



FULL CIRCLE HOME INSPECTORS

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Buyer Name

05/22/2018 9:00AM



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

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SUMMARY











MAINTENANCE/MONITOR



DEFICIENCIES



SAFETY/IMMEDIATE
ATTENTION

-  1.1.1 Inspection details - Structure Details: Change Locks
-  2.1.1 Roof - General: Debris on roof
-  2.2.1 Roof - Gutters/drains: Gutter not installed
-  3.2.1 Exterior - Driveway, Walkway, Patio: Screen enclosure-spline issue
-  3.2.2 Exterior - Driveway, Walkway, Patio: Need Repair-Sidewalk
-  3.3.1 Exterior - Exterior issues: Paint Failing
-  3.3.2 Exterior - Exterior issues: Dryer vent clogged
-  3.7.1 Exterior - Gutters and Flashing: Downspout extensions
-  3.8.1 Exterior - Stucco Walls: Hairline Stucco Cracking
-  5.1.1 Water Heater - Water Heater: Exceeds Life Expectancy
-  7.1.1 HVAC - General: Service A/C System
-  7.3.1 HVAC - Air Handler: Near life expectancy
-  7.4.1 HVAC - Duct Work: Dirty
-  9.3.1 Interiors - Smoke and CO alarms: Replace Batteries
-  10.4.1 Bathrooms - Exhaust Fan: Dirty fan grille
-  10.8.1 Bathrooms - Toilets: Flapper did not reseal
-  10.8.2 Bathrooms - Toilets: No or bad caulk base
-  11.4.1 Garage - Vehicle door: Noisy hinges
-  11.4.2 Garage - Vehicle door: Mechanical reverse
-  11.4.3 Garage - Vehicle door: Outside Keypad
-  12.1.1 Pool - Pool Equipment: Leak
-  12.1.2 Pool - Pool Equipment: Light Inoperable
-  13.1.1 Attic - General: Pest Evidence

1: INSPECTION DETAILS

Information

Start Time 1:30	Finish Time 4:00	Ground Condition Dry
Present at time of the inspection Client, Sellers Agent	Property Occupancy Yes	Temperature 78 Fahrenheit
Weather Condition Clear	Rain in the last few days No	Structure Details: Structures Inspected House, Attached Garage, Pool
Structure Details: Type of Structure Single Family	Structure Details: Age of the Structure 15	Structure Details: Foundation Type Slab
Structure Details: Structure Faces North	Structure Details: Utilities All Utilities on	The following items have been excluded from the inspection. Intercom

Category description

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

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

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

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

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

Overview

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

Left or right of home

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

Limitations

Structure Details

OCCUPIED

Some areas and items at this property were obscured by furniture, stored items, or debris. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.



Recommendations

1.1.1 Structure Details

CHANGE LOCKS

Full Circle Home Inspectors recommends that ALL locks and Security codes be changed before moving into the house.

Recommendation

Recommended DIY Project



Maintenance/Monitor

2: ROOF

Information

General: Roof Type

Hipped

General: Roof covering

Asphalt/Fiberglass Shingles

General: Estimated roof**age(main)**

15

General: Roof Drainage

Partial gutter system

General: Roof Inspection method

Traversed

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

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





Recommendations

2.1.1 General



Maintenance/Monitor

DEBRIS ON ROOF

Significant amounts of debris such as roofing cement, tile pieces, leaves, needles, seeds, etc. have accumulated on the roof surface. Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend cleaning debris from the roof surface now and as necessary in the future.

Recommendation

Recommended DIY Project



2.2.1 Gutters/drains



Maintenance/Monitor

GUTTER NOT INSTALLED

The entire perimeter of the home does not have gutters installed. This can cause rain to run down the side of the home and sit at the foundation and can cause deterioration. Recommend review by gutter contractor if concerned.

Recommendation

Contact a qualified gutter contractor

3: EXTERIOR

Information

General: Foundation Material
Concrete

General: Exterior wall structure
Concrete Block(CBS)

General: Wall Covering
Stucco

General: Driveway Material
Brick Pavers

General: Exterior doors
SC Fiberglass

General: Fencing
N/A



General: Garage Door Material
Metal

General: Sidewalk/Patio Material
Brick Pavers

General: Vehicle Parking
Attached Garage

Recommendations

3.2.1 Driveway, Walkway, Patio

Deficiencies

SCREEN ENCLOSURE-SPLINE ISSUE

The spline is coming loose or missing at one or more sections of the screen patio. The spline is what secures the screen in the frame. It is recommended to have a qualified contractor make the necessary repairs.

Recommendation

Contact a qualified handyman.



3.2.2 Driveway, Walkway, Patio

 Deficiencies**NEED REPAIR-SIDEWALK**

Cracks, holes, settlement, heaving and/or deterioration were found in sidewalks and/or patios. Recommend that qualified contractor repair as necessary.

Recommendation

Contact a qualified professional.



3.3.1 Exterior issues

 Maintenance/Monitor**PAINT FAILING**

The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning). Siding and trim with a failing finish can be damaged by moisture. Recommend that a qualified contractor prep (e.g. clean, scrape, sand, prime, caulk) and repaint or restain the building exterior where necessary and per standard building practices. Any repairs needed to the siding or trim should be made prior to this..

Recommendation

Contact a qualified painter.



3.3.2 Exterior issues

 Deficiencies**DRYER VENT CLOGGED**

The dryer vent is clogged and needs to be cleaned. A clogged dryer vent can lead to dryer failure an extended dry times.

Recommendation

Contact a qualified professional.



3.7.1 Gutters and Flashing

Deficiencies

DOWNSPOUT EXTENSIONS

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

Recommendation

Contact a qualified professional.



3.8.1 Stucco Walls

Maintenance/Monitor

HAIRLINE STUCCO CRACKING

One or more minor hairline cracks were found in the stucco or wall areas. It is unknown the age of these cracks. At the time of inspection nothing out of the ordinary of normalized cracking was noticed. Recommend caulking and painting these areas, along with monitoring for future movement/widening. Stucco cracks over framing can allow moisture penetration behind wall areas and can potentially damage sheathing/framing. Note that areas concealed behind walls are not able to be evaluated without invasive testing and cannot be evaluated.

Recommendation

Recommended DIY Project



4: PLUMBING

Information

General: Location of Main Shut off

Front yard



General: Water Pressure

78 PSI



General: Location of Water meter

Front yard

General: Location of main fuel shut off

Right side of home

General: Service Pipe to house

Not Visible

General: Interior Supply piping

CPVC

General: Water Source

Public Water

General: Drain Pipe

PVC

General: Vent Pipe

PVC

General: Waste Pipe

Not Visible

General: Plumbing In Walls

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

5: WATER HEATER

Information

Water Heater: Serial #
Unseen

Water Heater: Model #
Unseen

Water Heater: Estimated Age
15 Years



Water Heater: Energy Source
Electric

Water Heater: Manufacturer
A.O. Smith

Water Heater: Location
Garage

Water Heater: Water Temperature
120 Degrees

Water Heater: Capacity
50

Water Heater: Type
Tank

Limitations

Water Heater

STORED ITEMS

GARAGE

Stored items, furnishings and/or debris blocked access to the water heater. The inspector was unable to fully evaluate the water heater.



Recommendations

5.1.1 Water Heater

EXCEEDS LIFE EXPECTANCY

The estimated useful life for most water heaters is 8 to 12 years. This water heater appears to be at this age or older and may need replacing at any time. Recommend budgeting for a replacement in the near future.

Recommendation

Contact a qualified plumbing contractor.



Maintenance/Monitor

6: ELECTRIC SERVICE

Information

Electric Panel: Amperage

Right side exterior

200

Electric Panel: Service Type

Underground

Electric Panel: Panel pictures

right side exterior



Electric Panel: Panel

Manufacturer

Culter Hammer

Electric Panel: Service Voltage

120/240

Electric Panel: Location of Main Disconnect

Top of Panel, Outside panel

Electric Panel: Protection

Breakers

Electric Panel: Branch Wiring

Copper

Electric Panel: Service Conductor

Multi-strain Aluminum

Electric Panel: System Grounding

Grounding Rod

Sub-Panel: Panel Location

Garage

Sub-Panel: Panel Manufacturer

Culter Hammer

Sub-Panel: Protection

Breakers

Sub-Panel: Branch Wiring

Copper

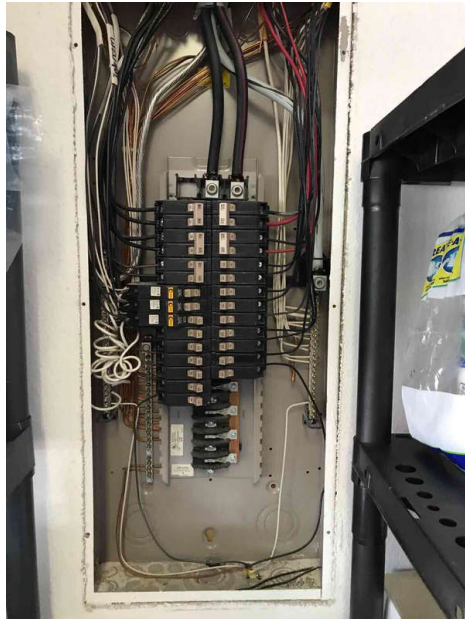
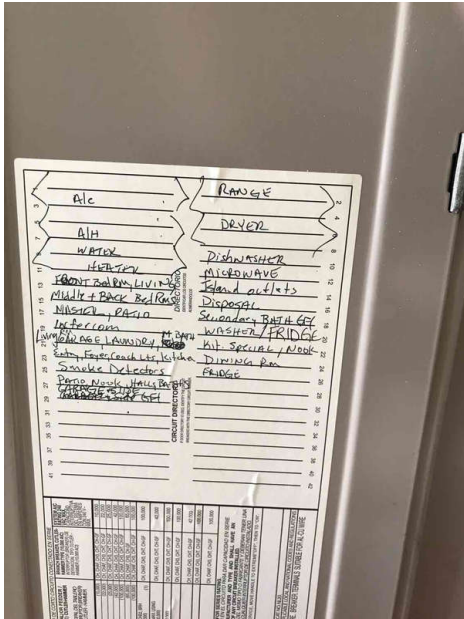
Sub-Panel: Service Conductor

Multi-strain Aluminum

Electric Panel: Positive Attributes

The size of the electrical service is sufficient for the typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. All outlets and light fixtures that were tested operated satisfactorily. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

Sub-Panel: Pictures of panel Garage



7: HVAC

Information

General: Cooling source

Electric

General: Heat Source

Electric

General: Distribution

Flex Duct

General: A/C Type

Split System, Heat Pump

General: Heat Type

Heat Pump, Forced Air

General: Last Service Date

Not sure

**Condensing Unit: Estimated Age
Condensing Unit**

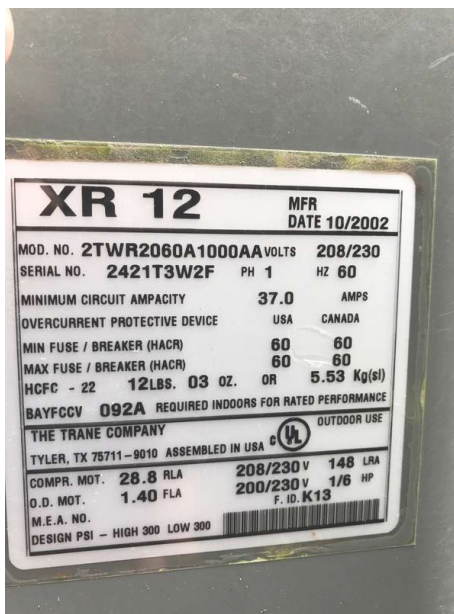
15 Year(s)

**Condensing Unit: Condenser
Model #**

2TWR2060A1000AA

**Condensing Unit: Condenser
Serial #**

2421T3W2F



Condensing Unit: Manufacturer

Trane

**Condensing Unit: Good
condition**

The condensing unit was in good condition.

Air Handler: Air Handler Model #

Tweo65e13f82

Air Handler: Air Handler Serial #

Garage
3192ke71v

Air Handler: Filter Location

Below unit

Air Handler: Manufacturer

Trane

General: Temperature Differential

14 Degrees

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

General: Filter Advice

bottom of unit

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

Condensing Unit: Pictures of Unit

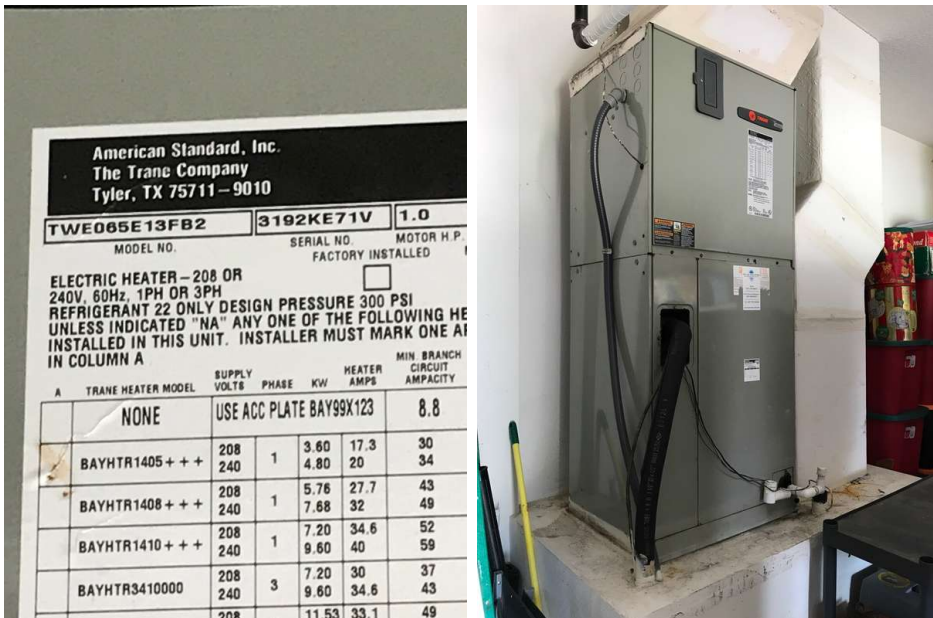
Right side



Air Handler: Estimate Age Air Handler

Garage

15 Year(s)



Air Handler: Unit in Good Condition

Garage

The air handler appeared in good condition. The unit ran and cold as expected.

Recommendations

7.1.1 General

**SERVICE A/C SYSTEM**

The last service date of this system appears to be more than one year ago, or the inspector was unable to determine the last service date. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and service this system if concerned. This servicing should be performed annually in the future.

Recommendation

Contact a qualified HVAC professional.

7.3.1 Air Handler

**NEAR LIFE EXPECTANCY**

GARAGE

The estimated useful life for most forced air furnaces is 15 to 20 years. This furnace appears to be approaching this age and may need replacing at any time. Recommend budgeting for a replacement in the future.

Recommendation

Contact a qualified HVAC professional.

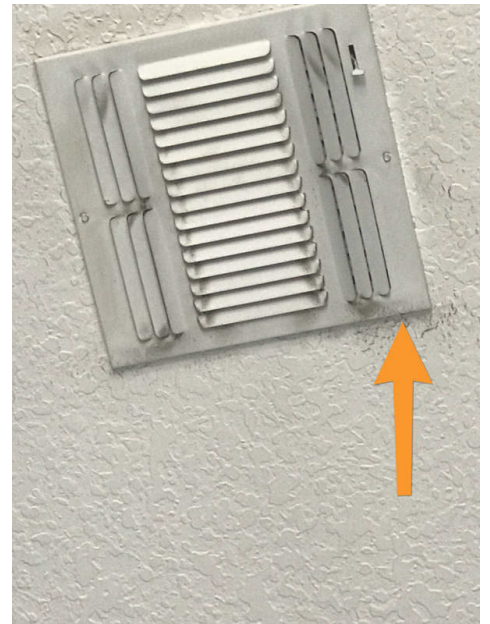
7.4.1 Duct Work

**DIRTY**

Significant amounts of debris, dirt and/or dust are visible in one or more sections of supply and/or return air ducts. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental Protection Association (EPA) recommends considering having ducts professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and/or particles are actually released into the home from your supply registers". At a minimum, the visible debris should be thoroughly cleaned. Recommend having a qualified contractor clean the ducts if concerned.

Recommendation

Contact a qualified HVAC professional.



8: KITCHEN

9: INTERIORS

Information

Floors, Walls, Ceilings: Wall material/covering

Drywall

Smoke and CO alarms: Smoke Alarms Present

Yes

Limitations

Floors, Walls, Ceilings

FURNITURE/STORED ITEMS

There is furniture or stored items restricting views of wall areas. Once items are moved areas should be evaluated.

Recommendations

9.3.1 Smoke and CO alarms

REPLACE BATTERIES



Maintenance/Monitor

Batteries in all the smoke alarms should be replaced after taking occupancy, and annually in the future. "Chirping" noises emitted from smoke alarms typically indicate that batteries need replacing.

Recommendation

Recommended DIY Project

10: BATHROOMS

Recommendations

10.4.1 Exhaust Fan



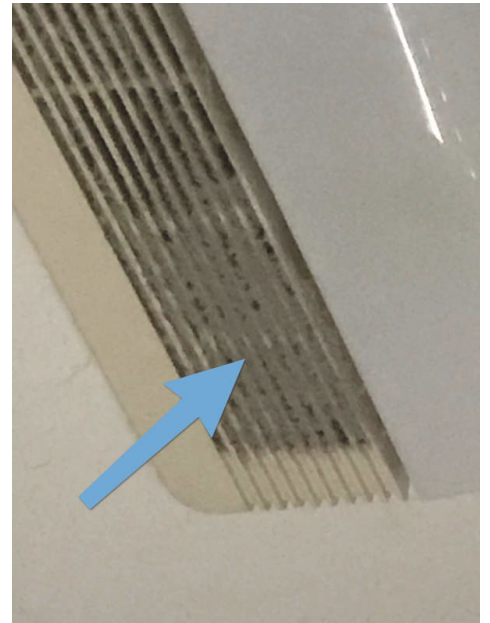
Maintenance/Monitor

DIRTY FAN GRILLE

It is recommended to have fan grille cleaned to allow the exhaust fan to properly function.

Recommendation

Recommended DIY Project



10.8.1 Toilets



Deficiencies

FLAPPER DID NOT RESEAT

The "flapper valve" in one or more toilets did not reseat after flushing. Significant amounts of water can be lost through such leaks. A qualified plumber should evaluate and repair or replace components as necessary.

Recommendation

Contact a qualified plumbing contractor.



10.8.2 Toilets



Maintenance/Monitor

NO OR BAD CAULK BASE

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

Recommendation

Recommended DIY Project



11: GARAGE

Information

Vehicle door: Vehicle Door safety

VEHICLE DOOR: safety tips:

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

Recommendations

11.4.1 Vehicle door



Maintenance/Monitor

NOISY HINGES

The vehicle garage door hinges are dry and causing the door to drag/bind when opening and closing. It is recommended to have the panel hinges lubricated to free up the hinges. This should be a maintenance item that should be carried out periodically.

Recommendation

Contact a qualified professional.

11.4.2 Vehicle door



Deficiencies

MECHANICAL REVERSE

The auto-reverse mechanism on the vehicle door opener is inoperable or requires too much force to activate. This is a safety hazard, especially for small children. A qualified contractor should evaluate and repair as necessary if concerned.

Recommendation

Contact a qualified garage door contractor.

11.4.3 Vehicle door



Deficiencies

OUTSIDE KEYPAD

Outside keypad does not operate

Recommendation

Contact a qualified garage door contractor.



12: POOL

Information

Pool Equipment: Filter
Unverified

Pool Equipment: Pump
Century

Water: Clear
The pool/spa water was clear.
The water should still be tested.



Pool and decking: Pool deck
Stamped Concrete

Pool and decking: Pool Design
back yard
In Ground



Pool Equipment: Filter Type

Cartridge



Pool Equipment: Pool Alarms

The house has a pool. It is recommended to have pool alarms installed at ALL doors and windows leading to the pool to alarm when a child or someone for safety enters the pool area.

Fencing: Fencing at pool

This property has a pool and/or a spa. Both a pool and a spa need to be protected from children, especially very young children -- including neighborhood children. With this state having some 75 drowning deaths per year of children under the age of 5 years, we can not over emphasize the importance of securing a pool or spa. A fence or screen enclosure offers the main safety barrier around the pool facility. The fencing and all gates should be verified for compliance with the current municipal requirements. Please be aware and guard your pool.

Recommendations

12.1.1 Pool Equipment

LEAK

There is a leak at the pool equipment. This will cause water loss. The equipment should be evaluated and any leaks repaired to help prevent unwanted water loss.

Recommendation

Contact a qualified Swimming Pool Contractor



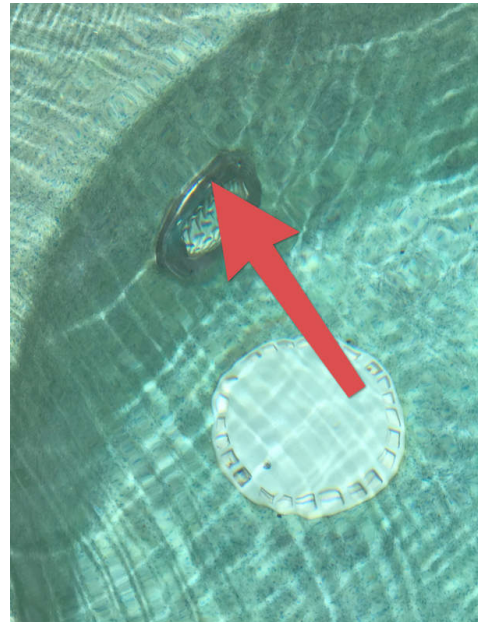
12.1.2 Pool Equipment

LIGHT INOPERABLE Safety/Immediate Attention

One or more pool lights does not function, which can be a safety hazard. Nighttime swimmers may not be visible.

Recommendation

Contact a qualified Swimming Pool Contractor



13: ATTIC

Information

General: Ceiling Structure

Trusses

General: Inspection Method

Partially Traversed

General: Insulation Depth

R19

General: Insulation Material

Fiberglass loose

General: Roof Structure

Rafters

Limitations

General

AREAS INACCESSIBLE

Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

Recommendations

13.1.1 General

PEST EVIDENCE

There is evidence of past pest activity, however there are no signs of current activity. A pest control company should evaluate and maintain as needed. The attic should be checked regularly. The exterior of the home should be checked and any potential areas of entry should be sealed and maintained.

Recommendation

Contact a qualified pest control specialist.



Maintenance/Monitor

STANDARDS OF PRACTICE

Inspection details

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

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

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

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

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these. There is no fee for your 1st telephone consulting call. Additional calls may incur additional fees. Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

Roof

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

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

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

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

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

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

Exterior

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

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

Plumbing

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

1) Portions of the plumbing system canceled by finishes and/or storage (below sinks etc.) below the structure, or beneath the ground surface are not inspected.

2) Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.

3) Clothes washing machine connections are not inspected.

4) Interior of flues or chimneys which are not readily accessible are not inspected.

5) Water conditioning systems, solar water heaters, fire and lawn sprinklers, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

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

Water Heater

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Electric Service

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

capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

HVAC

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

Interiors

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

Pool

The following items are not included in this inspection: swimming pool bodies; equipment on timers, remote controls or sensors; underground or concealed piping; motorized covers; waterfalls and related equipment; Ozone generators; ultraviolet light systems; filter backflushing mechanisms. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, remove pool covers, nor determine if swimming pool bodies, filters or skimmers leak, nor determine if swimming pool bodies are level.

The following items are not included in this inspection: spa bodies; equipment on timers, remote controls or sensors; underground or concealed piping; motorized covers; waterfalls and related equipment; Ozone generators; ultraviolet light systems; filter backflushing mechanisms. Any comments made regarding these items are as a courtesy only. Note that the inspector does not disassemble filters, nor determine if spa bodies, filters or skimmers leak, nor determine if spa bodies are level.

Attic

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

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

