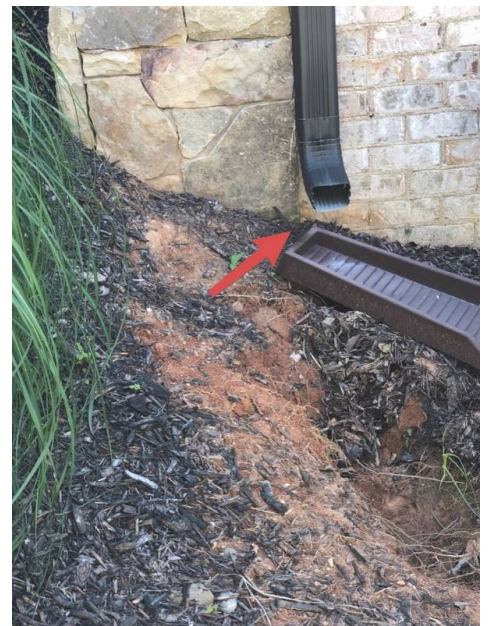
Repair | Evaluation

RUNOFF DRAINS

RECOMMENDED UPGRADE: Adding runoff drain extensions to the gutter system is necessary so that roof run off is discharged at least six feet away from the foundation.

Recommendation

Contact a qualified gutter contractor



Right

3.9.1 FYI

 Maintain | Monitor | Cosmetic

ROOFING PHOTOS

GENERAL INFO: These photo(s) are for general information only and do not depict any deficiency.



Left



Rear



Right



Closeup

4: EXTERIOR

		IN	NI	NP	C
4.1	Grading	X			X
4.2	Driveways Walkways	X			
4.3	Steps			X	
4.4	Porch	X			
4.5	Patio	X			
4.6	Deck Attachment To House	X			
4.7	Deck Material Framing	X			
4.8	Deck Support Post Footer	X			
4.9	Deck Railing	X			
4.10	Deck Stairs			X	
4.11	Retaining Walls			X	
4.12	Fences			X	
4.13	Cladding	X			
4.14	Cement Board Siding(Hardie)	X			
4.15	Composition Hardboard Siding			X	
4.16	Brick Stone	X			
4.17	EIFS Stucco			X	
4.18	Trim Soffit Fascia	X			X
4.19	Doors	X			
4.20	Windows	X			
4.21	Chimney	X			
4.22	Building Envelope	X			
4.23	FYI	X			X

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Information

TYPE 2 Story, Plus Basement	LOT GRADE Sloped	DRIVEWAY Concrete, Stone
WALKWAY Concrete	PORCH Stone	PATIO Concrete
DECK Wood (presumed Pressure Treated), Masonry	DECK RAILING Wood	CLADDING Fiber Cement, Brick, Stone
TRIM SOFFIT FASCIA Wood, Fiber Cement, Vinyl	ENTRY DOORS Wood, Metal, Insulated Glass, Beveled / Leaded Glass, Solid Core	WINDOWS Wood, Double Hung, Double Insulated
STORMS SCREENS *Screens Missing	CHIMNEY Fiber Cement	

OVERVIEW

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Grading: WATER MANAGEMENT PLAN

GENERAL NOTE: Recommend that a water management plan be adopted for this building. Always focus on outside causes first: re-grade perimeter for a drop of 6 inches per 10 feet, extend gutter downspouts out to 8 feet, ensure building drain works, all window wells and concrete paths against exterior walls are sealed. After eliminating outside causes; seal any and all minor cracks and joints in foundation walls and floors especially the joints at the foot of the foundation walls, seal any holes around the metal snap ties, wrap sweating pipes and ducts to lower moisture, use a dehumidifier when humidity level is high, vent all below grade baths and laundry areas to the exterior. If in doubt as to action to take, consult with a water management specialist to develop a plan optimum for this home.

Grading: GRADE - ACCEPTABLE

GENERAL NOTE: The grading around the structure is sufficient at this time. Continued maintenance will be necessary to ensure that water flows away from the foundation.

Driveways | Walkways: SEAL MINOR CRACKS

GENERAL NOTE: The driveway has minor cracks with no differential movement. Seal the cracks to prevent water intrusion.

Deck Attachment To House: FLASHING - ALUMINUM

GENERAL NOTE: Some exterior wood is now treated with a copper preservative. Wood treated with alkaline copper quaternary cannot be in direct contact with aluminum flashing. The flashing will corrode and leak thus causing premature failure of the connection assembly. Refer to manufacturer installation requirements to ensure that appropriate flashing used on this deck.

Deck Material | Framing: WOOD DECK MAINTENANCE

GENERAL NOTE: Wood decks, even if constructed of pressure-treated wood framing, require regular maintenance. Wood decks generally require preservative applications regularly. If water does not bead on the deck, treat the deck with products that protect the wood from UV rays and water absorption.

Chimney: CHIMNEY - GENERAL COMMENT

GENERAL NOTE: The chimney was inspected from the ground and not from top. I did not put a ladder on the chimney chase. We only look up the chimney flue as far as we can if accessible from fireplace. Flues should be cleaned every year before wood burning in the fall. Inspect chimney caps every fall since they can rust which may lead to water penetration. A level 2 chimney sweep inspection recommended at change of ownership, contact at www.csia.org.

Chimney: NFPA CERTIFICATION

GENERAL NOTE: The NFPA (National Fire Protection Association) recommends a Level II examination of a chimney flue whenever a real estate property changes ownership. This examination includes a complete review of all accessible portions of the fireplace and chimney from the top to the bottom, including both the interior and exterior portions. Video scanning equipment or other means shall be used as necessary to observe these areas.

Limitations

FYI

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities (pools, hot tubs, etc.), outbuildings, seawalls, breakwalls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report.

Please also refer to your inspection agreement for a detailed explanation of the scope of this inspection.

Comments

4.1.1 Grading

Repair | Evaluation

EROSION

SERVICE / REPAIR: Erosion noted at time of inspection. Have ground area restored and make efforts to control rain water runoff to prevent reoccurrence. Some local and state municipalities can invoke fines on property owners for storm water silt runoff responsible for filling streams.

Recommendation

Contact a qualified landscaping contractor



Right

4.18.1 Trim | Soffit | Fascia

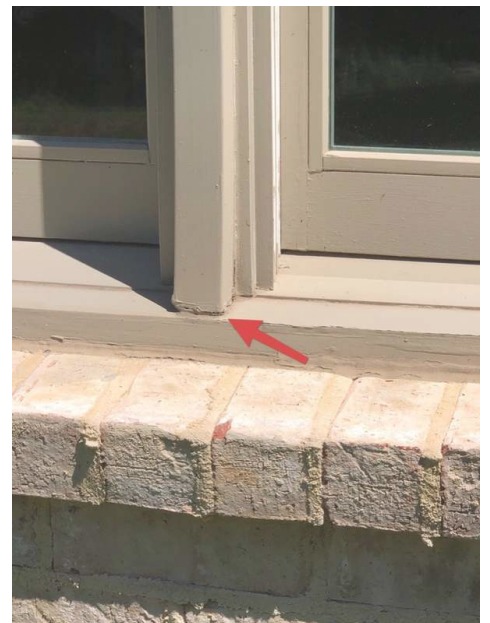
Repair | Evaluation

DAMAGED - TRIM

SERVICE / REPAIR: The trim was observed to be damaged. Have qualified contractor repair or replace as needed.

Recommendation

Contact a qualified carpenter.



Rear

4.18.2 Trim | Soffit | Fascia

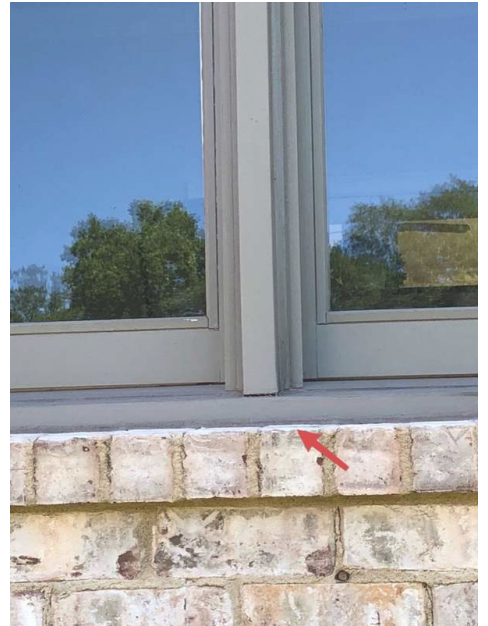
Repair | Evaluation

CAULK SEPARATED

SERVICE / REPAIR: Caulking found to be separated and recommend having redone and painted to resist moisture intrusion into areas where moisture damage can and usually occur. Have qualified contractor repair as needed.

Recommendation

Contact a qualified painter.



Right

4.23.1 FYI

Maintain | Monitor | Cosmetic

EXTERIOR PHOTOS

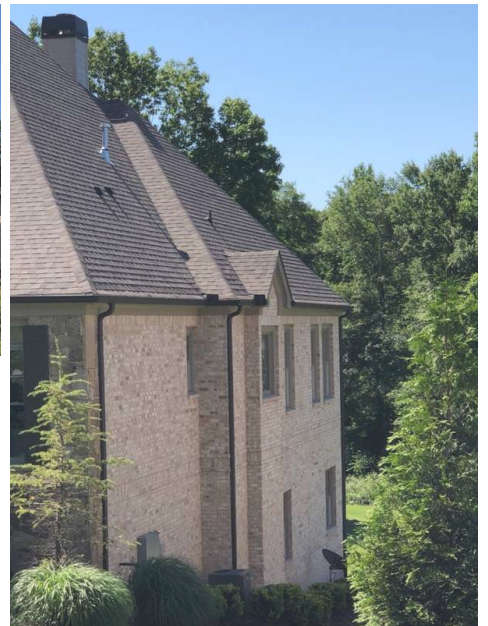
GENERAL INFO: These photo(s) are for general information only and do not depict any deficiency.



Left



Rear



Right

5: STRUCTURE

		IN	NI	NP	C
5.1	Foundation Walls	X			
5.2	Walls	X			
5.3	Floor Subfloor	X			
5.4	Beams	X			
5.5	Post Pier Column			X	
5.6	Insulation	X			
5.7	FYI			X	
5.8	Crawlspace - Access			X	
5.9	Crawlspace - Ventilation Insulation Vapor Barrier			X	
5.10	Crawlspace - Moisture Intrusion			X	
5.11	Crawlspace - Comments			X	
5.12	Basement - Access	X			
5.13	Basement - Ventilation Insulation	X			
5.14	Basement - Moisture Intrusion	X			
5.15	Basement - Comments	X			

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Information

FOUNDATION TYPE

Poured Concrete, Full Basement

EXTERIOR WALLS

2 x 4

FLOOR FRAMING

2 x 12, I-Joist, Partially Finished

CEILING FRAMING

2 x 4, Finished

BEAMS

Wood, Laminated, Finished

OVERVIEW

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations might leak in the future.

Foundation Walls: TERMITE TREATMENT HOLES

GENERAL NOTE: Holes in concrete often from termite treatment procedures in the past. Seek disclosure and verify if currently under bond.

Basement - Comments: BASEMENT REVIEW

GENERAL NOTE: A solid effort is made to visually inspect all readily accessible areas of basement to determine if any water penetration is present during inspection. Generally, if it has not rained in the past 3-4 days water penetration may not be very evident. On this particular day, I noted no active water penetration in basement area during my walk around visual inspection. No insulation was removed from walls to inspect for water penetration or termites and IR scan detected no moisture present. Discuss with seller if you have issues with basement moisture or musty odors.

Limitations

FYI

LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage can restrict access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to your inspection agreement for a detailed explanation of the scope of this inspection.

6: INTERIORS | INFRARED

		IN	NI	NP	C
6.1	Floors	X			X
6.2	Walls Ceilings	X			X
6.3	Stairways	X			
6.4	Doors	X			
6.5	Windows	X			X
6.6	Smoke Detectors Safety	X			
6.7	Ceiling Fan Whole House Fan	X			
6.8	Fireplace	X			
6.9	FYI			X	

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Information

FLOOR COVERINGS

Carpet, Wood, Tile, Concrete

WALL COVERINGS

Drywall, Paneling, Brick

CEILING COVERINGS

Drywall, Wood Plank

DOOR TYPES

Hollow Core, Raised Panel,
French Doors

WINDOW TYPES

Sample Number Tested, Double
Pane, Double Hung, Fixed

SMOKE DETECTORS | SAFETY

Sounded When Tested,
Combination Fire and Carbon
Monoxide Detectors

CEILING FAN

Tested

FIREPLACE

Standard Metal Flue, *Artificial
Logs, Gas Starter

OVERVIEW

Our inspection of the interior included a visual examination for structural and safety deficiencies and the interior of the home was scanned with an infrared camera. When systems are functional and prior to conducting the scan, the HVAC system(s) are operated to increase the temperature differential between the interior and exterior of the home. This aids in the detection of anomalies such as water intrusion, missing insulation, etc. Infrared thermal imaging conducted at the time of the inspection did not detect any significant defects unless otherwise detailed further on in the report. Also note that only a representative sample of accessible components was inspected.

INTERIOR REVIEW

GENERAL NOTE: Sample number of windows and doors were operated. Access to some may have been blocked by blinds, curtains, furniture, storage, personal items, etc. For safety reasons, all should operate freely to allow egress during emergencies. If you have small children, we highly recommend the installation of window guards/window stops in children's rooms. Sample number of doors tested. Some doors may have been blocked shut or blocked open, etc. All drywall may have minor cosmetic issues. Buyer should walk the home and view all walls and ceilings for water stains and past repairs. Buyer is asked to discuss any major concerns with seller and buyer's agent. Cosmetic cracks in drywall seams or corner bead are common from minor settling or expansion and contraction of corner bead and not typically considered as a sign of structural issues. No attempt is made to inspect for pests or rodents.

Walls | Ceilings: CEILING REPAIRS

GENERAL NOTE: Touch ups and repairs noted in ceiling(s) during inspection. Seller to disclose the source of problem, including extent of repairs made. This information may be needed for buyer's future reference. Usually requires full area painting to reduce obvious conditions.



Kitchen

Smoke Detectors | Safety: TEST DETECTORS

GENERAL NOTE: Important to test smoke detectors routinely and should be located on each level and within area of bedrooms. Photo electric types are less prone to nuisance sounding and more reliable for smoldering smoke developing fires. Consider having CO detectors installed for added safety.

Ceiling Fan | Whole House Fan: CEILING FAN REMOTES

GENERAL NOTE: The ceiling fan(s) are operated by remote control device. Have seller provide devices for proper operation.

Limitations

FYI

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to your inspection agreement for a detailed explanation of the scope of this inspection.

Comments

6.1.1 Floors

FLOOR UNEVEN



SERVICE / REPAIR: Observed uneven floor slope. Have qualified contractor evaluate and repair as necessary.

Recommendation

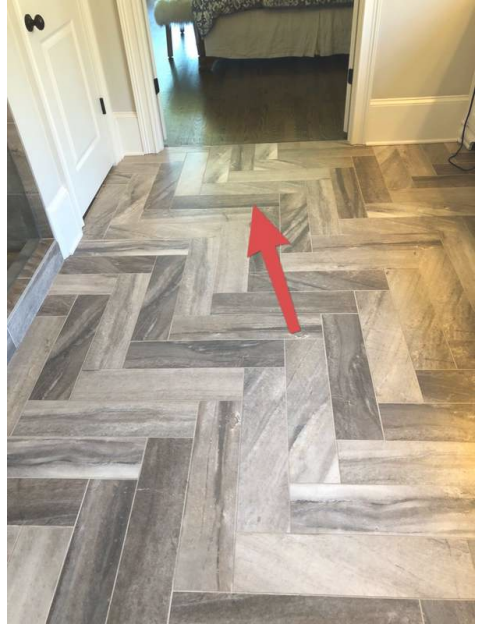
Contact a qualified flooring contractor



Foyer



Master Bath



6.1.2 Floors

DAMAGED

 Repair | Evaluation

SERVICE / REPAIR: Damaged areas of flooring observed. Have a professional flooring contractor evaluate and repair or replace the flooring as needed.

Recommendation

Contact a qualified flooring contractor



Family Room

6.2.1 Walls | Ceilings

Repair | Evaluation**IR - DRY**

GENERAL NOTE: The ceiling/wall is water damaged. Infrared scan indicated no moisture above the ceiling and moisture meter indicates low moisture content(dry) at the time of this inspection. Have qualified contractor repair as needed.

Recommendation

Contact a qualified painter.



Basement

6.5.1 Windows

Repair | Evaluation**WINDOWS STUCK**

SERVICE / REPAIR: A number of windows are painted shut. Have contractor repair as needed to ensure proper egress.

Recommendation

Contact a qualified window repair/installation contractor.



Master Bedroom

7: BATHROOMS

		IN	NI	NP	C
7.1	Counters Cabinets	X			
7.2	Sinks	X			
7.3	Toilets	X			
7.4	Bathtubs	X			
7.5	Shower	X			
7.6	Tub Shower Walls Surrounds	X			
7.7	Jetted Tub			X	
7.8	Vent Fans	X			
7.9	FYI			X	

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Information

SINKS

Tested / Adequate Flow and Drainage

TOILET

Flushes - Drains - Refills

BATHTUB

Tested

SHOWER

Tested

SHOWER | TUB WALL MATERIAL

Tile

BATHROOM VENTILATION

Fan, Window

OVERVIEW

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

BATHROOM REVIEW

GENERAL NOTE: Ran water for about 5 minutes to test shower units and monitored for obvious leaks. Filled ceramic tile showers with 1 inch of standing water. This is not a fool-proof test since it does not simulate the weight of one to two people in shower. Partially filled tubs about one-third full, drained and monitored for obvious leaks. Ran hot and cold water at faucets and monitored for obvious leaks-did not fill sinks. Flushed and monitored toilets for one fill. New ultra-low flow toilets will on occasion need to be flushed more than once. Tested bath exhaust fans - can not always determine if piping actually goes to exterior of home. Jetted tub, if present is filled to 1 inch over jets and run for 5 minutes and monitored for leaks around tub, under tub and in ceiling below.

Sinks: OVERFLOW NOT TESTED

GENERAL NOTE: The inspector does not fill sinks, bathtubs, or showers to test function of overflow drain.

Toilets: TANK TREATMENTS

GENERAL NOTE: Chemical treatments installed in toilet tanks are often responsible for flapper and other component failures in units. Do not encourage having these products used and would recommend having removed if possible.

Bathtubs: OVERFLOW NOT TESTED

GENERAL NOTE: The inspector does not fill sinks, bathtubs, or showers to test function of overflow drain.

Tub | Shower Walls | Surrounds: CAULK - ALL

GENERAL NOTE: Caulking is necessary in the tub to prevent moisture intrusion: e.g. at the corner intersections, where the wall meets the floor, where the faucet protrudes from the wall, and at the hand controls. Recommend all necessary areas be sealed.

Jetted Tub: CLEAN REGULARLY

SAFETY / HEALTH: Water can remain in piping systems, regardless of manufacturer claims. Clean and maintain a whirlpool tub regularly to prevent bacterial infections. Periodically flush with a cleaning solution specifically formulated to remove bath residue.

Limitations

8: KITCHEN

		IN	NI	NP	C
8.1	Counters Cabinets	X			
8.2	Sink	X			
8.3	Food Waste Disposer	X			X
8.4	Dishwasher	X			
8.5	Range Oven Cooktop	X			
8.6	Vent Fans	X			
8.7	Microwave	X			
8.8	Refrigerator	X			
8.9	FYI	X			X

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

CABINETS

Wood

COUNTER TOPS

Granite, Tile Backsplash

SINK

Stainless, Under Counter Mounted, Double Bowl, Combination Faucet / Sprayer

DISPOSAL

Tested

DISHWASHER

Tested

COOKTOP

Tested, Gas

OVEN

Tested, Gas, Double Oven

KITCHEN FAN

Tested, Exterior Vented

MICROWAVE

Tested, Cabinet Mounted

REFRIGERATOR

Top and Bottom, Side by Side, Automatic Ice Maker, Ice and Water Dispenser

OVERVIEW

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

KITCHEN REVIEW

GENERAL NOTE: Dishwasher filled and ran for one cycle, monitored for heating and water discharge. Range operated on all eyes on cook top and oven on basic settings- no test of timing mechanisms. Operated disposal if present with running water for less than one minute. Operated microwave, if present, on one basic heating setting - no test of timing mechanisms. Ran water in sink for both drains(did not fill sink basin) Generally there is excessive storage under sink limiting inspection. **Note that refrigerators are not inspected for proper operation.**

Food Waste Disposer: DISPOSAL

GENERAL NOTE: The disposal was inspected without deficiencies unless mentioned elsewhere in the report.

Food Waste Disposer: RESET BUTTON

GENERAL NOTE: The disposal includes a reset button; push the reset button if the garbage disposal becomes inoperative.

Dishwasher: DISHWASHER

GENERAL NOTE: The dishwasher was inspected without deficiencies unless mentioned elsewhere in the report.

Dishwasher: AIR GAP

GENERAL NOTE: The dishwasher air gap is a device located on top of the kitchen counter by the sink or a high loop installed under the kitchen sink. The purpose of an air gap is to prevent the possibility of backsiphoning non-potable water from the dishwasher.

Range | Oven | Cooktop: RANGE

GENERAL NOTE: The cooktop/oven were inspected without deficiencies unless mentioned elsewhere in the report.

Range | Oven | Cooktop: TEMP CONTROLS

GENERAL NOTE: The inspector does not verify accuracy of range | oven | cooktop or refrigerator temperature controls.

Range | Oven | Cooktop: ANTI - TIP DEVICE

SAFETY / HEALTH: A hold down device is necessary for the stove to prevent it from being tipped over when the door is open. Typically this involves a bracket around the stove foot or a chain from the back of the stove to the wall. Install as needed.

Vent Fans: HOOD

GENERAL NOTE: The hood was inspected without deficiencies unless mentioned elsewhere in the report.

Microwave: MICROWAVE

GENERAL NOTE: The microwave was inspected without deficiencies unless mentioned elsewhere in the report.

Refrigerator: REFRIGERATOR

GENERAL NOTE: The refrigerator was inspected without deficiencies unless mentioned elsewhere in the report.

Limitations

FYI

LIMITATIONS OF KITCHEN INSPECTION

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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to your inspection agreement for a detailed explanation of the scope of this inspection.

Comments

8.3.1 Food Waste Disposer

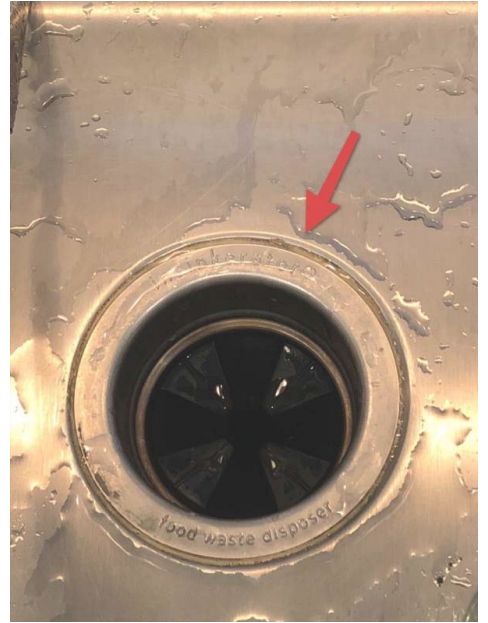
JAMMED



SERVICE / REPAIR: Disposal jammed at time of inspection with debris found inside unit. Have cleared and freed up to run correctly.

Recommendation

Contact a qualified plumbing contractor.



Bar

8.9.1 FYI

KITCHEN PHOTOS

 Maintain | Monitor | Cosmetic

GENERAL INFO: These photo(s) are for general information only and do not depict any deficiency.



Dishwasher



Bar



Disposal



Bar



Cooktop



Oven



Refrigerator



Bar



Vent



Microwave



Bar

9: LAUNDRY

		IN	NI	NP	C
9.1	Washer		X		
9.2	Dryer		X		
9.3	Laundry Sink			X	
9.4	FYI			X	

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

CLOTHES WASHER

N / A, *NO PAN

CLOTHES DRYER

N/A

DRYER POWER SOURCE

4 prong - 220 Electric

DRYER VENT

Metal, Flex Line, Confirm Dryer
Air Flow

OVERVIEW

Our inspection of the laundry included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Laundry fixtures are run to check for adequate water pressure and volume. Washers and dryers are not inspected unless specifically discussed in this report.

LAUNDRY REVIEW

GENERAL NOTE: Washer & dryer if present, were not tested. Vent was not tested. We do not turn on washer water faucets without hoses for testing since they can spray out on to walls. Washer drain was not tested. The only effective way to test the washer drain is to run a full washer cycle and discharge the water to the drain. We do not test washers.

Limitations

10: GARAGE

		IN	NI	NP	C
10.1	Walls Ceilings	X			
10.2	Floor	X			
10.3	Passage Doors	X			
10.4	Garage Doors	X			
10.5	Openers	X			
10.6	FYI			X	

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

GARAGE LOCATION

Attached, Side entry, 3 Car

WALLS | CEILINGS

Drywall, *Blocked by storage items

GARAGE DOOR TYPE

Three Automatic

GARAGE DOOR MATERIAL

Metal, Wood, Insulated, Overhead

AUTO SAFETY REVERSE

Auto Safety Reverse Tested

OVERVIEW

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Limitations

FYI

LIMITED VIEW

GENERAL NOTE: Due to personal objects located in the garage our view is extremely limited. Verification of all conditions by the seller is necessary.

11: ATTIC

		IN	NI	NP	C
11.1	Attic Access	X			
11.2	Attic Framing Construction	X			
11.3	Attic Ventilation	X			
11.4	Attic Insulation	X			
11.5	FYI	X			X

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

METHOD TO OBSERVE

Entered, Light In Attic

ATTIC ACCESS

Pull Down Stairs, Hatch, Located in Garage, Located in Bedroom

ATTIC VENTING

Ridge, Gable, Soffit, Baffles installed

ATTIC INSULATION TYPE

Blown Fiberglass, Batten Fiberglass, Radiant Barrier

ATTIC INSULATION THICKNESS |

R - VALUE
R-30 or better

ATTIC VAPOR BARRIER

No

OVERVIEW

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Attic Insulation: NO CERTIFICATE

GENERAL NOTE: Insulation certificate not found in attic as required that states the minimum thickness for the particular blown insulation[usually a 10 to 12 inch minimum], lower level thickness found to be very thin in remote areas of attic. Have insulation added at thin and missing areas to achieve R-30 minimum required to reduce energy loss.

Limitations

FYI

LIMITATIONS OF ATTIC INSPECTION

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

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- Power attic ventilation fans cannot be tested unless outdoor temperature (and therefore attic temperature) are high enough to initiate the thermostat and run the fan.

Please also refer to your inspection agreement for a detailed explanation of the scope of this inspection.

Comments

11.5.1 FYI

ATTIC PHOTOS



Maintain | Monitor | Cosmetic

GENERAL INFO: These photo(s) are for general information only and do not depict any deficiency.



Attic



Attic

12: HEATING | COOLING

		IN	NI	NP	C
12.1	Heating System	X			
12.2	Air Conditioner	X			X
12.3	Fuel Controls	X			
12.4	Venting Make-Up Air	X			
12.5	Filter Accessories	X			
12.6	Distribution System	X			
12.7	Thermostat	X			
12.8	Humidifier			X	
12.9	FYI	X			X

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

HEATING TYPE #1

Natural Gas, Forced Air, Hot Surface Igniter, Updraft

HEATING SYSTEM

MANUFACTURER #1

Lennox

FURNACE | AIR HANDLER SIZE #1

88k

HEATING SYSTEM AGE #1

3 Yrs

AC TYPE #1

Split System

COOLING SYSTEM

MANUFACTURER #1

Lennox

COOLING SYSTEM SIZE #1

4 Ton, Serving the Living Level

COOLING SYSTEM AGE #1

3 Yrs

AC TEMPERATURE DIFFERENTIAL #1

*11 - 14

HEATING TYPE #2

Natural Gas, Forced Air, Hot Surface Igniter, Updraft

HEATING SYSTEM

MANUFACTURER #2

Lennox

FURNACE | AIR HANDLER SIZE #2

66k

HEATING SYSTEM AGE #2

3 Yrs

AC TYPE #2

Split System

COOLING SYSTEM

MANUFACTURER #2

Lennox

COOLING SYSTEM SIZE #2

2.5 Ton, Serving the Bedroom Level

COOLING SYSTEM AGE #2

3 Yrs

AC TEMPERATURE DIFFERENTIAL #2

*15 - 17

HEATING TYPE #3

Natural Gas, Forced Air, Hot Surface Igniter

HEATING SYSTEM

MANUFACTURER #3

Lennox

FURNACE | AIR HANDLER SIZE #3

66k

HEATING SYSTEM AGE #3

3 Yrs

AC TYPE #3

Split System

COOLING SYSTEM

MANUFACTURER #3

Lennox

COOLING SYSTEM SIZE #3

2.5 Ton, Serving the Master Side

COOLING SYSTEM AGE #3

3 Yrs

AC TEMPERATURE DIFFERENTIAL #3

*11 - 14

FUEL | FLUE PIPING

Black Steel, CSST (Courrugated Stainless Steel Tubing), Single Wall Vent, Double Wall Vent

DUCTWORK

Insulated Duct Board Plenum, Insulated Flex (Silver), Floor Registers, Ceiling Registers

FILTER TYPE(S)

Disposable

FILTER SIZE(S)

16 x 25 x 1

THERMOSTAT(S)

Manual Digital

OVERFLOW PAN

Wet Switch (cuts off unit when wet)

CONDENSATE DRAIN | ATTIC PAN

PVC, Gravity Drain

OVERVIEW

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

Heating System: FUNACE | AIR HANDLER

GENERAL NOTE: The furnace/air handler(s) was inspected without deficiencies unless mentioned elsewhere in the report.

Heating System: ROUTINE MAINTENANCE

GENERAL NOTE: Routine maintenance of a cleaning and tune up is necessary for the heating unit. Recommend having unit serviced by qualified contractor.

Air Conditioner: CONDENSING UNIT

GENERAL NOTE: The condensing unit(s) was inspected without deficiencies unless mentioned elsewhere in the report.

Air Conditioner: DIF TEMP RESULTS

GENERAL NOTE: The differential temperature target is a minimum difference of 14-15 degrees between supply and return air temperatures. A difference of 14 degrees indicates minimum functioning of the system. No air flow measurements are made as part of this testing. All return and supply vents may not have been accessible today.

Filter | Accessories: CHANGE FILTER

GENERAL NOTE: Recommend changing filter(s) at move-in. Recommend changing filter(s) every 2 to 3 months thereafter. Use a good quality pleated filter that is rated MERV-8 or better.

Thermostat: MANUAL MODE ONLY

GENERAL NOTE: The inspector tests thermostat in manual mode only; Internet-capable, automatic and timed features are not tested.

Limitations

FYI

LIMITATIONS OF HEATING | COOLING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to your inspection agreement for a detailed explanation of the scope of this inspection.

Comments

12.2.1 Air Conditioner

Repair | Evaluation

CONDENSER - TIPPING

GENERAL NOTE: Tipping the compressors more than 10 degrees can damage the unit and voids the manufacturers warranty. Unit(s) should be leveled.

Recommendation

Contact a qualified HVAC professional.



Rear

12.2.2 Air Conditioner

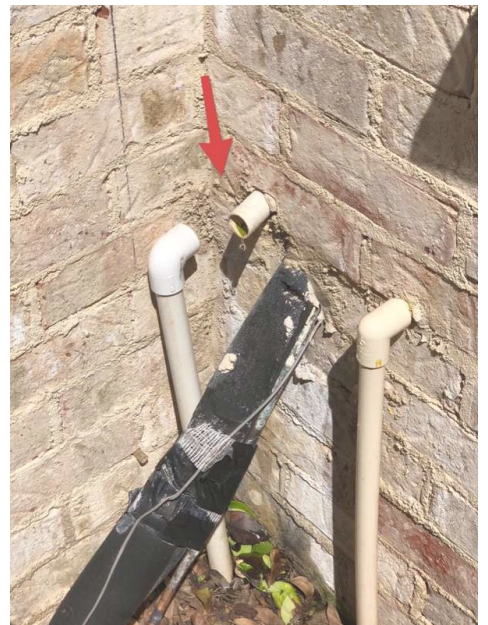
Repair | Evaluation

CONDENSATE DRAIN

SERVICE / REPAIR: The drain line is disconnected. Have a qualified contractor repair as needed.

Recommendation

Contact a qualified HVAC professional.



Rear

12.9.1 FYI

HEATING | COOLING PHOTOS

Maintain | Monitor | Cosmetic

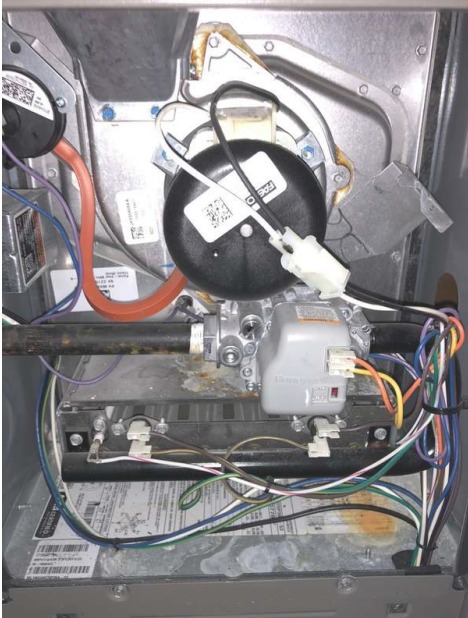
GENERAL INFO: These photo(s) are for general information only and do not depict any deficiency.



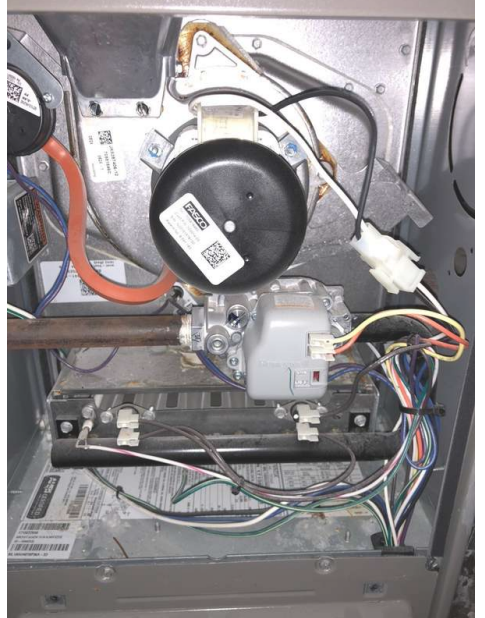
Main Level Unit



Bedroom Level Unit



Master Bedroom Unit



Main Level Unit



Bedroom Level Unit



Master Bedroom Unit

13: ELECTRICAL

		IN	NI	NP	C
13.1	Service Entrance	X			
13.2	Grounding	X			
13.3	Panel Disconnect	X			
13.4	Panel Interior	X			
13.5	Subpanel			X	
13.6	Wiring	X			
13.7	Receptacles	X			
13.8	GFCI AFCI Devices	X			
13.9	Switches	X			
13.10	Fixtures	X			
13.11	FYI	X			X

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

SERVICE ENTRANCE

Underground

SERVICE CAPACITY

200 Amps, X (2)

SUPPLY CONDUCTOR

Aluminum, Panel Opened

GROUNDING METHOD

Grounding Rod

MAIN DISCONNECT LOCATION

Located at Meter

PANEL LOCATION

Basement

OVERCURRENT PROTECTION

Breakers, Panel Labeled, Room For Expansion

WIRE TYPE

Romex Cable

DISTRIBUTION WIRES

Copper

RECEPTACLES

3 Prong, GFCI on Exterior, GFCI in Basement, GFCI in Garage, GFCI in Bathroom(s), GFCI in Kitchen, Sample Number Tested

SWITCHES

Tested, Single pole, 3 - way, Dimmers

DOOR BELL

Sounded

OVERVIEW

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

Service Entrance: LOAD CONTROLLER

GENERAL NOTE: This property is equipped with a load controller. Load controllers prevent larger amperage appliances (typically air conditioners, dryers, and water heaters) from being supplied power during peak demand times. This equipment is controlled by the utility company and is beyond the scope of our inspection.

Panel Interior: MAIN | SUB PANEL

GENERAL NOTE: The main/sub electrical panel(s) interior was inspected without deficiencies unless mentioned elsewhere in the report.

GFCI | AFCI Devices: GFCI INFO

GENERAL NOTE: Test GFCI devices regularly to ensure proper working order; most GFCI manufacturers recommend testing monthly. If any GFCI device does not test or reset properly, it should be replaced. GFCI devices monitor electrical current through a circuit; if electrical current is not balanced, there is a current leakage, also referred to as a "ground fault". GFCI devices sense current leakages as small as .0005 amps. If the GFCI device senses a ground fault, the GFCI device will terminate the current in approximately 1/40 of a second, fast enough to prevent personal injury. To test GFCI devices, push the "Test" button, which should pop the "Reset" button and terminate power. To restore power, push the "Reset" button. To test GFCI circuit breakers in electrical panels, push the "Test" button; the circuit breaker should switch off and terminate power to the circuit. To restore power, switch the circuit breaker off and then on.

GFCI | AFCI Devices: AFCI - GENERAL NOTE

GENERAL NOTE: In accordance to Underwriters Laboratories Standards, the AFCI is intended to provide protection of branch circuits in the case of arcing faults. In case of arcing fault, this breaker will trip stopping the flow of electricity, and suppressing the possibility of fire ignition due to electrical arcing.

When tripping occurs perform the following steps:

1. Reset the device
2. If trips continue, a hazardous condition may exist on the circuit, and a licensed electrician should check the circuit.

The AFCI breaker should be tested monthly to insure protection against electrical arcing faults. Test the breaker by pressing the 'test' button on the breaker. If the AFCI does not trip when tested, arc fault protection may have been lost. Refer to a licensed electrician for servicing.

GFCI | AFCI Devices: AFCI NOT TESTED

GENERAL NOTE: AFCI devices are for electrical safety protection to interrupt power to a circuit if electrical arcing occurs. We do not test AFCIs because receptacles often are connected to clocks, PCs or other electronic equipment.

Switches: LANDSCAPE LIGHTING

GENERAL NOTE: The property is equipped with low voltage lighting for landscaping or other areas. Low voltage lighting systems frequently are controlled by timers or photo-sensors and are outside the scope of a standard home inspection.

FYI: SECURITY SYSTEM

GENERAL NOTE: The security system is beyond the scope of this inspection, therefore it was not inspected,

Limitations

FYI

LIMITATIONS OF ELECTRICAL INSPECTION

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

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to your inspection agreement for a detailed explanation of the scope of this inspection.

Comments

13.11.1 FYI

ELECTRICAL PHOTOS

 Maintain | Monitor | Cosmetic

GENERAL INFO: These photo(s) are for general information only and do not depict any deficiency.



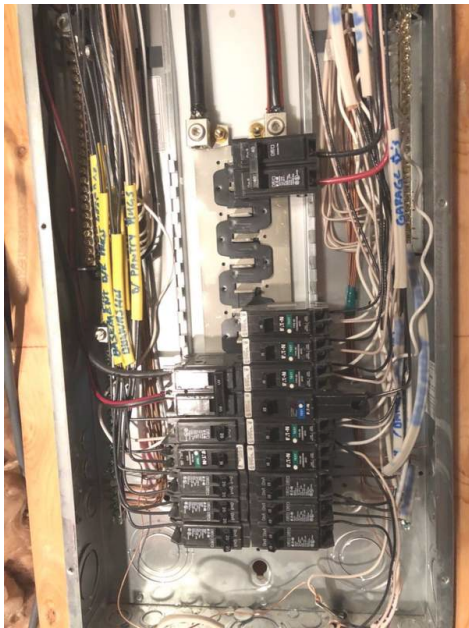
Meter



Main Disconnect



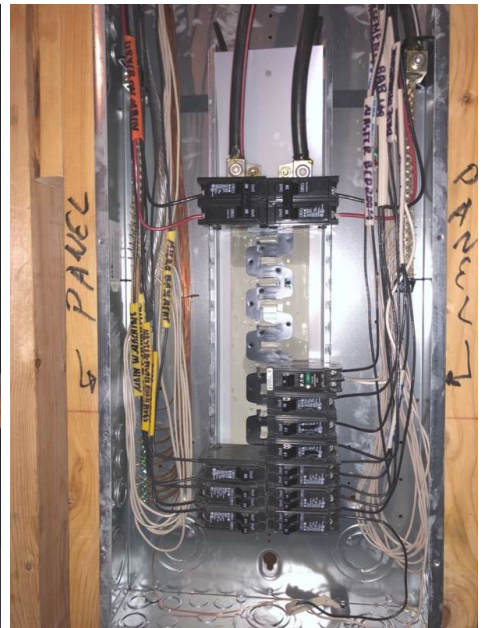
Main Panel 1



Panel Interior



Main Panel 2



Panel Interior

14: PLUMBING

		IN	NI	NP	C
14.1	Service Entrance	X			
14.2	Supply Piping	X			
14.3	Exterior Hose Faucets	X			X
14.4	Septic System			X	
14.5	Waste Piping	X			
14.6	Fuel Piping - General	X			
14.7	Water Heater - Condition	X			
14.8	Water Heater - Safety	X			
14.9	Water Heater - Fuel Flue	X			
14.10	Sump Ejector Pump			X	
14.11	Sprinklers - Lawn Fire	X			
14.12	FYI	X			X

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

WATER PROVIDER

Public

WATER METER OBSERVATION

No meter movement - no leaks

WATER SHUT OFF

Basement

SERVICE PIPING

PVC

SUPPLY PIPING

CVPC

SEWER PROVIDER

Public

WASTE PIPING

PVC

MAIN FUEL SHUT OFF VALVE

At Meter

WATER HEATER TYPE #1

Navien(tankless)

WATER HEATER AGE #1

3 Yrs

WATER HEATER FUEL | SIZE #1

Natural Gas, Tankless Style

WATER HEATER TEMPERATURE

*125+ too high

T/P VALVE | EXPANSION DEVICE

Copper

FUEL | FLUE PIPING

PVC Vent

WATER SOFTENER

No

Service Entrance: SHUT-OFF VALVES

GENERAL NOTE: The inspector does not operate or test shut-off valves.

Water Heater - Safety: TPRV - NOT TESTED

GENERAL NOTE: The inspector does not test functionality of the TPRV.

Sprinklers - Lawn | Fire: CONTROL PANEL

Not Tested

OVERVIEW

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. The inspector does not operate or test shut-off valves. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private(septic) waste disposal systems unless specifically noted.

Service Entrance: METER VIEWED

GENERAL NOTE: Upon arrival, found the water service meter and monitored all dials and indicators for water usage. There was no indication of any leak. This is a solid indicator that prior to entering the home, there are no leaks in the water service or supply line plumbing.

Sprinklers - Lawn | Fire: NOT TESTED

GENERAL NOTE: The underground sprinkler system was not tested and is not included in the scope of our inspection. Working condition should be verified by the seller.

Limitations

FYI

LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, private waste disposal (septic) systems, public sewer systems, and private wells or other private water supply systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

Please also refer to your inspection agreement for a detailed explanation of the scope of this inspection.

Comments

14.3.1 Exterior Hose Faucets

 High Importance**BACK FLOW DEVICE**

SAFETY / HEALTH: The hose bibb would benefit from the addition of a backflow preventer or vacuum breaker. Vacuum breakers are installed on exterior hose bibbs and prevent water within a garden hose from entering back into the municipal water supply system. Recommend installing vacuum breakers at all exterior hose bibbs. Have qualified contractor repair as needed.

Recommendation

Contact a qualified plumbing contractor.

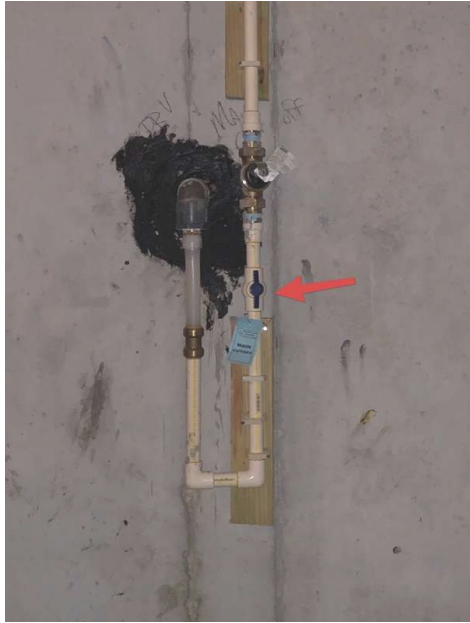
14.12.1 FYI

 Maintain | Monitor | Cosmetic**PLUMBING PHOTOS**

GENERAL INFO: These photo(s) are for general information only and do not depict any deficiency.



Meter



Main Shut Off



Water Heater



Meter



Garage

STANDARDS OF PRACTICE
