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RESIDENTIAL REPORT

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Buyer Name
04/30/2018 9:00AM

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Congratulations on buying your new home!

The process of buying a new home "should" be fun and exciting, but often times can be stressful. A home inspection is supposed to give you peace of mind, but often times has the opposite effect. You are required to absorb a lot of information in a short period of time. What should you do?.. Relax. The home inspectors job is to uncover and identify imperfections, problems, and potential problems. The good news however, is that most of the findings will consist of maintenance items, life expectancies, and minor imperfections. Information that's nice to know as you get aquatinted with your new home.

This Inspection Report is based on a visual, non-intrusive inspection. While every effort is made to identify and report all current or potential issues with a home, please understand that there are areas that simply cannot be seen - behind walls, etc. A home inspector is considered to be a "Generalist" not a "Specialist", in that the inspectors job is to identify and report potential issues rather than diagnose the specific cause or repairs. For this reason, you will find that it is often recommended to seek further evaluation by a qualified professional, such as an electrical, plumbing, or roofing contractor.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Observations and Recommendations are organized into three categories by level of severity:

1) Minor - Maintenance Issues **-** Primarily comprised of small cosmetic items and simple Handyman or do-it-yourself maintenance items. These observations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or Seller-repair item. A Summary Report can be created should you choose to view a report without these minor items or informational data.

2) Moderate - Recommendations **-** Most items typically fall into this category. These observations may require a qualified contractor to evaluate further and repair or replace but the cost is somewhat reasonable.

3) Significant - Needs Immediate Attention and/or Safety Hazard **-** This category is comprised of immediate safety concerns or items that could represent a significant expense to repair/replace.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow. As a homeowner, you should

expect problems to occur. Roofs will leak, basements/crawl spaces may have water problems, and systems such as the furnace, water heater, etc. may fail without warning. Unfortunately, we cannot predict future events. For these reasons, you should keep a current comprehensive insurance policy in place.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

With everything mentioned above, I encourage you to keep things in perspective. Don't give up on your home over things that don't really matter. It's not fair to demand that a seller address deferred maintenance, conditions already mentioned on the seller's discloser, or nit-picky items. Focus on the items that warrant attention. Your real estate agent will help you during this process and in determining what items to focus on.

SUMMARY

2.1.1 Roof - Coverings: Cracked/Broken Tiles
2.3.1 Roof - Roof Drainage Systems: Gutter; Debris - Minor
2.3.2 Roof - Roof Drainage Systems: Gutter; Standing Water
2.3.3 Roof - Roof Drainage Systems: Gutters; Terminate on Roof Surface
2.3.4 Roof - Roof Drainage Systems: Downspouts; Drain Near House
2.4.1 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney Cap Missing
2.4.2 Roof - Skylights, Chimneys & Other Roof Penetrations: Chimney; Moss
2.4.3 Roof - Skylights, Chimneys & Other Roof Penetrations: Efflorescence
3.1.1 Exterior - Siding, Flashing & Trim: Ground Clearance
3.1.2 Exterior - Siding, Flashing & Trim: Face Nailing at Butt Joints
3.4.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
3.4.2 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Moderate
3.4.3 Exterior - Walkways, Patios & Driveways: Front Walkway Cracking - Moderate
3.4.4 Exterior - Walkways, Patios & Driveways: Patio Cracking - Minor
3.4.5 Exterior - Walkways, Patios & Driveways: Patio - Deteriorating
3.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Debris Blocking Vent
3.6.2 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Grading
3.6.3 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation
3.6.4 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vent - Below Grade
4.1.1 Basement, Foundation, Crawlspace & Structure - Foundation: Foundation Cracks - Minor
4.1.2 Basement, Foundation, Crawlspace & Structure - Foundation: Water Intrusion
4.1.3 Basement, Foundation, Crawlspace & Structure - Foundation: Soil Soft
4.2.1 Basement, Foundation, Crawlspace & Structure - Basements & Crawlspaces: Dead Insects
4.5.1 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Insulation Sagging
4.5.2 Basement, Foundation, Crawlspace & Structure - Ceiling Structure: Possible Mold
4.6.1 Basement, Foundation, Crawlspace & Structure - Vapor Retarders (Crawlspace or Basement): Exposed Soil
5.1.1 Attic, Insulation & Ventilation - Attic Insulation: Attac Hatch
5.1.2 Attic, Insulation & Ventilation - Attic Insulation: Missing Insulation
5.1.3 Attic, Insulation & Ventilation - Attic Insulation: Mice/Rat Holes
5.3.1 Attic, Insulation & Ventilation - Exhaust Systems: Bathroom Vents Into Attic
5.6.1 Attic, Insulation & Ventilation - Penetrations: Missing Hatch
5.7.1 Attic, Insulation & Ventilation - Possible Mold: Discoloration
6.1.1 Interior - Ceilings: Drywall/Plaster - Cracked
6.2.1 Interior - Walls: Cracking - Minor
6.3.1 Interior - Floors: Mice Droppings
6.5.1 Interior - Windows: Failed Seal

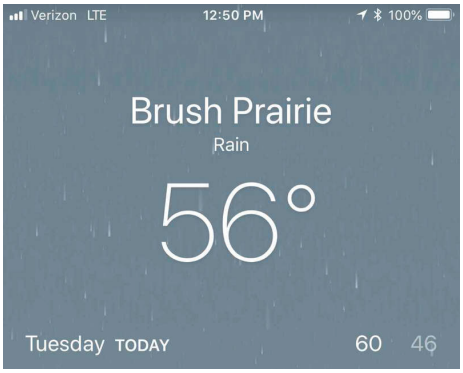
- 6.5.2 Interior - Windows: Staining
- 6.7.1 Interior - Steps, Stairways, Landings, Railings & Ramps: Baluster Spaces Too Wide
- 6.8.1 Interior - Smoke Detectors: Missing or Inadequate Number
- 6.8.2 Interior - Smoke Detectors: Past Life Expectancy
- 6.9.1 Interior - Carbon Monoxide Detectors: Missing Carbon Monoxide Detector
- 6.9.2 Interior - Carbon Monoxide Detectors: Past Life Expectancy
- 7.6.1 Heating - Fireplace, Woodstove: Creosote Buildup
- 8.1.1 Cooling - Cooling Equipment: Near End of Life
- 8.1.2 Cooling - Cooling Equipment: Needs Servicing/Cleaning
- 8.1.3 Cooling - Cooling Equipment: Unit Not Level
- 9.3.1 Plumbing - Hot Water Equipement, TPR Valve, Seismic Straps, Controls, Flues & Vents: Discharge Termination > 6"
- 9.3.2 Plumbing - Hot Water Equipement, TPR Valve, Seismic Straps, Controls, Flues & Vents: Past Life Expectancy
- 9.3.3 Plumbing - Hot Water Equipement, TPR Valve, Seismic Straps, Controls, Flues & Vents: No Seismic Straps
- 10.3.1 Electrical - Main & Subpanels, Service & Grounding, Main Overcurrent Device: Missing Screw
- 10.4.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: No AFCI
- 10.5.1 Electrical - Lighting, Switches & Receptacles (GFCI & AFCI: Light Inoperable
- 11.1.1 Bathrooms - Floors, Walls and Ceilings: Possible Mold
- 11.1.2 Bathrooms - Floors, Walls and Ceilings: Carpet
- 11.3.1 Bathrooms - Toilets and Sinks: No Water
- 11.4.1 Bathrooms - Showers and Bathtubs: Sealant Deteriorating
- 12.2.1 Kitchen & Built-in Appliances - Dishwasher: High Loop - Not Secured
- 13.2.1 Garage & Carports - Floor: Staining
- 13.3.1 Garage & Carports - Walls & Firewall: Staining/Discoloration
- 13.4.1 Garage & Carports - Garage Door & Opener: Inoperable

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent

Temperature (approximate)
56 Fahrenheit (F)



Occupancy
Furnished, Occupied

Type of Building
Single Family

Style
Multi-level

Weather Conditions
Cloudy, Recent Rain, Partly Cloudy, Light Rain

2: ROOF

		IN	NI	NP	R
2.1	Coverings	X			X
2.2	Flashings	X			
2.3	Roof Drainage Systems	X			X
2.4	Skylights, Chimneys & Other Roof Penetrations	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Camera Pole

Roof Type/Style
Hip

Number of Layers
Unable to Determine

Pitch
Northeast

Roof Drainage Systems: Roof Drainage
Gutter/Downspout

Roof Drainage Systems: Gutter Material
Vinyl

General View

We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, flashings, skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes.
It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.



Kickout Flashing - Good









Coverings: Material

Concrete, Tile

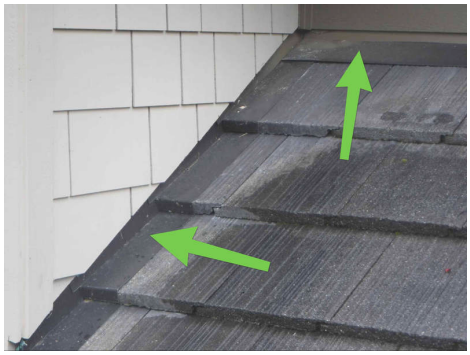
Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. For example, I can only guess the age.
This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.

Flashings: Material

Northeast

Aluminum, Lead

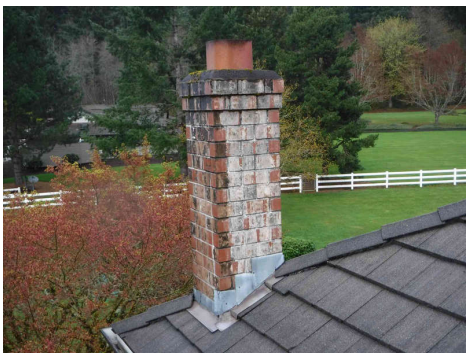
Good



Good

Skylights, Chimneys & Other Roof Penetrations: Chimney

We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and wheather the fireplace is safe to use.
We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.com.



Recommendations

2.1.1 Coverings

Moderate - Recommendations

CRACKED/BROKEN TILES

MULTIPLE LOCATIONS

Roof had cracked/broken tiles on many of the tiles throughout the entire roof surface. All broken pieces were on the lower right corner of the tiles. This makes sense as its the weakest point of interlocking tiles, known as the the cover lock or overlap. Its difficult to say for sure whether it was caused by a hail storm, or if its an older crack. Some signs of older cracks may be aggregate fracture, dirt accumulation, aging the the exposed aggregate material, or presence of moss, algae or other growth. If the crack is less than 3 inches (which they appear to be) its merely cosmetic. However, without walking the roof and being able to measure and know for sure, recommend further evaluation and/or correction by a qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.





2.3.1 Roof Drainage Systems

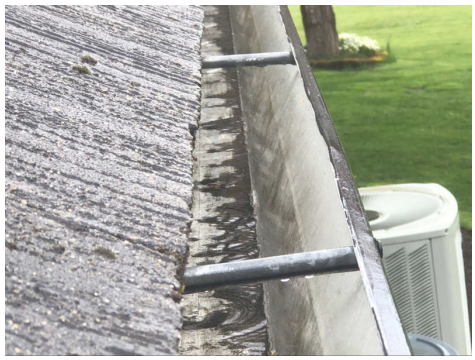
Minor - Maintenance Items

GUTTER; DEBRIS - MINOR

NORTHWEST

Debris has accumulated in the gutters. Debris needs to be cleaned to allow for proper water flow. In addition, debris in gutters can conceal rust, deterioration or leaks that are not visible until cleaned. I was unable to determine if such conditions exist. Recommend cleaning and maintaining the gutters as part of regular maintenance.

Here is a DIY resource for cleaning your gutters.



Recommendation

Contact a qualified gutter contractor

2.3.2 Roof Drainage Systems

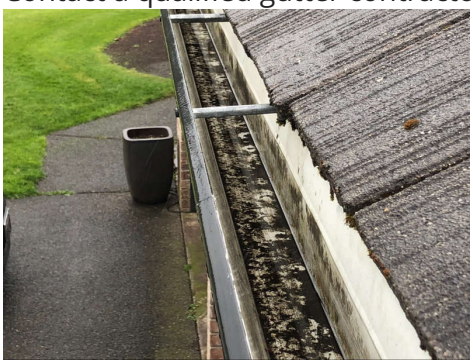
Minor - Maintenance Items

GUTTER; STANDING WATER

Standing water was observed at the time of inspection in one or more areas. This may be an indication of a poorly sloped gutter system, or possibly a clogged downspout. Further evaluation and/or correction is recommended.

Recommendation

Contact a qualified gutter contractor



East

Northwest

2.3.3 Roof Drainage Systems

Minor - Maintenance Items

GUTTERS; TERMINATE ON ROOF SURFACE

One or more downspouts terminate above roof surfaces rather than being routed to gutters below or to ground level. This is very common, but it can reduce the life of roof surface materials due to large amounts of water frequently flowing over the roof surface. Granules typically are washed off of composition shingles as a result, and leaks may occur. Recommend considering having a qualified contractor install extensions as necessary so downspouts don't terminate above roof surfaces.

East

Recommendation

Contact a qualified gutter contractor

2.3.4 Roof Drainage Systems

Moderate - Recommendations

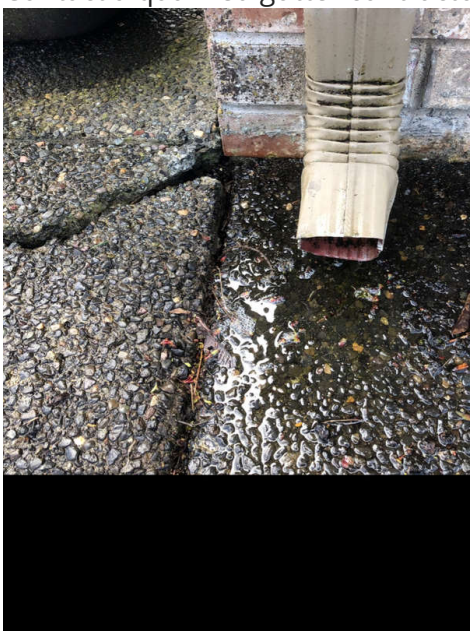
DOWNSPOUTS; DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet away from the foundation.

Here is a helpful DIY link and video on draining water away from your house.

Recommendation

Contact a qualified gutter contractor



North

Northwest

Northwest

Southwest

East

2.4.1 Skylights, Chimneys & Other Roof Penetrations

Moderate - Recommendations

CHIMNEY CAP MISSING

Missing chimney cap. This is important to protect from moisture intrusion and all of the outdoor elements. Recommend a qualified chimney contractor install.

Recommendation

Contact a qualified chimney contractor.

2.4.2 Skylights, Chimneys & Other Roof Penetrations

Minor - Maintenance Items

CHIMNEY; MOSS

Minor moss build-up was observed at one or more locations on the chimney. Once established, moss acts like a sponge, soaking up and storing rainwater. If left untreated, it can lead to damaging/deteriorating the mortar joints. Recommend removing moss by a qualified contractor.

Recommendation

Contact a qualified chimney contractor.

2.4.3 Skylights, Chimneys & Other Roof Penetrations

Moderate - Recommendations

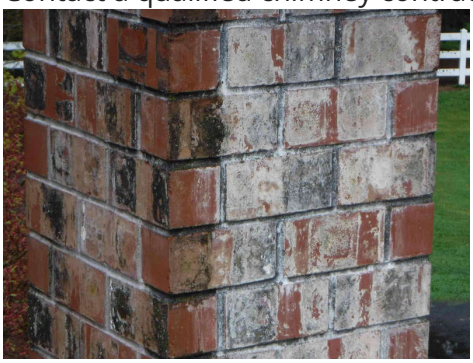
EFFLORESCENCE

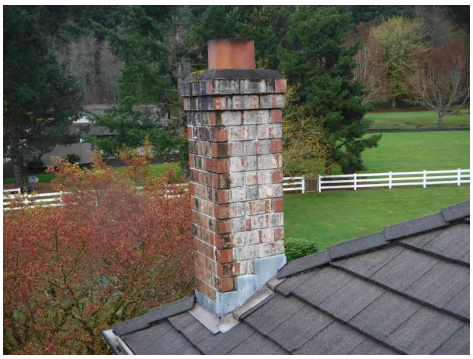
NORTHWEST

Efflorescence was observed on one or more sides of the chimney. This occurs when moisture moves through concrete or other masonry. The moisture picks up minerals, carries them to the surface of the masonry and leaves them behind in the form of tiny crystals on the surface as the moisture evaporates. If left untreated, it will cause premature aging and deterioration of the chimney structure, mortar joints, and the bricks themselves. Recommend further evaluation and/or correction by a qualified chimney contractor.

Recommendation

Contact a qualified chimney contractor.





3: EXTERIOR

		IN	NI	NP	R
3.1	Siding, Flashing & Trim	X			X
3.2	Eaves, Soffits & Fascia	X			
3.3	Exterior Doors & Windows	X			
3.4	Walkways, Patios & Driveways	X			X
3.5	Decks, Balconies, Porches & Steps	X			
3.6	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.7	Lighting, Switches & Receptacles (GFCI & AFCI	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

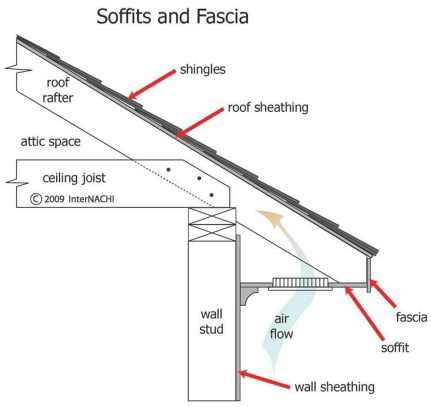
Information

Inspection Method
Visual

Siding, Flashing & Trim: Siding Material
Fiber Cement

Siding, Flashing & Trim: Siding Style
Traditional Lap

Eaves, Soffits & Fascia: Eaves, Soffits & Fascia



Exterior Doors & Windows: Flashed - Good

Decks, Balconies, Porches & Steps: Appurtenance
Patio

Decks, Balconies, Porches & Steps: Material
Concrete

General View







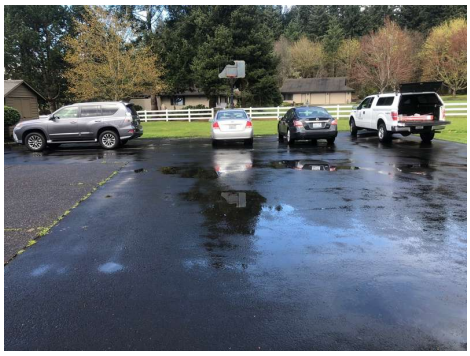
Unable to determine function

Exterior Doors & Windows: **Exterior Entry Door**

Steel, Wood


Walkways, Patios & Driveways: **Driveway & Walkway Material**
Concrete






Recommendations

3.1.1 Siding, Flashing & Trim

GROUND CLEARANCE

Minor - Maintenance Items

Inadequate clearance between siding and ground. The recommended minimum ground clearance is 6 inches between the bottom of siding and the ground. Siding in contact with the ground or soil is a concern because that condition can provide direct access for wood destroying insects and moisture issues which can lead to wood rot. Recommend correction by a qualified handyman.

Recommendation

Contact a handyman or DIY project


North


Southeast

3.1.2 Siding, Flashing & Trim

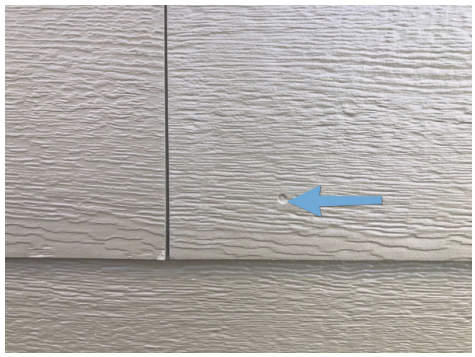
FACE NAILING AT BUTT JOINTS

Minor - Maintenance Items

Siding had full head face nailing at the butt joints in one or more areas. Full head nails do not allow the siding to expand and contract properly, and can cause the siding to crack around this area. Using nails at butt joints is not recommended, but if nailing is required (siding is raised or not laying correctly) finish or pin nails should have been used. Finish nails allow the siding to expand and contract much better. However, the nails appeared to be properly sealed, and no cracking was observed. Recommend monitoring periodically.

Recommendation

Recommend monitoring.



North

3.4.1 Walkways, Patios & Driveways

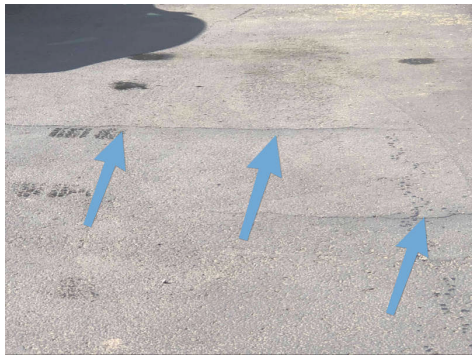
Minor - Maintenance Items

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks were observed. Recommend monitor and/or have a concrete contractor patch/seal.

Recommendation

Recommend monitoring.



Northeast

3.4.2 Walkways, Patios & Driveways

Moderate - Recommendations

DRIVEWAY CRACKING - MODERATE

One or more moderate crack(s) were observed. Recommend having a concrete contractor evaluate and repair as needed.

Recommendation

Contact a qualified concrete contractor.

North

3.4.3 Walkways, Patios & Driveways

Moderate - Recommendations

FRONT WALKWAY CRACKING - MODERATE

One or more moderate crack(s) were observed. Recommend having a concrete contractor evaluate and repair as needed.

Recommendation

Contact a qualified concrete contractor.

East

3.4.4 Walkways, Patios & Driveways

Minor - Maintenance Items

PATIO CRACKING - MINOR

Normal settling & cracking observed on the patio. Recommend monitor and/or patch/seal.

Recommendation

Recommend monitoring.

West

West

3.4.5 Walkways, Patios & Driveways

Moderate - Recommendations

PATIO - DETERIORATING

SOUTH SIDE OF BACK PATIO SLIDING DOORS

A very small portion of the back patio appeared to be deteriorating. Recommend repair as needed.

Recommendation

Contact a qualified concrete contractor.

West

3.6.1 Vegetation, Grading, Drainage & Retaining Walls

Minor - Maintenance Items

DEBRIS BLOCKING VENT

Vegetation and/or debris was blocking foundation vent. Recommend keeping debris clear of foundation vents to allow for adequate venting of the crawlspace.

Recommendation

Contact a handyman or DIY project

Southeast

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

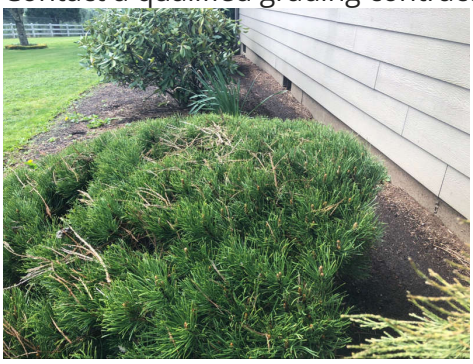
Moderate - Recommendations

GRADING

Grading appeared to be adequately sloping away from the homes foundation. The ground around your home should slope approximately 6 inches downhill away from the homes foundation over the first 10 feet. Improper grading can lead to water intrusion and foundation issues. Recommend further evaluation by a qualified grading contractor.

Recommendation

Contact a qualified grading contractor.



South

Southeast

Southeast

East

3.6.3 Vegetation, Grading, Drainage & Retaining Walls

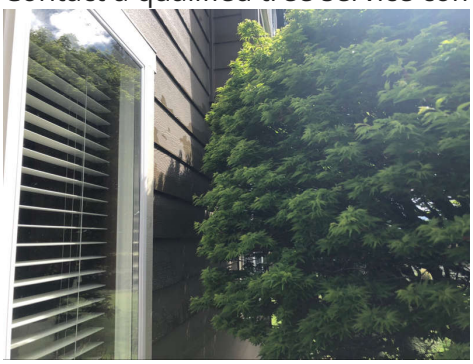
Minor - Maintenance Items

VEGETATION

Vegetation near/or in contact with the exterior walls. Water for plants will eventually soak into soil and may reach soil supporting the foundation. Excessively high moisture levels in soil supporting the foundation can effect its ability to support the weight of the structure above. In addition, vegetation in contact with siding can cause water damage by holding moisture against the home. Recommend removal of any vegetation near the foundation or in contact with the siding.

Recommendation

Contact a qualified tree service company.



Southwest

Southwest

Southeast

3.6.4 Vegetation, Grading, Drainage & Retaining Walls

Moderate - Recommendations

VENT - BELOW GRADE

The foundation vent on the southeast corner of the home was below grade. This will allow water to entire the crawl space. Recommend further evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified grading contractor.

Southeast

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
4.1	Foundation	X			X
4.2	Basements & Crawlspaces	X			X
4.3	Floor Structure	X			
4.4	Wall Structure	X			
4.5	Ceiling Structure	X			X
4.6	Vapor Retarders (Crawlspace or Basement)	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method
Crawlspace Access

Flooring Insualtion
Fiberglass, Batt

Foundation: Material
Concrete

Basements & Crawlspaces: Crawlspace Access Location
Hallway Closet Under Stairway

Floor Structure: Material
Wood I-Joists, Wood Beams

Floor Structure: Basement/Crawlspace Floor
Dirt

General View







Structure

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects.
We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required where it could damage any finished surface or where no deterioration is visible.

Foundation: **Foundation Cracks Related to Tree Roots**

Northwest

Contrary to popular belief, InterNachi (International Association of Certified Home Inspectors) has found that tree roots cannot normally pierce through a bulidlings foundation. They can however, damage a foundation in the following ways:

- Roots can sometimes penetrate a buildings foundation through pre-existing cracks.
- Large root systems that extend beneath a house can cause foundation uplift.
- Roots can leech water from the soil beneath foundations, causing the structures to settle and sink unevenly.

For these reasons, we recommend monitoring periodically.

Northwest

Southwest

Southwest

Floor Structure: **Sub-floor**

Plywood

The inspection of the floor structure is restricted by the insulation. Limited visual access. I'll move and probe a random sample of the insulation. However, much of the electrical wires, water and sewer pipes, heating ducts/pipes, and floor structure can not been seen. There may be components above the insulation that need improving or correcting that the inspector can not see.

Recommendations

4.1.1 Foundation

Minor - Maintenance Items

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

Recommendation

Recommend monitoring.

Northwest

Southwest

Southeast

West

4.1.2 Foundation

Moderate - Recommendations

WATER INTRUSION

Water intrusion was evident in many areas on or around the foundation wall. This appears to be directly related to all the downspouts around the home terminating next to the homes foundation, and improper grading in one or more areas around the home. Recommend further evaluation and correction by a qualified contractor.

Recommendation

Contact a qualified professional.

Southeast

Southeast

Southeast

Southwest

Northwest

4.1.3 Foundation

Minor - Maintenance Items

SOIL SOFT

The soil was soft throughout most of the crawl space, and appeared to be deteriorating in one or more areas. This appears to be directly related to all the homes downspouts terminating next to the homes foundation, and improper grading in one or more areas around the home. Recommend monitoring periodically.

Recommendation

Recommend monitoring.

4.2.1 Basements & Crawlspaces

Minor - Maintenance Items

DEAD INSECTS

One or more dead inspects were observed in the crawl space. They did not appear to be part of the Wood Destroying Organism family, and no WDO damage was observed at the time of inspection. Recommend asking seller about any current or past issue. Recommend monitoring periodically, and/or contact a pest control company as needed.

Recommendation

Recommend monitoring.

Southwest

4.5.1 Ceiling Structure

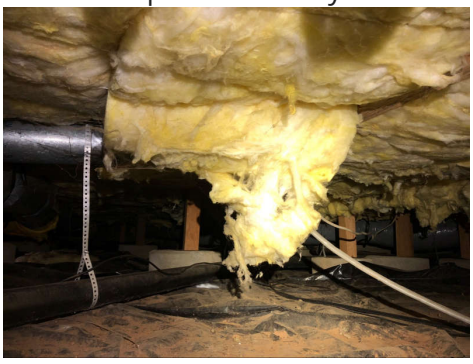
Moderate - Recommendations

INSULATION SAGGING

Insulation was sagging in one or more areas. This is very common with as much rain as we get during the winter months. Over time, the insulation absorbs moisture and starts to sag. Recommend repair by a qualified handyman.

Recommendation

Contact a qualified handyman.



Southwest

Northwest

4.5.2 Ceiling Structure

Moderate - Recommendations

POSSIBLE MOLD

Observed signs of mold in one or more areas in the ceiling structure. Depending on how sensitive a person is to allergens, recommend monitoring periodically and/or contacting a mold contractor for further evaluation.

Recommendation

Recommend monitoring.


4.6.1 Vapor Retarders (Crawlspace or Basement)

Moderate - Recommendations

EXPOSED SOIL

The vapor barrier was not adequately covering the soil or post footings at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from soil. Reducing humidity levels can help prevent conditions that encourage mold growth and wood decay. Recommend correction and/or further evaluation by a qualified professional.

Recommendation

Contact a qualified professional.


East


West

5: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
5.1	Attic Insulation	X			X
5.2	Ventilation	X			X
5.3	Exhaust Systems	X			X
5.4	Electrical	X			
5.5	Moisture	X			
5.6	Penetrations	X			X
5.7	Possible Mold	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Attic Insulation: Insulation Type
Loose-fill, Fiberglass

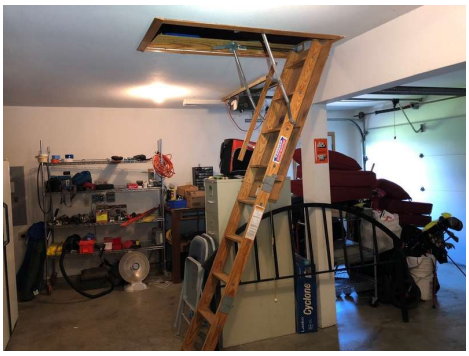
Attic Insulation: Approximate Average Depth
8

Ventilation: Ventilation Type
Ridge Vents, Soffit Vents

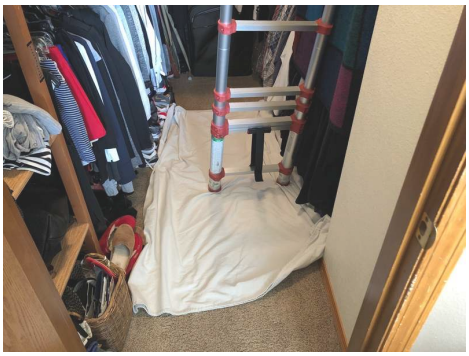
Exhaust Systems: Exhaust Fans
Fan Only, Fan with Light, Fan/Heat/Light

Inspection Method

Attic Access



2nd Floor Master Bedroom Closet



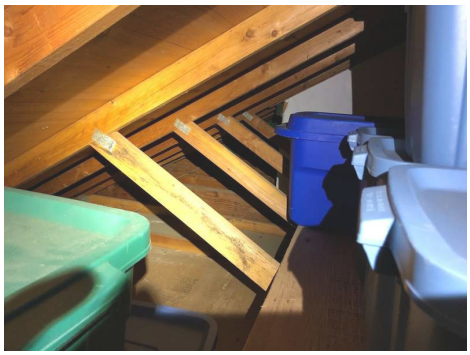
Inspection Restrictions

Items stored in the attic should be removed. Any cellulose material is pest-conducive. In addition, home owner items can conceal damage or defects.

General View








Antenna





Attic Insulation: R-value

19

An insulating materials resistance to conductive heat flow is measured or rated in terms of its thermal resistance or R-value. The higher the R-value, the greater the insulating effectiveness. The R-value depends on the type of insulation, its thickness, and its density.

Recommendations

5.1.1 Attic Insulation

ATTAC HATCH

Moderate - Recommendations

Attic hatch (s) were missing insulation and/or weather stripping. This can lead to heat loss in the winter and cold air in the summer. Recommend correction.

Recommendation

Contact a handyman or DIY project

2nd Floor

5.1.2 Attic Insulation

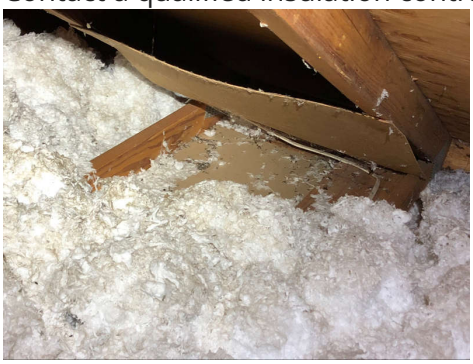
MISSING INSULATION

Moderate - Recommendations

The attic was missing insulation over some areas . This condition can result in increased heating and cooling costs and reduced comfort levels. Recommend that insulation be properly distributed to cover all portions of the attic located above the home living space. All work should be performed by a qualified insulation contractor.

Recommendation

Contact a qualified insulation contractor.



2nd Floor Southwest

2nd Floor Southeast

1st Floor Northwest

5.1.3 Attic Insulation

MICE/RAT HOLES

Minor - Maintenance Items

One or more mice/rat holes were observed in the insulation. Recommend asking seller if this is a current or past issue. Recommend monitoring periodically.

Recommendation

Recommend monitoring.

2nd Floor

5.3.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Moderate - Recommendations

One or more bathroom exhaust fan(s) terminate into the attic, which can cause excess moisture and mold. Recommend a qualified contractor properly install exhaust fan(s) to terminate to the exterior.

Recommendation

Contact a qualified HVAC professional.

2nd Floor Northwest

5.6.1 Penetrations

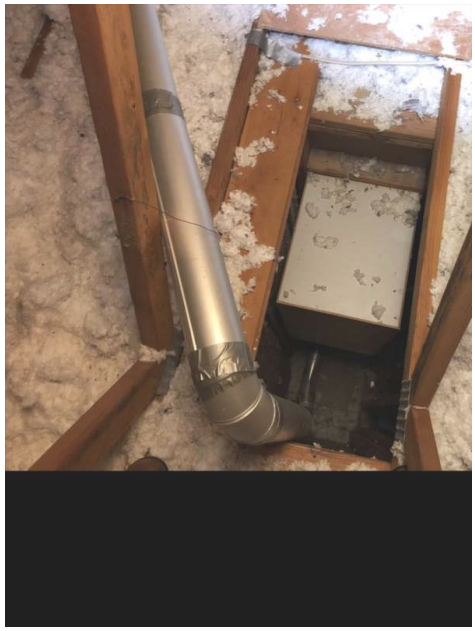
Moderate - Recommendations

MISSING HATCH

There was a sizable cavity/space that was constructed around the medicine cabinet in the master bathroom. The walls did have fiberglass batt insulation on them, which is good. However, there was no hatch to cover the top. This makes for a large void in energy loss. Recommend correction by a qualified contractor.

Recommendation

Contact a qualified professional.



5.7.1 Possible Mold

Moderate - Recommendations

DISCOLORATION

Attic showed areas of discoloration and possible mold growth in one or more areas. Depending on how sensitive a person is to allergens, recommend monitoring periodically and/or contacting a mold contractor for further evaluation.

Recommendation

Recommend monitoring.

2nd Floor North

2nd Floor Southeast

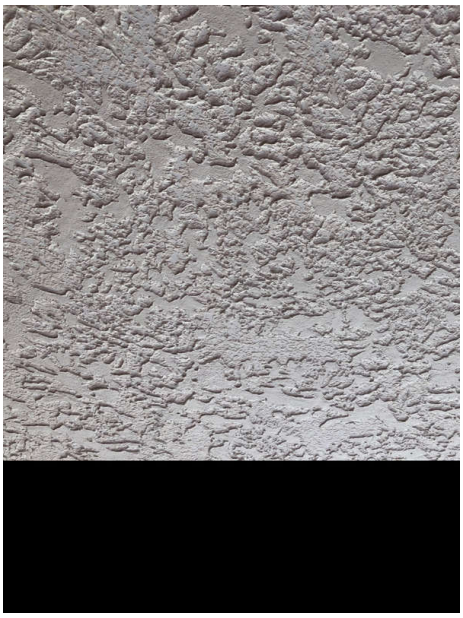
6: INTERIOR

		IN	NI	NP	R
6.1	Ceilings	X			X
6.2	Walls	X			X
6.3	Floors	X			X
6.4	Doors	X			
6.5	Windows	X			X
6.6	Countertops & Cabinets	X			
6.7	Steps, Stairways, Landings, Railings & Ramps	X			X
6.8	Smoke Detectors	X			X
6.9	Carbon Monoxide Detectors	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Ceilings: Ceiling Material
Plaster, Gypsum Board



Walls: Wall Material
Drywall

Windows: Window Type
Sliders, Single-hung

Windows: Window Manufacturer
Unknown

Countertops & Cabinets: Cabinetry
Wood

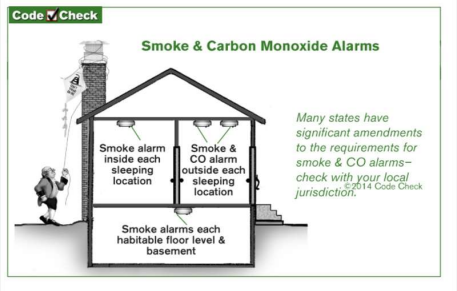
Smoke Detectors: Manufacture Date

1st floor - 6/6/2005

2nd floor - 8/24/2016

Carbon Monoxide Detectors:

Location



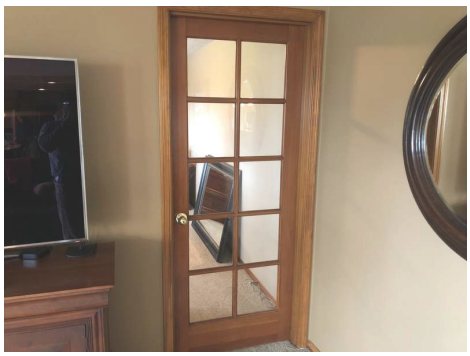
Cosmetic Observations

2nd Floor Bedroom Southeast - multiple locations

2nd Floor Southwest Bedroom Closet

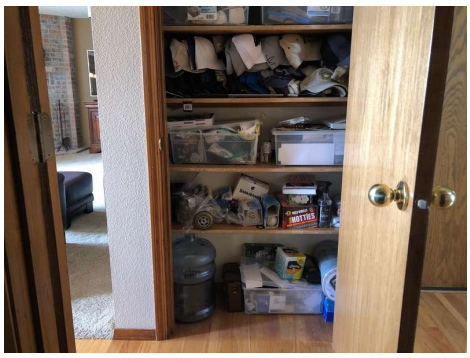
General View

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, carpeting, window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.



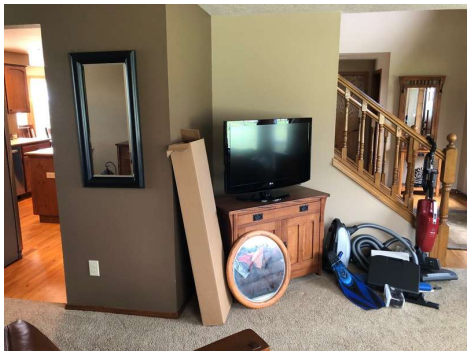
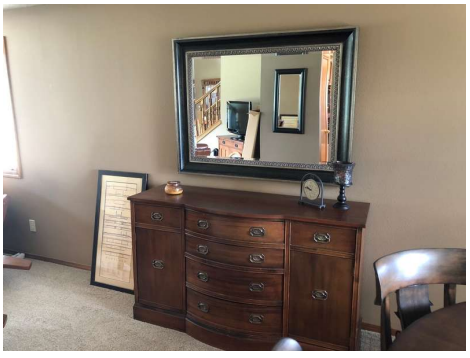
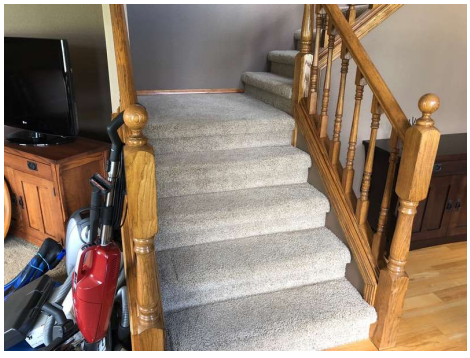
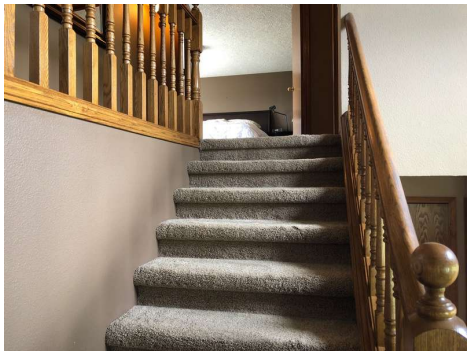




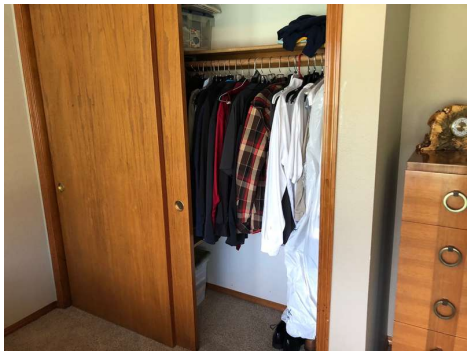




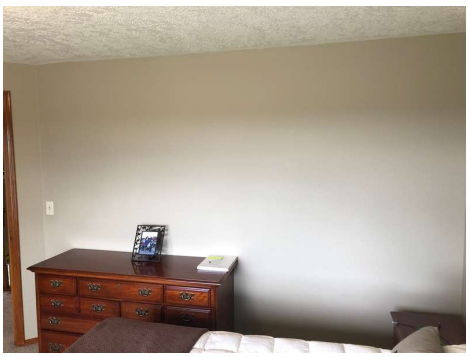
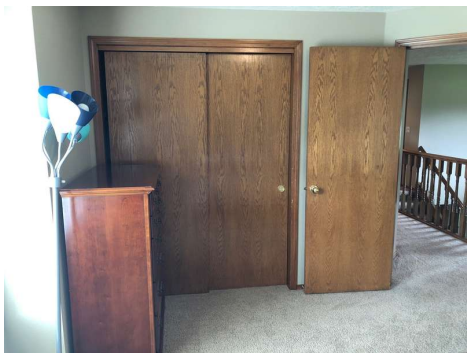





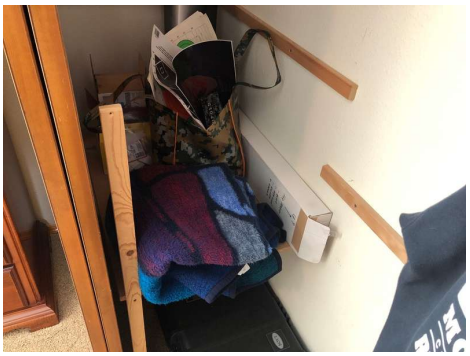
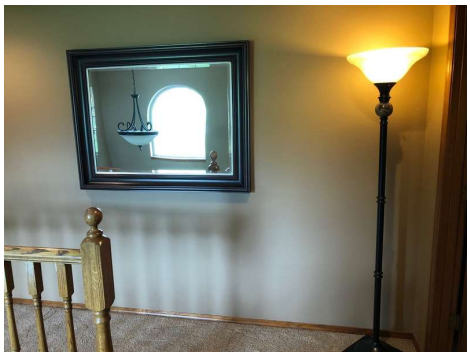
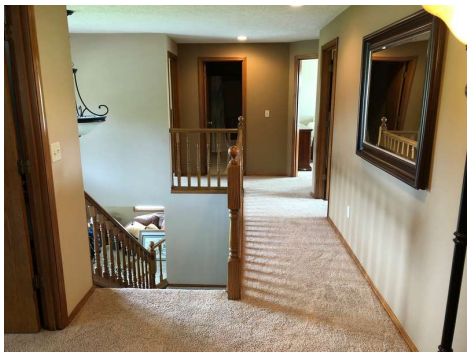




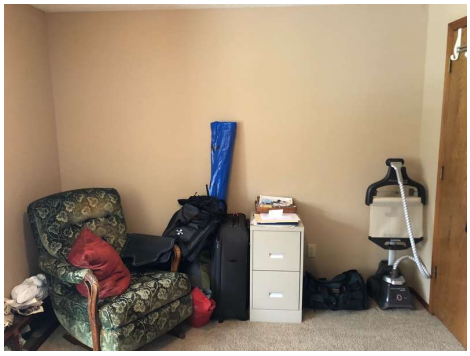
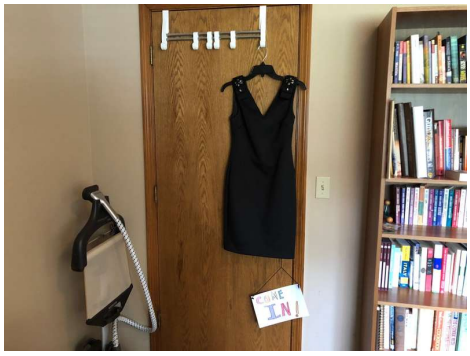
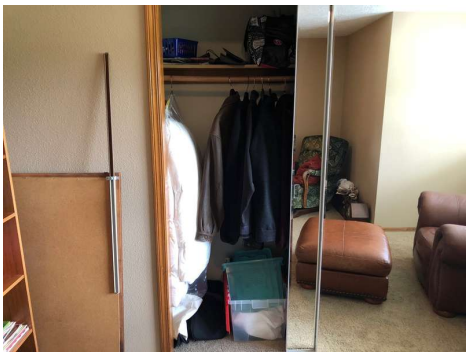


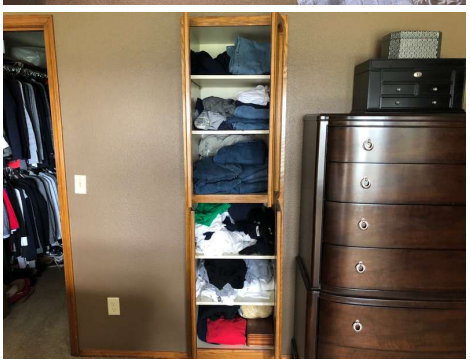
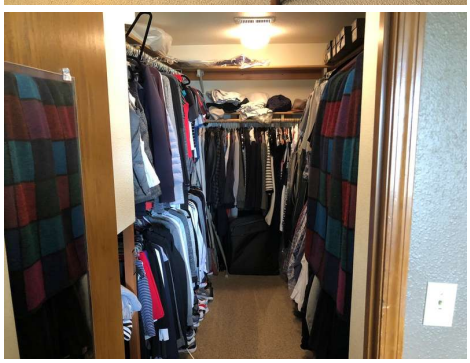




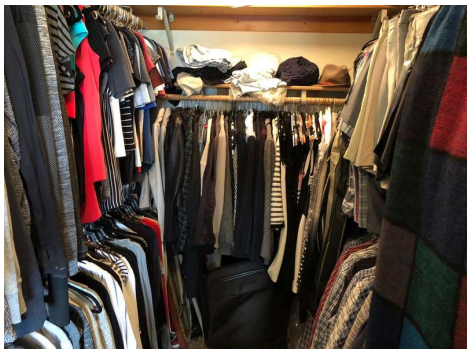
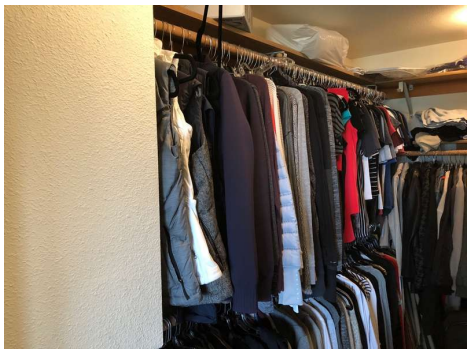
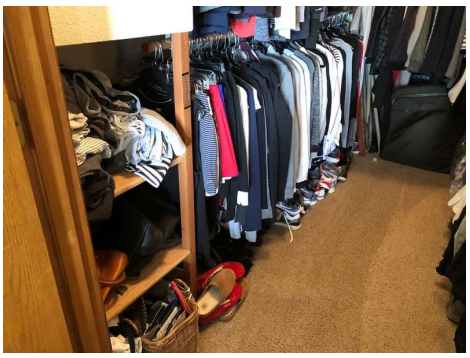










Floors: **Floor Coverings**

Hardwood, Carpet, Linoleum or Vinyl


Countertops & Cabinets: **Countertop Material**

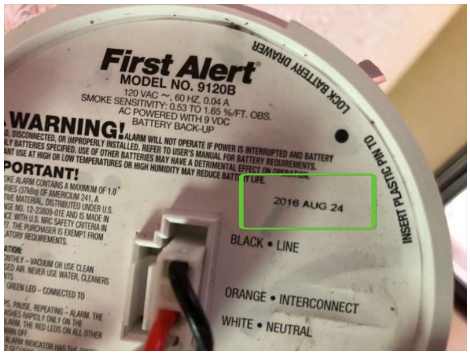
Laminate, Tile


Smoke Detectors: **Best Practice**

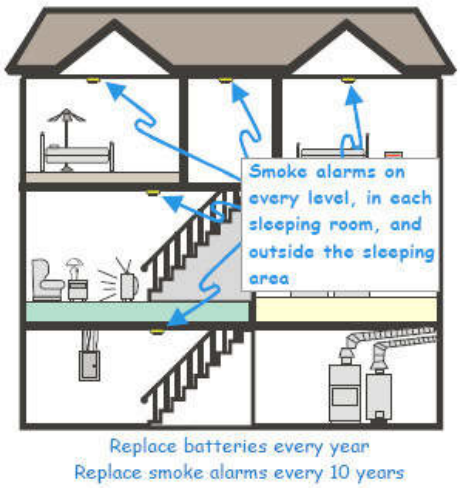
According to the U.S Fire Administration (USFA), smoke detectors should be tested at least once a month and batteries should be replaced at least twice a year. A good way to help remember to do this is to change your batteries when you change your clocks for daylight saving time — when you spring forward or fall back.

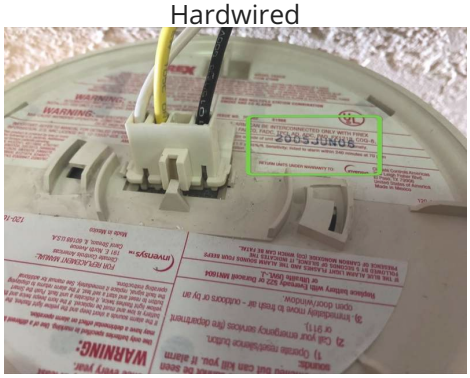
According to the U.S. Fire Administration, most alarms have a life span of 8-10 years. After this time, the entire unit should be replaced. Most alarms have the date of manufacture inside the unit. If you cannot find the date, replace it. When you install the new alarm, write the purchase date inside the cover.

Smoke Detectors: Locations



Hardwired





Carbon Monoxide Detectors: Best Practice

Carbon monoxide detectors last between five and seven years. The recommendation is to replace them every five years because their ability to detect carbon monoxide is questionable after that point.

Make sure to clear CO alarms of all dust and debris. Ensure that alarms are plugged all the way into the outlet or, if solely battery operated, have working batteries installed. Check or replace batteries when you change the time on your clocks each spring and fall, and make certain each person in your home can hear the CO alarm sound from his or her sleeping room and that the sound is loud enough to awaken everyone.

If you have young children, you may want to consider an alarm that features both voice and location technology that tells you where in your home CO has been detected. Studies have shown that children ages 6 to 10 awaken more easily to a voice than to the traditional beep of an alarm.

Recommendations

6.1.1 Ceilings

Minor - Maintenance Items

DRYWALL/PLASTER - CRACKED

Drywall/plaster was cracked in one or more areas. This appeared to be the result of long term settling. Recommend monitoring periodically.

Recommendation

Recommend monitoring.

2nd Floor Master Bedroom West

6.2.1 Walls

Minor - Maintenance Items

CRACKING - MINOR

RIGHT SIDE OF FIREPLACE

Drywall was cracked in one or more areas. This appeared to be the result of long term settling. Recommend monitoring periodically.

Recommendation

Recommend monitoring.

6.3.1 Floors

Minor - Maintenance Items

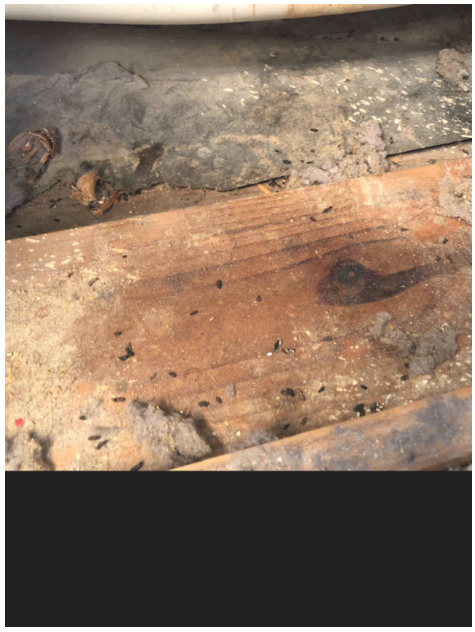
MICE DROPPINGS

MASTER BATHROOM

Mice droppings were observed under the bathtub in the master bathroom. Recommend asking seller if this is a current or past issue. Recommend monitoring periodically.

Recommendation

Recommend monitoring.



6.5.1 Windows

Moderate - Recommendations

FAILED SEAL

Observed condensation between the window panes in one or more windows, which indicates a failed seal. Recommend a qualified window contractor evaluate & replace.

Recommendation

Contact a qualified window repair/installation contractor.


1st Floor Living Room Southeast


2nd Floor Master Bathroom

6.5.2 Windows

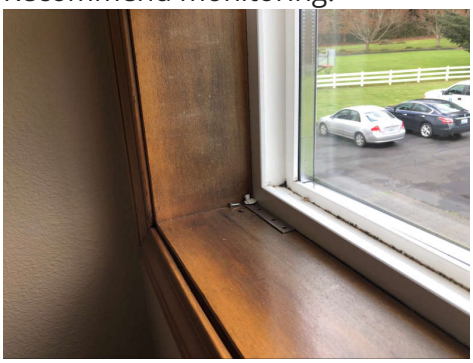
Minor - Maintenance Items

STAINING

Staining was observed on the trim in the 2nd floor northeast bedroom. Did not appear to be from moisture damage, merely cosmetic. However, recommend monitoring periodically.

Recommendation

Recommend monitoring.


2nd Floor Northeast Bedroom


2nd Floor Northeast Bedroom

6.7.1 Steps, Stairways, Landings, Railings & Ramps

Moderate - Recommendations

BALUSTER SPACES TOO WIDE

The baluster spacing was not up to modern safety standards. The space between balusters should not allow passage of a 4 inch sphere for child safety. Recommend a qualified handyman repair and bring up to code.

Recommendation

Contact a qualified handyman.

6.8.1 Smoke Detectors

Significant - Needs Immediate Attention and/or Safety Hazard

MISSING OR INADEQUATE NUMBER

There was one smoke detector on each floor of the home. Although this was most likely adequate at the time of construction, current building standards require a smoke detector in each bedroom, immediate vicinity of all sleeping areas, living space, and on every level of the home, including the basement. Recommend correction by a qualified contractor.

Recommendation
Contact a qualified professional.

6.8.2 Smoke Detectors

Significant - Needs Immediate Attention and/or Safety Hazard

PAST LIFE EXPECTANCY

Smoke detector(s) were past their expected service life, which is 10 yrs. Although they were working at the time of inspection, recommend replacing immediately to ensure maximum safety.

Recommendation
Contact a qualified professional.

6.9.1 Carbon Monoxide Detectors

Significant - Needs Immediate Attention and/or Safety Hazard

MISSING CARBON MONOXIDE DETECTOR

Missing CO detector on the 2nd floor. A carbon monoxide detector needs to be installed on each floor within 15 feet of a bedroom. Recommend correction.

Recommendation
Contact a qualified handyman.

6.9.2 Carbon Monoxide Detectors

Significant - Needs Immediate Attention and/or Safety Hazard

PAST LIFE EXPECTANCY

Carbon monoxide detector(s) were past their expected service life, which is 5-7 yrs. Although they were working at the time of inspection, recommend replacing immediately to ensure maximum safety.

Recommendation
Contact a handyman or DIY project

7: HEATING

		IN	NI	NP	R
7.1	Equipment	X			X
7.2	Normal Operating Controls	X			
7.3	Distribution Systems	X			X
7.4	Presence of Installed Heat Source in Each Room	X			
7.5	Vents & Flues	X			
7.6	Fireplace, Woodstove	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

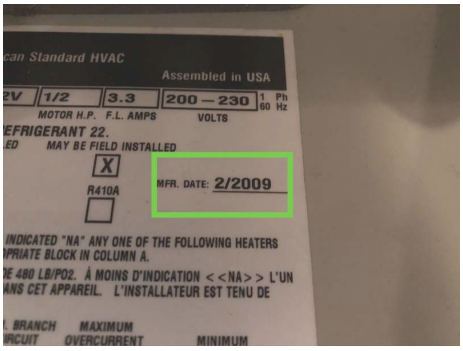
Information

Location of Thermostat
First Floor, Hallway

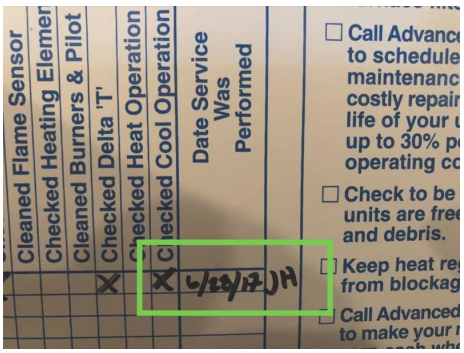
Equipment: Energy Source
Electric

Equipment: Heat Type
Forced Air

Equipment: Manufacture Date
2/2009



Equipment: Most Recent Service Date
6/28/17



Distribution Systems: Ductwork
Insulated

AFUE Rating
Unknown

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

HVAC Systems

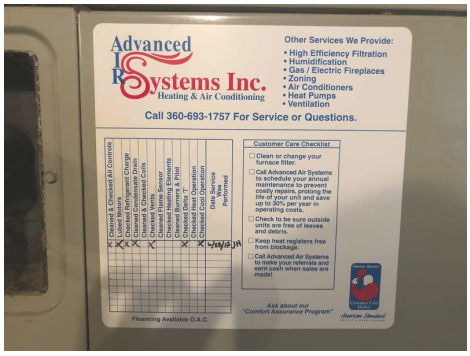
We are not HVAC professionals. Feel free to hire one prior to closing.
We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, the solar space heating system, and determine heat or cooling supply adequacy or distribution balance.
Systems can fail prematurely with poor maintenance. We inspect the furnace/heat pump/AC system in accordance with the standards of practice, which means that we do not dismantle any components. We do not operate the system in heat mode when it is hot outside. We do not operate the system in cooling mode when it is too cool outside. It is essential that any recommendation that we make for service, correction, or repair be scheduled before the close of escrow, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.

This inspection is not a guarantee or warranty of the system. Things break. We do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the present owner/occupant of the property will have intimate, accurate knowledge of the system, including past performance and age. For example, I can only guess at the exact age.

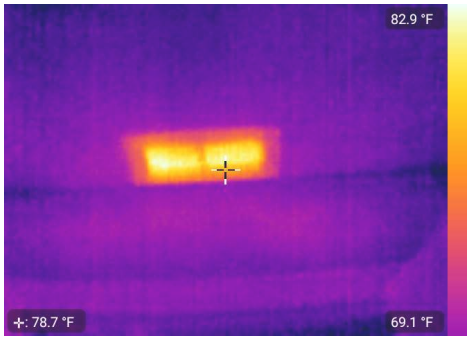
Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

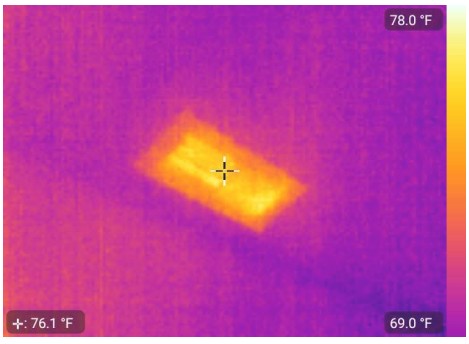
Equipment: Brand

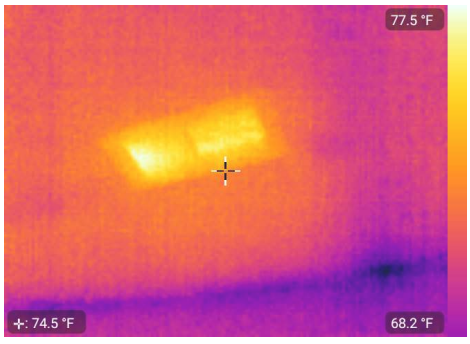
Trane

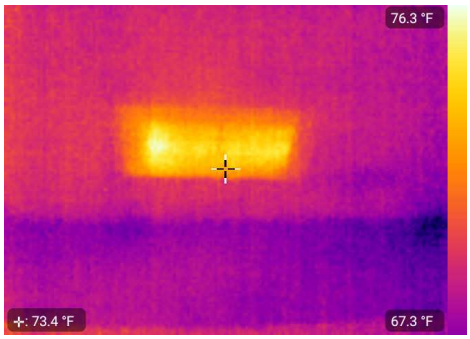


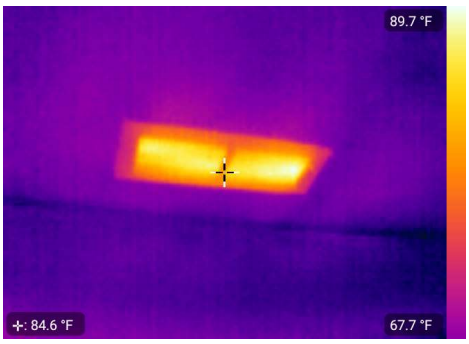
Presence of Installed Heat Source in Each Room: Functioning Properly

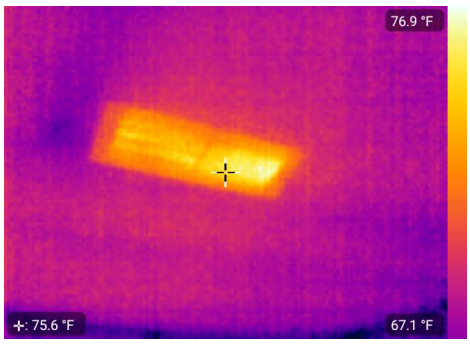


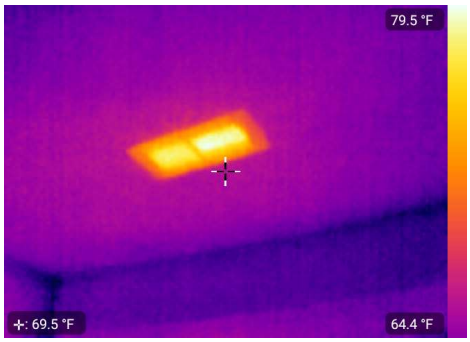


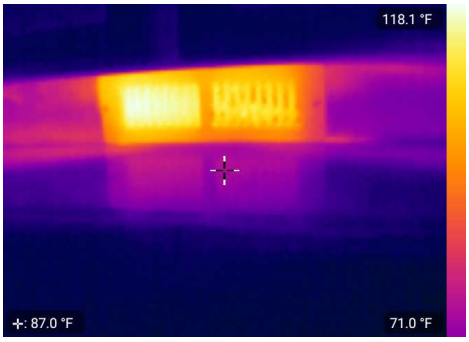


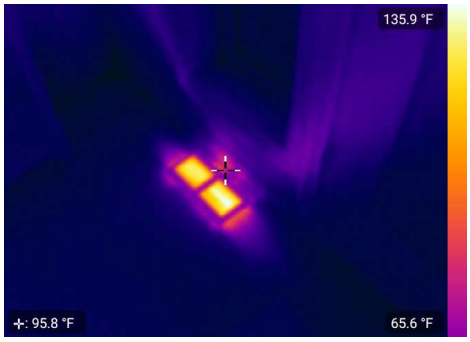


76.3 °F
73.4 °F
67.3 °F

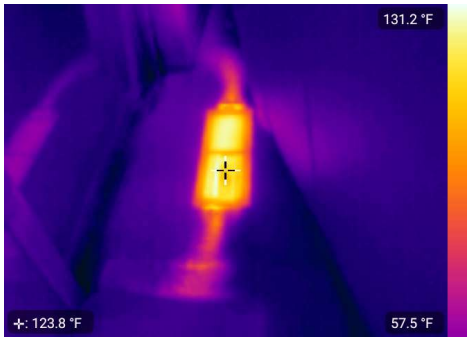

89.7 °F
84.6 °F
67.7 °F

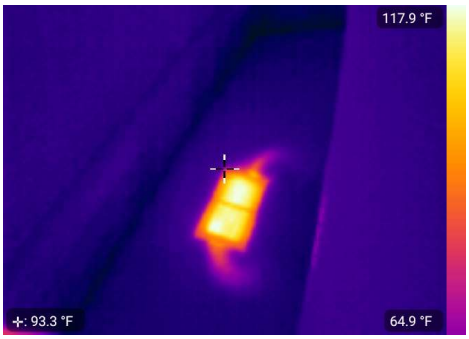

76.9 °F
75.6 °F
67.1 °F

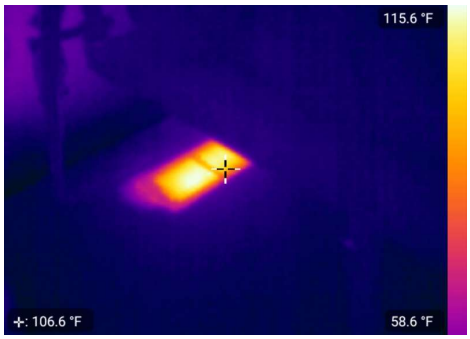

79.5 °F
69.5 °F
64.4 °F

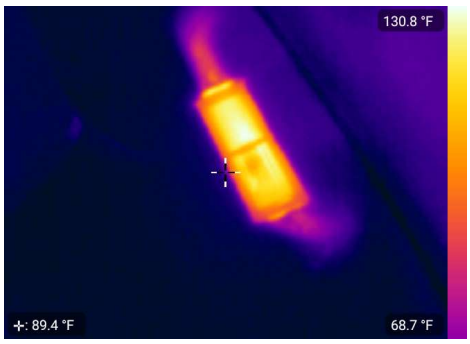

118.1 °F
87.0 °F
71.0 °F

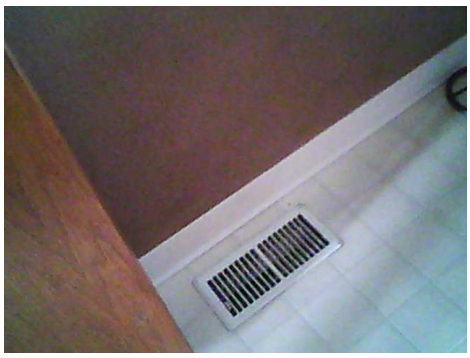
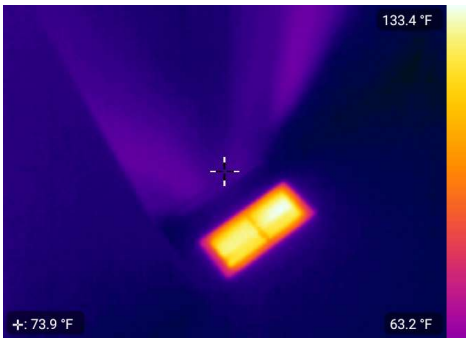

135.9 °F
95.8 °F
65.6 °F


131.2 °F
123.8 °F
57.5 °F

Fireplace, Woodstove: Type
Wood



Recommendations

7.6.1 Fireplace, Woodstove

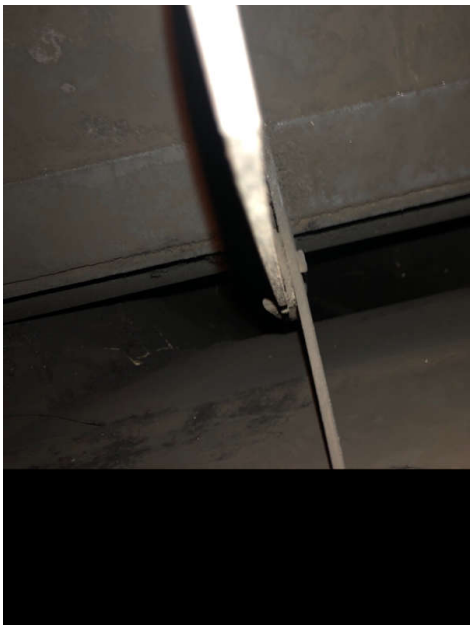
Moderate - Recommendations

CREOSOTE BUILDUP

There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspect and sweep on an annual basis.

Recommendation

Contact a qualified fireplace contractor.



8: COOLING

		IN	NI	NP	R
8.1	Cooling Equipment	X			X
8.2	Normal Operating Controls		X		
8.3	Distribution System	X			
8.4	Presence of Installed Cooling Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

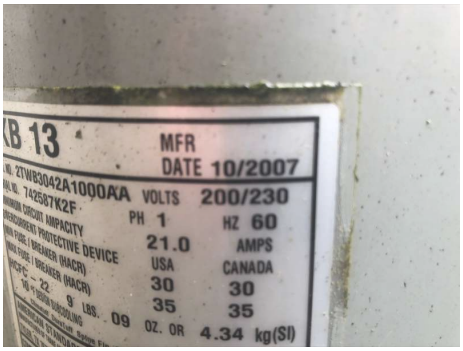
Location of Thermostat
First Floor, Hallway

Cooling Equipment: Energy Source/Type
Electric, Heat Pump

Service Disconnect

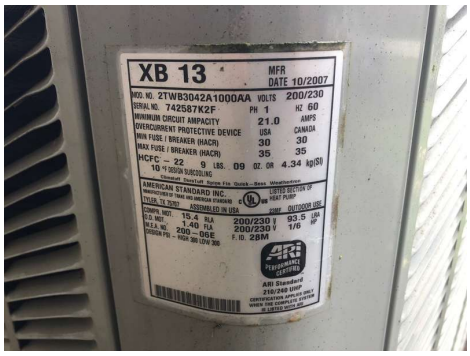
Cooling Equipment: Location
Exterior North

Cooling Equipment: Manufacture Date
10/2007



Distribution System: Configuration
Central

Cooling Equipment: **Brand**
Trane

Limitations

Normal Operating Controls

UNABLE TO TEST

Unable to test the AC unit, outside temperature was to cold at the time of inspection. To safely test and to avoid potentially damaging components, outside temperature needs to be 60 degrees or higher. Temperature was below 60 degrees at the time of inspection.

Recommendations

8.1.1 Cooling Equipment

Moderate - Recommendations

NEAR END OF LIFE

Air conditioning unit was near the end of its expected service life. Although it was working at the time of inspection, the need for replacement should be expected within the next few years. The average life expectancy is estimated from 7 to 15 years. Any system that is 7 years or older should be closely maintained, and budgeting for a replacement is recommended.

Manufacture Date - 10/2007

Recommendation

Recommend monitoring.

8.1.2 Cooling Equipment

Moderate - Recommendations

NEEDS SERVICING/CLEANING

No service records were found at the time of inspection. Heat pump unit should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify heat pump unit.

Recommendation

Contact a qualified HVAC professional.

8.1.3 Cooling Equipment

Moderate - Recommendations

UNIT NOT LEVEL

Concrete pad supporting the outdoor condensing unit was not level. This can cause acceleratead deterioration of components. Recommend licensed HVAC contractor level the unit.

Recommendation

Contact a qualified HVAC professional.

9: PLUMBING

		IN	NI	NP	R
9.1	Main Water Shut-off Valve	X			
9.2	Main Fuel Supply Shut-Off Valve	X			
9.3	Hot Water Equipement, TPR Valve, Seismic Straps, Controls, Flues & Vents	X			X
9.4	Water Supply & Distribution	X			
9.5	Fuel Storage and Distribution Systems	X			
9.6	Drain, Waste, & Vent Systems	X			
9.7	Exterior Hose Bib	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Main Fuel Supply Shut-Off Valve: Main Gas Shut-off Location
Not Present

Main Fuel Supply Shut-Off Valve: Location Of Any Observed Fuel-Storage System
Unknown

Hot Water Equipement, TPR Valve, Seismic Straps, Controls, Flues & Vents: Power Source/Type
Electric

Hot Water Equipement, TPR Valve, Seismic Straps, Controls, Flues & Vents: Capacity
80 gallons

Hot Water Equipement, TPR Valve, Seismic Straps, Controls, Flues & Vents: Location
Garage

Hot Water Equipement, TPR Valve, Seismic Straps, Controls, Flues & Vents: Manufacture Date
11/2005

Water Supply & Distribution: Water Supply Material
Unknown

Water Supply & Distribution: Distribution Material
Copper

Drain, Waste, & Vent Systems: Drain Size
3"

Drain, Waste, & Vent Systems: Material
ABS

Water Source

Unknown

We are not professional plumbers. Feel free to hire one prior to closing.
All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 5 minutes of water is run at each fixture.
Readily visible water-supply and drain pipes are inspected. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

Main Water Shut-off Valve: Location

Kitchen Pantry

Unknown

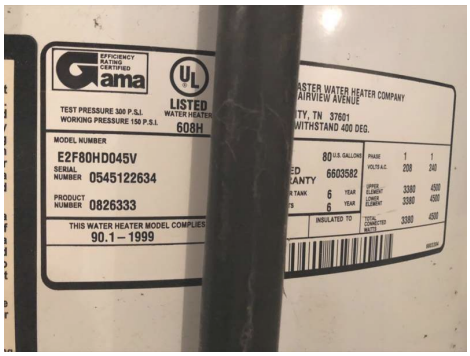
Drywall around handle appeared to have sustained water damage at some point, but was completely dry at the time of inspection. Recommend asking seller about this.

Hot Water Equipement, TPR Valve, Seismic Straps, Controls, Flues & Vents: Manufacturer

Whirlpool

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

Here is a nice maintenance guide from Lowe's to help.



Water Supply & Distribution: Water Pressure
Southwest

Water pressure was approximately 60 psi at the time of inspection, which is good. Recommended water pressure is between 40-80 psi.

Recommendations

9.3.1 Hot Water Equipement, TPR Valve, Seismic Straps, Controls, Flues & Vents

Moderate - Recommendations

DISCHARGE TERMINATION > 6"

The discharge pipe of this water heater temperature/pressure relief (TPR) valve was terminated more than 6 inches above the floor. This condition could result in scalding if the pressure relief valve were activated while a person was nearby. Recommend correction by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.

9.3.2 Hot Water Equipement, TPR Valve, Seismic Straps, Controls, Flues & Vents

Moderate - Recommendations

PAST LIFE EXPECTANCY

Water heater was past its expected service life. Although it was working at the time of inspection, the need for replacement should be expected any day, recommend budgeting accordingly. The average life expectancy is estimated from 6 to 12 years.

Recommendation

Contact a qualified plumbing contractor.

9.3.3 Hot Water Equipement, TPR Valve, Seismic Straps, Controls, Flues & Vents

Moderate - Recommendations

NO SEISMIC STRAPS

Water heater was not fastened securely. In the event of seismic activity, modern safety standards mandate one strap be installed on the upper third of the tank and one on the lower third. Recommend correction by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

10: ELECTRICAL

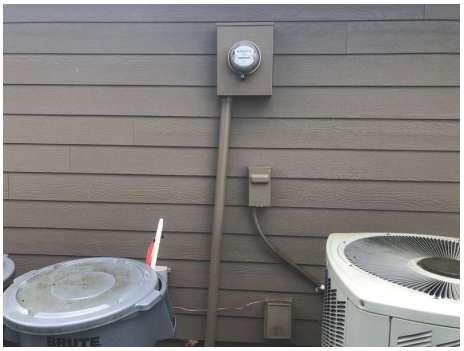
		IN	NI	NP	R
10.1	Service Entrance Conductors	X			
10.2	Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding	X			
10.3	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			X
10.4	Branch Wiring Circuits, Breakers & Fuses	X			X
10.5	Lighting, Switches & Receptacles (GFCI & AFCI	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 120 Volts, 240V

Electric Meter and Base, Main Disconnect, Main and Distribution Panels, Grounding: Meter



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
General Electric

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Not Present

Branch Wiring Circuits, Breakers & Fuses: Branch Wire
Copper

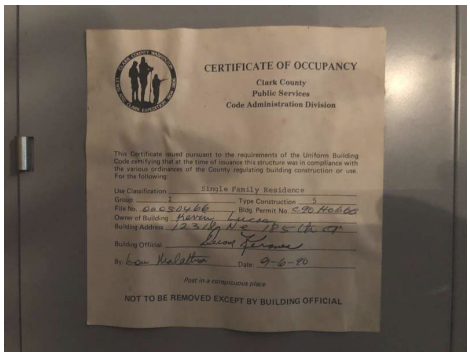
Branch Wiring Circuits, Breakers & Fuses: Wiring Method
Romex

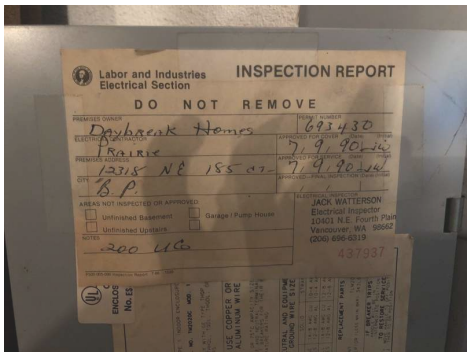
Electrical

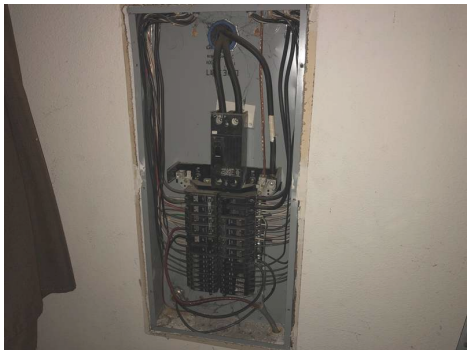
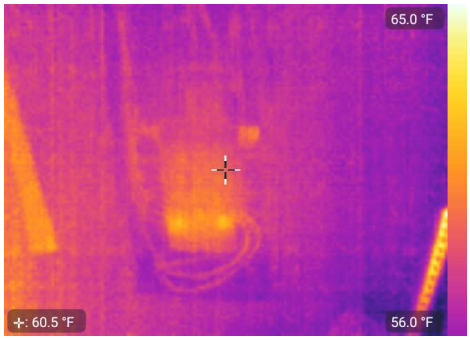
We are not electricians. Feel free to hire an electrician prior to closing.
If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles, switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches.
Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location

Garage



Recommendations

10.3.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

Minor - Maintenance Items

MISSING SCREW

Screw was missing on the bottom left-hand corner of the electrical panel. Recommend replacing.

Recommendation

Contact a handyman or DIY project

Bottom Left Corner

10.4.1 Branch Wiring Circuits, Breakers & Fuses

Moderate - Recommendations

NO AFCI

No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard. Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Recommend updating the existing bedroom receptacles to provide AFCI protection by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.

10.5.1 Lighting, Switches & Receptacles (GFCI & AFCI

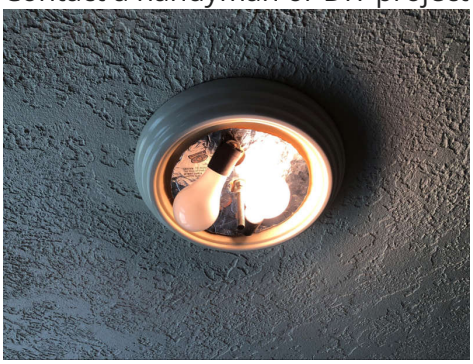
Moderate - Recommendations

LIGHT INOPERABLE

One or more lights were not operating. New light bulb possibly needed.

Recommendation

Contact a handyman or DIY project



2nd Floor Bedroom Southeast

2nd Floor Master Bathroom

11: BATHROOMS

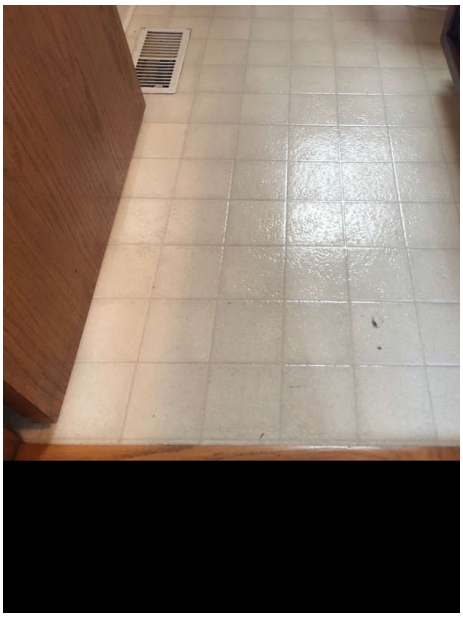
		IN	NI	NP	R
11.1	Floors, Walls and Ceilings	X			X
11.2	Countertops & Cabinets	X			
11.3	Toilets and Sinks	X			X
11.4	Showers and Bathtubs	X			X
11.5	Doors & Windows	X			
11.6	Lighting, Switches & Receptacles (GFCI & AFCI	X			
11.7	Ventilation	X			
11.8	Trim	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Floor Coverings
Vinyl

Wall Material
Drywall



1st Floor

General View

We are not plumbers. Feel free to hire a plumber prior to closing.
All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 5 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time on the property.





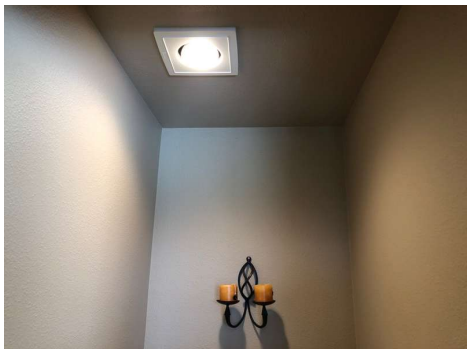













Recommendations

11.1.1 Floors, Walls and Ceilings

Minor - Maintenance Items

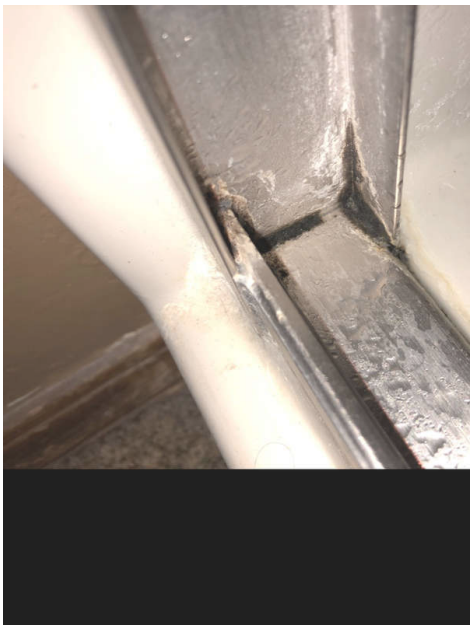
POSSIBLE MOLD

There were signs of possible fungi growth on the ceiling and/or walls in one or more areas. It is unknown if this is a safety hazard. Recommend cleaning these areas with product such as Concrobium Mold Control.

Recommendation

Contact a handyman or DIY project

2nd Floor Bathroom Above Tub



2nd Floor Master Bathroom Shower

2nd Floor Master Bathroom Shower

11.1.2 Floors, Walls and Ceilings

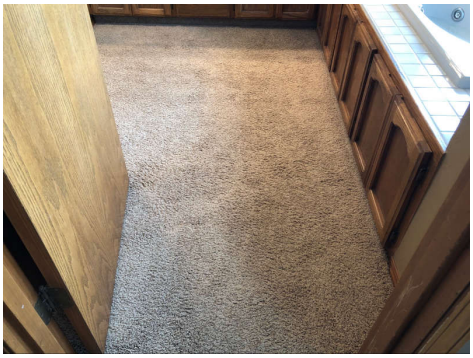
Minor - Maintenance Items

CARPET

Carpet was used as the flooring material in the master bathroom. The pad beneath the carpet may soak up a fair amount of moisture, which can lead to the growth of decay fungi/mold on the sub-floor, causing the sub-floor to weaken. Mold also releases spores that can cause respiratory ailments, especially those with certain health problems. I also took a moisture reading next to the shower and it was approximately 12%, which is slightly elevated. Recommend monitoring periodically, or replacing carpet with tile, vinyl, or a more suitable material for a bathroom.

Recommendation

Recommend monitoring.



2nd Floor Master Bathroom

11.3.1 Toilets and Sinks

Moderate - Recommendations

NO WATER

Sink in the garage did not work. Most likely shut-off valves were turned off. Recommend confirming with seller that sink does work.

11.4.1 Showers and Bathtubs

Minor - Maintenance Items

SEALANT DETERIORATING

Sealant was deteriorating in one or more areas. Recommend applying new sealant to prevent potential water damage to the underlying materials.

Recommendation

Contact a handyman or DIY project

2nd Floor Bathroom Above Tub

12: KITCHEN & BUILT-IN APPLIANCES

		IN	NI	NP	R
12.1	Floors, Walls & Ceiling	X			
12.2	Dishwasher	X			X
12.3	Refrigerator	X			
12.4	Range/Oven/Cooktop	X			
12.5	Garbage Disposal			X	
12.6	Built-in Microwave	X			
12.7	Countertops & Cabinets	X			
12.8	Sink (s) & Plumbing	X			
12.9	Lighting, Switches & Receptacles (GFCI & AFCI	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

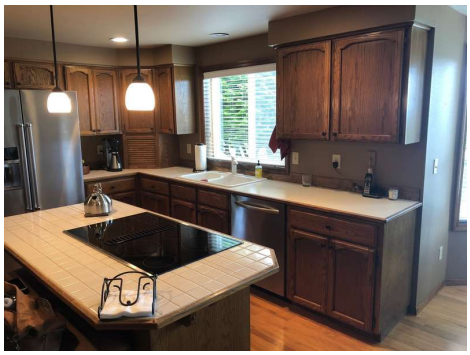
Information

Range/Oven/Cooktop: **Exhaust Hood Type**
Vented

General View

We check some of the appliances only as a courtesty to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances.
If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check that an anti-tip bracket has been installed, especially if children are in the house.







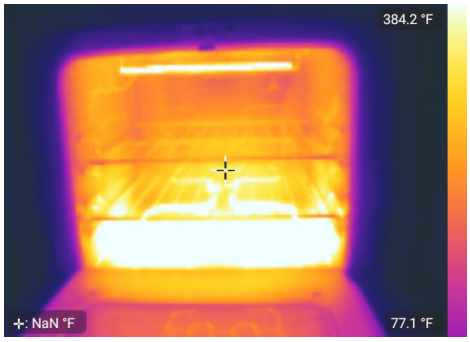
Dishwasher: **Brand**

Kitchenaid


Refrigerator: **Brand**
KitchenAid



Range/Oven/Cooktop: **Range/Oven Energy Source**
Electric

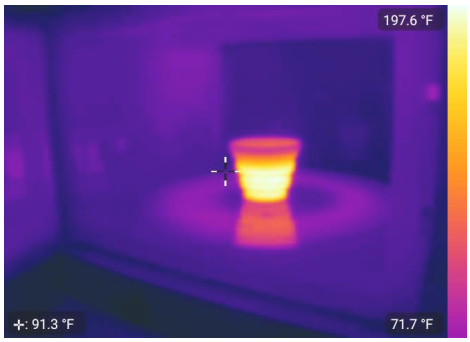


Range/Oven/Cooktop: Range/Oven Brand

Jenn-Air, Frigidaire

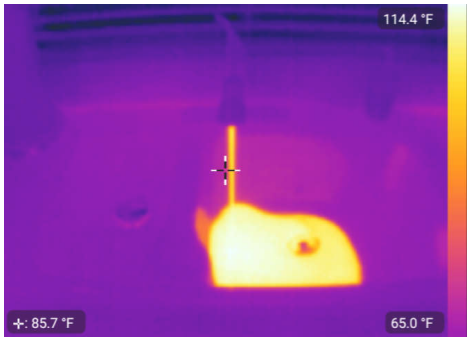
Built-in Microwave: Brand

GE



Sink (s) & Plumbing: Water Temperature

Water temperature tested a the kitchen sink was approximately 114 degrees Fahrenheit at the time of the inspection, which is good. Recommended water temperature throughout the home should be set at 120 degrees Fahrenheit or below, to avoid scald hazard.



Recommendations

12.2.1 Dishwasher

HIGH LOOP - NOT SECURED

Moderate - Recommendations

Dishwasher high loop did not appear to be correctly secured. The drain hose should either be looped up and securely fastened to the underside of the counter, or be connected to an air gap on top of the sink. Recommend correction by a qualified plumber.

Recommendation

Contact a handyman or DIY project

13: GARAGE & CARPORTS

		IN	NI	NP	R
13.1	Ceiling	X			
13.2	Floor	X			X
13.3	Walls & Firewall	X			X
13.4	Garage Door & Opener	X			X
13.5	Garage Electrical	X			
13.6	Occupant Door (From garage to inside of home)	X			
13.7	Stairs/Steps to Living Space	X			
13.8	Lighting, Switches & Receptacles (GFCI & AFCI	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Garage Door
Garage Door Opener

Garage Door & Opener: Material
Steel

Garage Door & Opener: Type
Automatic, Up-and-Over

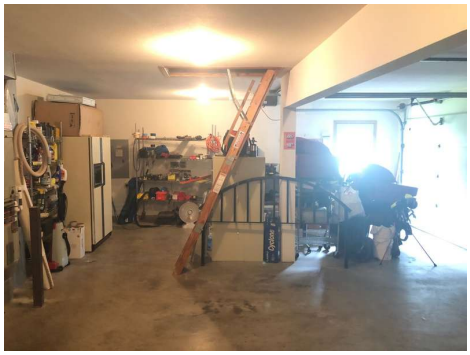
Cosmetic Observations

Middle door

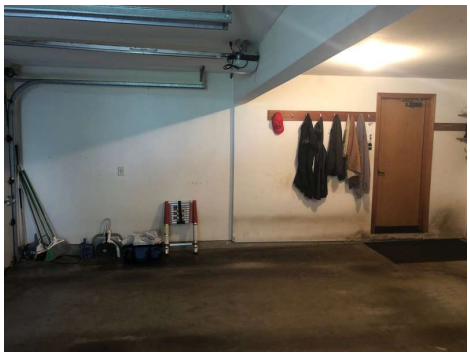
Middle door

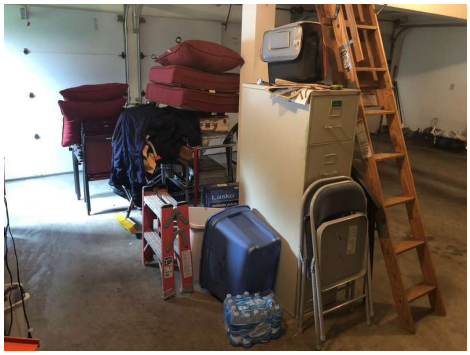
General View

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. There should also be a 20-minute fire-rated door separating the house and garage.
We check for breaches of the firewall. We do not pressure test the garage door openers.






Recommendations

13.2.1 Floor

Moderate - Recommendations

STAINING

Garage floor showed visible staining from oil/grease. Recommend scrubbing with a degreaser or cleaning solution.

Here is a DIY resource to help.

Recommendation

Contact a handyman or DIY project

13.3.1 Walls & Firewall

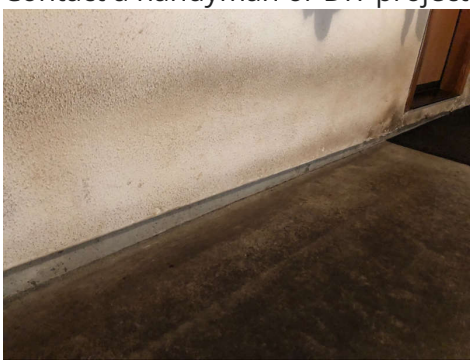
Minor - Maintenance Items

STAINING/DISCOLORATION

Staining and/or discoloration was observed on the south side of the garage. Unable to determine the cause. Recommend cleaning as needed.

Recommendation

Contact a handyman or DIY project



South

Southwest

13.4.1 Garage Door & Opener

Moderate - Recommendations

INOPERABLE

Was not able to find the garage door opener for the northern most garage door, resulting in not being able to test the function ability of the door. Recommend asking the seller if they have the remote.

14: LAUNDRY ROOM

		IN	NI	NP	R
14.1	Floors, Walls & Ceiling	X			
14.2	Doors & Windows	X			
14.3	Countertops & Cabinets	X			
14.4	Dryer Venting & Connections	X			
14.5	Plumbing	X			

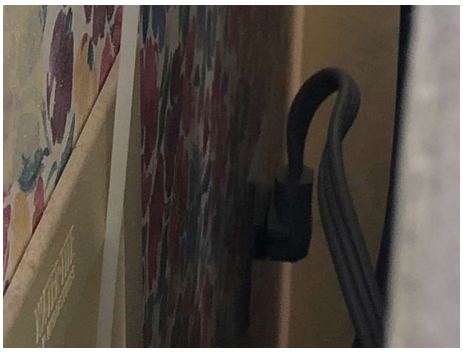
IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

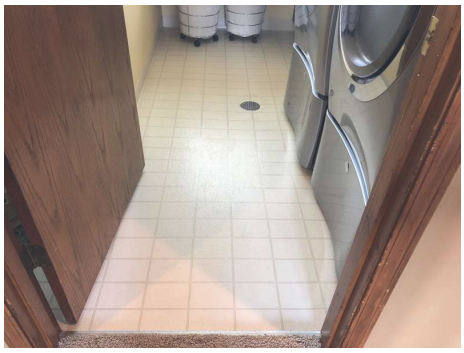
Information

Dryer Power Source
220 Electric

Dryer Vent
Vinyl (Flex)

Floor Coverings
Linoleum



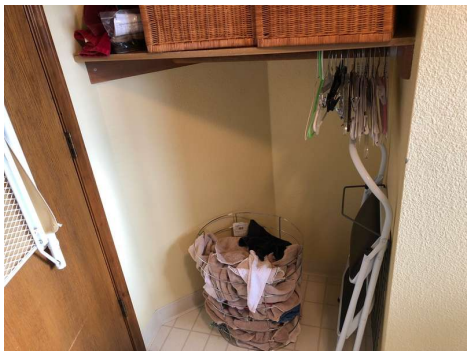


Cosmetic Observations

General View









STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspector’s opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Attic, Insulation & Ventilation
I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.

Interior
I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E.

garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Heating

I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Cooling

I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop

devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors' insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Kitchen & Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.