



- Same-Day Reports
- Post Repair Inspections
- 90-Day Home Warranty



## Property Inspection Report

4160 Greenside Ct, Dacula,  
GA 30019

CLIENT: Jessica Chang

INSPECTOR: Jordan Bailey

DATE OF INSPECTION: 6/22/2023

TIME OF INSPECTION: 11:30 AM

*Providing The Peace of Mind You Deserve!*



SerenityHomeInspection.com

770-335-2553

Table Of Contents

Report Summary	4-10
Inspection Details	11
Enviromental Hazards	11
Roof	12-18
Chimney	19-21
Exterior	22-36
Decks/Porches/Patios/Stairs	37-40
Garage	41-42
HVAC Systems	43-53
Electrical	54-59
Plumbing	60-62
Attic	63-68
Kitchen	69
Laundry Room	70
Bathrooms	71-75
Interior Areas	76-77
Basement	78-82
Glossary	83

### UNDERSTANDING YOUR REPORT:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed Critical defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those critical defects observed on the day of the inspection.

A critical defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system, or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a critical defect.

**USE OF PHOTOS AND VIDEO:** Your report includes photographs which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas and may allow you see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions will be supported with photos. To view videos in the report the PDF needs to be downloaded and viewed with a full PDF reader such as Adobe.

**SCOPE OF THE INSPECTION:** All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted as a "Limitation of Inspection" within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the inspection agreement or review the full standards of practice at: <https://www.nachi.org/sop.htm> for a full explanation of the scope of the inspection. The home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

### TEXT COLOR SIGNIFICANCE:

BLACK text is general information and descriptions of the systems/components installed at the property.

BLUE text are observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies which are less significant but should be addressed; or comments which further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information. Limitations that may have restricted the inspection associated with an area will be listed here.

RED text are comments of significant deficient components or conditions which need attention, repair, or replacement. These comments are also duplicated in the Report Summary page(s).

Text with **YELLOW** highlights allows you to place your cursor over the word for definitions or additional information regarding the term in the report.

FOR THE PURPOSE OF THIS REPORT ALL DIRECTIONAL REFERENCES TO THE HOUSE WILL BE MADE AS IF ONE WERE FACING THE FRONT OF THE HOUSE

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct, a deficiency if not corrected that could lead to a major expense or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues.

Enviromental Hazards		
Page 11 Item: 1	Radon	1.1. The home is located in an area known to have radon. Radon is a colorless, naturally occurring, radioactive gas which is formed deep underground from the decay of uranium. Radon rises through cracks and fissures in the ground and may enter a home living space through a crawlspace, basement or slab-on-grade. Because radon levels are related to the structure of the soil beneath the home, they are home site specific and may vary widely among homes which are closely situated. Consider having radon measurement performed in order to confirm that safe conditions exist and to negotiate with the seller for the cost of any needed mitigation. (SERENITY HOME INSPECTIONS CAN PROVIDE THIS SERVICE)
Roof		
Page 16 Item: 2	Roof Boots & Flashing	2.4. Horizontal apron flashing connecting roof shingles to brick veneer above garage Overhead Doors near base of upper downspout has separated and may allow rain intrusion into roof cavity below
Chimney		
Page 19 Item: 1	Chimney Conditions	1.2. The chimney is leaning towards the home above the roof line. Horizontal cracks are noted in the siding at the roof line. Have a qualified contractor or structural engineer examine the chimney and determine if repairs are needed to correct the movement or stabilize it in its current condition and seal any cracks in the siding.
Page 21 Item: 4	Spark Arrester/Rain Cap Condition	4.2. The metal chimney cap is dented and sagging allowing rain to pool around the center of the cap around the exhaust flue. This is dramatically increase the potential for rain intrusion and needs correction by a qualified contractor.
Exterior		
Page 24 Item: 2	Exterior Wall Condition	2.7. Drainage weep channels in exterior brick are clogged sporadic around home. Have qualified contractor correct for proper drainage and to prevent brick from cracking.
Page 28 Item: 5	Window/Frame Conditions	5.4. Replacement needed at extensive water damage to window frames above back deck  5.5. Water damage ranging from minor chipping paint or patching to major wood Rod observed sporadic at exterior portion of Windows and frames. Repair or replace as needed

Page 31 Item: 6	Exterior Door Conditions	6.3. Trim is separating at back deck exterior door frame and may allow rain intrusion
Page 32 Item: 7	Exterior Grading	7.5. Recommend evaluation of property by landscaper to improve exterior drainage and correct/prevent soil erosion.
Page 35 Item: 8	Gutter Conditions	8.3. Missing gutter downspout splash blocks, elbows or extensions noted at the exterior of the home. It is important that downspouts be extended to drain away from the foundation in effort to prevent any erosion or interior moisture issues in basements or crawl spaces.
Page 36 Item: 11	Fences/Retaining Wall Conditions	11.2. Concrete block portion of retaining wall at back left side of Home needs replacement

**Decks/Porches/Patios/Stairs**

Page 41 Item: 3	Exterior Stairs & Handrails	3.3. The handrail is not graspable. Deck/porch stairs require a graspable, continuous and smooth handrail for safety. A 2x4 or 2x6 board is not an acceptable hand rail.
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**Garage**

Page 42 Item: 4	Garage Comments	4.2. No handrail on stair to home from garage, whenever four or more stairs are present a handrail is usually required, we recommend adding for safety
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**HVAC Systems**

Page 44 Item: 1	Air Conditioning Systems	<p>1.4. all 3 exterior units of the HVAC system are beyond their normal life expectancy, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit will last.</p> <p>1.5. HVAC system uses R22 refrigerant which is banned and no longer produced. Very few HVAC companies have access to the existing recycled or recovered R22 supply. Once the system needs to be recharged (refilled with refrigerant) it will no longer work and the system will have to be replaced.</p>
Page 47 Item: 2	Evaporator Coil Condition	2.4. all 3 evaporator coil portions of the HVAC system are beyond their normal life expectancy, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit will last.
Page 50 Item: 6	Furnace System Conditions	6.1. all 3 furnace/air handler portions of the HVAC system are beyond their normal life expectancy, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit will last.
Page 51 Item: 7	Furnace Exhaust Vent	<p>7.1. The exhaust vent pipe has inadequate clearance to in the attic space which is a safety concern. The vent is should have at least a 1" clearance from the insulation/felt paper. Have corrections made.</p> <p>7.2. The supply duct for the basement HVAC system is broken and attached</p>

Page 52 Item: 8	T-stats & Filter Conditions	8.1. There it no way to determine the last time the filters were changed, and they were dirty at the time of inspection. It is suggested to install new filters once the buyers move into the home.
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**Electrical**

Page 56 Item: 3	Main Panel Comments	3.3. Open knockouts observed in service panel cover, suggest installing knockout plugs, as needed, for safety.
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Page 56 Item: 4	Sub Panel Comments	4.2. The sub-panel is not completely labeled. This is a safety issue and we recommend labeling of the breakers in order to provide quick identification of service disconnects in the event of an emergency.  4.3. Ground and neutral wiring in sub electrical panel should be isolated on a separate buss.
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Page 57 Item: 6	Smoke/CO Detector Comments	6.1. Recommend installing additional detectors in home to bring to current safety standard. Smoke alarms are required in each bedroom, and in hallways serving bedrooms. Carbon Monoxide sensors are also required on homes with gas appliances or an attached garage.  6.2. Since your home has an attached garage and/or gas appliances, carbon monoxide detectors should be installed on each level where there are sleeping rooms.
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Page 59 Item: 8	Interior Electrical Conditions	8.4. Missing cover plates observed at one or more interior receptacles or switches. Suggest installing cover plates for safety.
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**Plumbing**

Page 60 Item: 1	Main Valve and Piping	1.2. The water pressure dramatically decreases when multiple plumbing fixtures are operated simultaneously. Rec commend further evaluation by a qualified plumber for cause and correction.
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Page 61 Item: 3	Water Heater	3.2. the water heater was not in a functional condition at the time of the inspection. The system appeared to be shut off preventing functional testing. Turning on shut down water heaters is outside this inspection scope. Suggest returning the unit to a functional condition and re-evaluation if desired.  3.3. Water heater is undersized for home, well beyond its normal life expectancy and has visible rusting around burn compartment and base. Recommend evaluation by qualified plumber for likely replacement
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**Attic**

Page 64 Item: 2	Attic Framing	2.2. Lateral roof support framing in attic space between edge of roof line and entrance ladder is Warped and bent. Recommend repair or replacement by qualified contractor
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Page 66 Item: 3	Roof Sheathing Condition	3.1. Evidence of water intrusion at exhaust pipe flashing Fastener with staining in attic space below. Recommend correction by qualified roofer
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Kitchen		
Page 69 Item: 2	Kitchen Sinks & Faucets	2.2. There is no cold water pressure at the kitchen sink faucet
Page 70 Item: 4	Kitchen Appliances	4.3. The dishwasher was not operational when tested. Our inspection is limited to operating on the normal setting and using standard controls.  4.4. Multiple controls at the kitchen gas cooktop are not operational. Recommend repair or replacement
Bathrooms		
Page 73 Item: 5	Toilet Condition	5.1. Repair the leak at the base of the toilet in the Jack N Jill bath room. The wax ring may have failed.  5.2. Toilet fill valve leaks/runs and should be serviced and repaired as needed in the Jack and Jill bathroom  5.3. The water was turned off to the toilet in the Master bath and upper front right guest bath room at the time of the inspection. This may have been a temporary fix for a running toilet. Have examined and repaired by a plumbing contractor.  5.4. Water damage at baseboard behind main level toilet from leak at toilet tank above
Page 75 Item: 7	Tub Faucet Condition	7.4. Dripping noted at the Jack and Jill and main level tub faucet. Have repaired by a licensed plumber as needed.
Page 75 Item: 8	Shower Enclosure	8.4. Evidence of leak at master bathroom shower head resulting in mold like growth inside shower stall. Recommend testing to determine type of growth present which Serenity Home Inspections can perform and correction of leak and treatment of growth
Interior Areas		
Page 77 Item: 5	Window Condition	5.2. One or more interior windows inside the home appeared to be painted or stuck shut. This is a common issue however, inoperable windows in a bedroom can prevent emergency egress in case of fire. it is suggested to ensure all windows function properly.
Basement		
Page 80 Item: 5	Basement Sub floor Condition	5.1. The inspector observed a substance resembling microbial fungal growth partially covering the sub floor structure and framing members in the basement below the staircase. This condition indicates moisture saturation. The type of the fungal growth can only be positively identified through sampling and analysis by qualified personnel. Growing microbial colonies can cause spore concentrations in indoor air to rise to unhealthy levels. Conditions that encourage organic growth can also cause structural damage from wood decay. Recommend further evaluation for type of growth (SERENITY HOME INSPECTIONS CAN PROVIDE THIS SERVICE), cause and correction/treatment by a qualified contractor. See photographs for locations and

		details.
Page 81 Item: 6	Basement Insulation	6.1. The insulation at the ceiling or walls of the basement has been installed backwards. The paper facing should be installed towards the conditioned side of the home. The paper portion is flammable and should not be left exposed.





Did you know you can get free warranty protection with your home inspection??? Serenity Home Inspections believes in protection with the inspection, and via a third-party warranty company we provide [complimentary warranty coverage for our customers](#).

Why do we offer free warranty protection to you? Serenity Home Inspections cannot guarantee future performance of appliances or mechanical systems and things can break after the inspection. Failure to mechanical systems or appliances could cost you hundreds to thousands of dollars.

**SOME PEACE OF MIND CAN COME FROM FREE HOME WARRANTY PROTECTION, [but you must activate the free home warranty by clicking the link or scanning the QR code on the flyer below, otherwise there is no warranty coverage.](#)**

The warranty program has no age restriction on appliances, It offers you the ability to use your own contractor, provides 24/7 claims service, and gives you the ability to purchase enhanced long term warranty coverage.

You trust Serenity Home Inspections to inspect your home and give you great advice and today [we are strongly recommending you activate your complimentary warranty shortly after your inspection](#). Activating your free warranty can do nothing but help!!

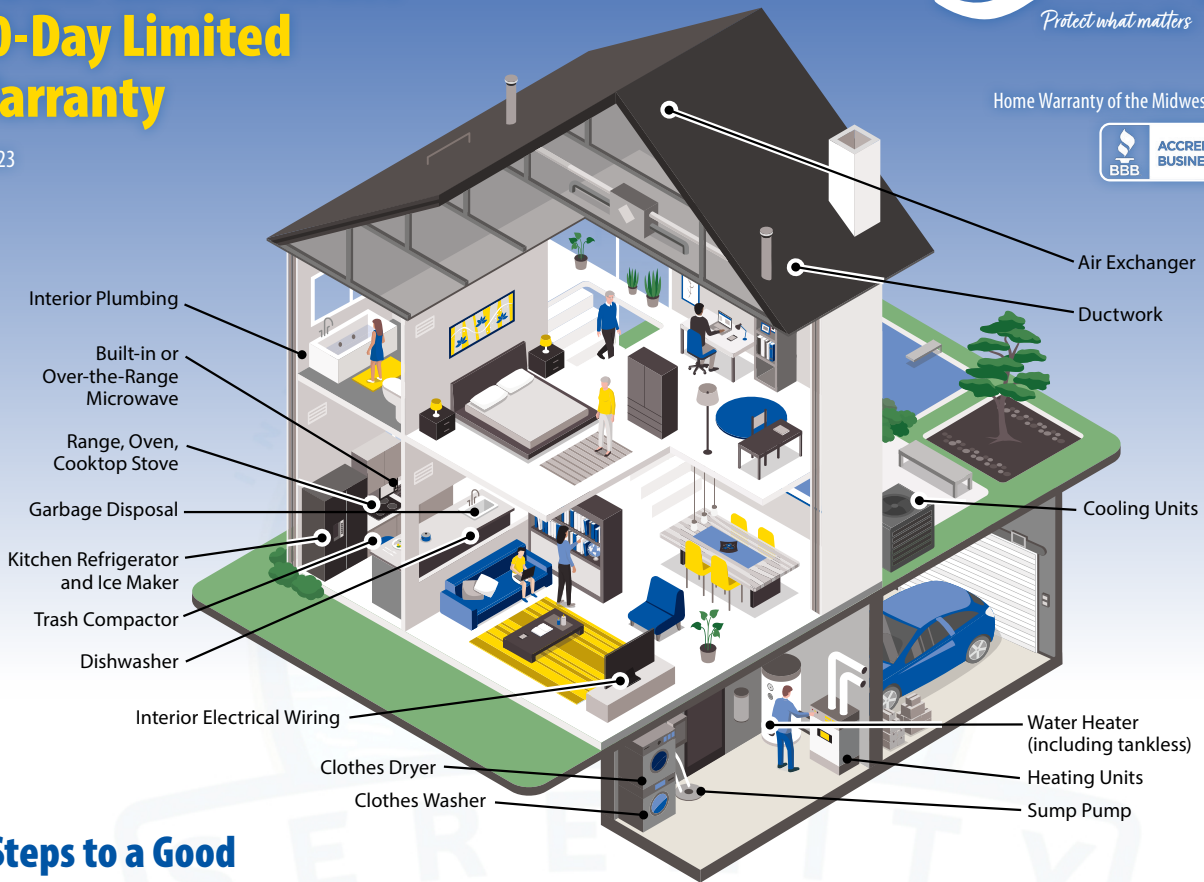
**PLEASE NOTE: YOU MUST ACTIVATE YOUR WARRANTY WITHIN TWO WEEKS OF THE INSPECTION.** Once you fill out the warranty activation page a representative affiliated with the warranty company will reach out to you to complete the warranty activation process. Your warranty is not active until you verbally confirm your warranty activation.

# Inspector Protection Plan COMPLIMENTARY 90-Day Limited Warranty

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Home Warranty of the Midwest, Inc.



## 4 Steps to a Good Claim Experience

Follow these steps to have the smoothest claim experience possible and increase the chances that a claim will be approved.



**Schedule a home inspection** and address the items marked as needing further review, repair or replacement. Prioritizing the most serious item(s) first.



**Perform routine maintenance** on your equipment to better ensure good working order. This can include (but is not limited to) changing furnace filters and scheduling annual furnace and A/C check-ups.



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*This 90-day warranty agreement is serviced and underwritten by Home Warranty of the Midwest, Inc. and is complimentary through your home inspector as a part of your paid and completed home inspection.*



Visit [homewarrantyinc.com/ITC.html](http://homewarrantyinc.com/ITC.html) to review all Inspector Protection Plan terms and conditions for coverage, limitations, and exclusions.

IPP-02/06/2023

## Inspection Details

### 1. State of Occupancy

- The home was unoccupied and was empty of furniture at the time of the inspection.

### 2. Attendance

- Fully participated by client and client's agent.

### 3. Type of Dwelling

- The property inspected was a single family dwelling.

### 4. Ground/Surface Soil Condition

- The ground was saturated from recent rain at the time of the inspection.

### 5. Year of Original Construction

- The home was originally constructed in approximately 2004 (from online sources).

### 6. Weather Conditions and Temperature

- Temperature at the time of inspection was approximately 66-71 degrees.
- Cloudy
- Raining

## Environmental Hazards

### 1. Radon

1.1. The home is located in an area known to have radon. Radon is a colorless, naturally occurring, radioactive gas which is formed deep underground from the decay of uranium. Radon rises through cracks and fissures in the ground and may enter a home living space through a crawlspace, basement or slab-on-grade. Because radon levels are related to the structure of the soil beneath the home, they are home site specific and may vary widely among homes which are closely situated. Consider having radon measurement performed in order to confirm that safe conditions exist and to negotiate with the seller for the cost of any needed mitigation. (SERENITY HOME INSPECTIONS CAN PROVIDE THIS SERVICE)

### 2. Other Pests

2.1. A full pest evaluation was not performed in conjunction with today's home inspection. Any pest issues commented on in this report were issues observed by the inspector while performing a standard home inspection and not the result of an in-depth pest evaluation. No warranty or liability will be provided and/or assumed by Serenity Home Inspections as a result of these findings. As always, we recommend a professional termite and pest evaluation be performed prior to any real estate transaction. Serenity Home Inspections has partnered with Arrow Exterminators for your convenience. Please feel free to click the link below to schedule your pest evaluation at no additional charge!

<https://www.arrowexterminators.com/contact/free-pest-inspection>

### 3. Wood-destroying Insects

3.1. A full pest evaluation was not performed in conjunction with today's home inspection. Any pest issues commented on in this report were issues observed by the inspector while performing a standard home inspection and not the result of an in-depth pest evaluation. No warranty or liability will be provided and/or assumed by Serenity Home Inspections as a result of these findings. As always, we recommend a professional termite and pest evaluation be performed prior to any real estate transaction. Serenity Home Inspections has partnered with Arrow Exterminators for your convenience. Please feel free to click the link below to schedule your pest evaluation at no additional charge!

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## Roof

### 1. Roof Conditions

- The Inspector evaluated the roofing materials and components from a ladder at the roof edge and from the ground.
- The Inspector was unable to safely walk the roof due to its steep slope or weather conditions and inspected the roof-covering materials and components from a ladder, upper level windows and from the ground. Not all portions of the roof were visible. A full roof inspection will require special equipment, the use of which exceeds the scope of the General Home Inspection. If you wish to have a more detailed roof inspection, the Inspector recommends that before the expiration of your Inspection Objection deadline, you hire a qualified roofing contractor with the equipment required to safely access the entire roof.

Materials:

- the approximate age of the roof shingles based on a visual evaluation was 5-10 years.
- The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These "premium" shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layers of asphalt are added over the mat, and lastly granules coated with ceramic are added over the upper layer of asphalt for protection against the elements (wind, rain, and UV rays from the sun). Architectural shingles typically have higher wind resistance numbers, resist leaks better, and have a longer warranty than their 3-tab counterparts.

Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors can affect the lifespan of roof covering materials:

- Roofing material quality:** Higher quality materials, will of course, last longer.
- Number of layers:** Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation:** Southern facing roofs will have shorter lifespans.
- Pitch of the roof:** Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate:** Wind, rain, and snow will impact the lifespan of the roof.
- Color:** Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation:** Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation Conditions:** Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not

visible, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Observations:

1.1. Recommend a qualified roofing contractor evaluate the findings in this report as needed. Our preferred roofing contractor is Neal Cook with Roofing Done Wright. Call Neal at (678) 523-4290 for any further evaluation desired or estimates on repairs/replacement at no additional charge.

1.2. Remove wood debris on roof above garage door and install proper flashing if needed



Roof covering image



Roof covering image



Roof covering image



Remove wood debris on roof above garage door and install proper flashing if needed

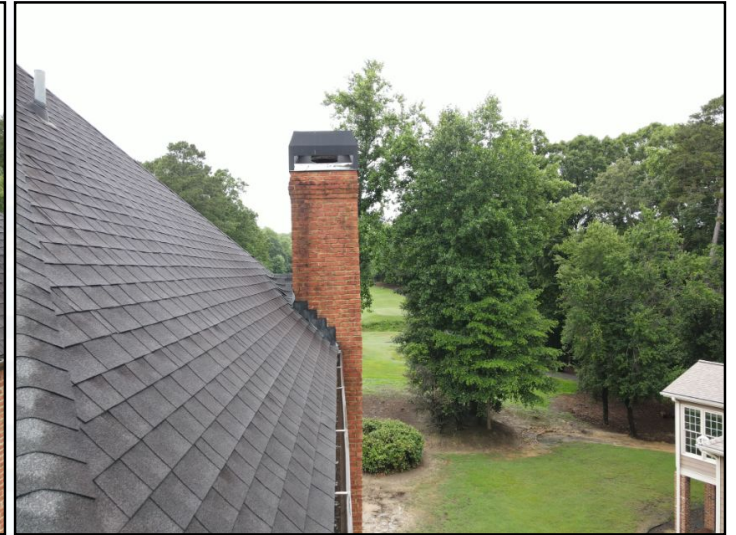


A graphic for 'Roofing Done Wright'. It features a stylized orange and white 'W' logo. Below the logo is a photo of Neal Cook, a man in a grey polo shirt. To the right of the photo, the text reads: 'Roofing Done Wright', 'Neal Cook', 'Director Of Sales', '678-523-4290', and 'Neal@roofingdonewright.com'. The background is a dark, textured pattern with orange and red geometric shapes.

Remove wood debris on roof above garage door and install proper flashing if needed



Roof covering image



Roof covering image



Roof covering image



Roof covering image



Roof covering image



Roof covering image



Roof covering image



Roof covering image



Roof covering image



Roof covering image

## 2. Roof Boots & Flashing

### Materials:

- Rubber
- Plastic
- Rubber boots around plumbing vent pipes tend to dry rot and split after 8-9 years and should be monitored and re-sealed as needed. Rubber boots often split at the upper side of the roof vent that is not visible from the ground.

### Materials:

- Portion of roof flashing is covered by other materials or components and are not fully visible for evaluation.
- Metal
- Rubber
- Visible portions of the flashing were inspected looking for significant deficiencies (**drip edge**, sidewall, head wall, counter, step, etc.). Typically, most areas of flashing are not visible as they are covered by the roof covering material and/or the wall cladding, and these areas are excluded from this inspection. Therefore, functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

### Observations:

2.1. Missing kick out flashing noted at locations around the home. Kick out flashing is used to divert water away from the siding and into the gutter as it runs down the roof, where gutter ends connect to vertical exterior walls of the home. Kick out flashing is especially important when wall materials below are extra porous, such as stucco or stone. Recommend further evaluation by a qualified contractor for installation as needed.

2.2. There is no drip edge flashing present where the roof shingles end to cover the connection at the lateral rake/fascia boards. This gap may allow pest or rain intrusion and is now currently required with new installations. Recommend installation.

2.3. Sealant repairs noted on one or more flashing component and/or penetrations on the roof. This is a sign of an improper repair, and is a likely area for future leaking as properly installed flashing will not need additional sealant. Suggested having flashing reviewed and repaired as needed by a licensed roofer. See photographs for examples and locations.

2.4. Horizontal apron flashing connecting roof shingles to brick veneer above garage Overhead Doors near base of upper downspout has separated and may allow rain intrusion into roof cavity below





There is no drip edge flashing present where the roof shingles end to cover the connection at the lateral rake boards.



There is no drip edge flashing present where the roof shingles end to cover the connection at the lateral rake boards.



Horizontal apron flashing connecting roof shingles to brick veneer above garage Overhead Doors near base of upper downspout has separated and may allow rain intrusion into roof cavity below



Horizontal apron flashing connecting roof shingles to brick veneer above garage Overhead Doors near base of upper downspout has separated and may allow rain intrusion into roof cavity below



Roof penetration flashing image.



Roof penetration flashing image.



Roof penetration flashing image.



Roof penetration flashing image.



Roof penetration flashing image.

# Chimney

## 1. Chimney Conditions

Materials:

- Brick siding

Observations:

1.1. Some mortar deterioration observed at the chimney chase. This may be due to age and degrading materials. Have a masonry contractor examine and repair as needed.

1.2. The chimney is leaning towards the home above the roof line. Horizontal cracks are noted in the siding at the roof line. Have a qualified contractor or structural engineer examine the chimney and determine if repairs are needed to correct the movement or stabilize it in its current condition and seal any cracks in the siding.



Horizontal and step cracking observed at exterior portion of chimney in brick veneer on right side of home near connection to gutter. Recommend further evaluation by qualified contractor to ensure structure of Chimney is not leaning or compromised and repair brick to prevent water intrusion



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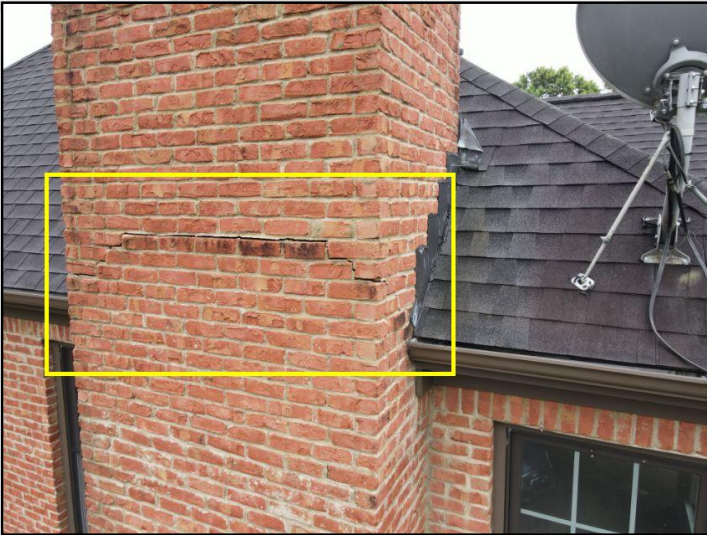
Chimney chase image



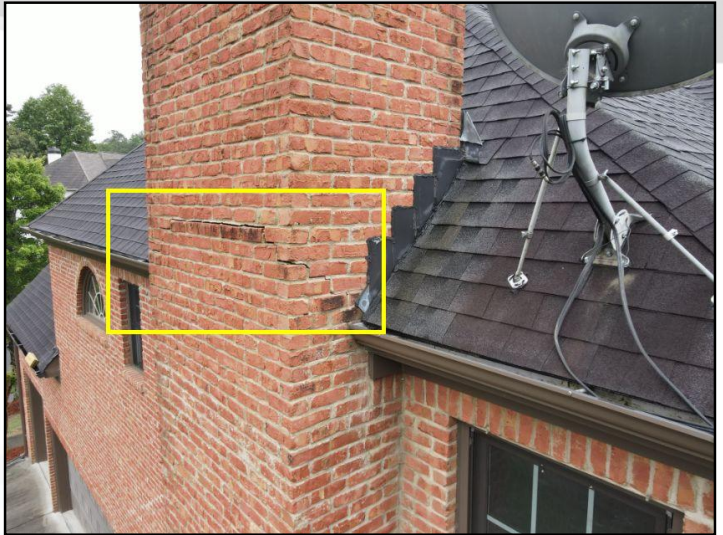
The chimney is leaning towards the home above the roof line. Horizontal cracks are noted in the siding at the roof line. Have a qualified contractor or structural engineer examine the chimney and determine if repairs are needed to correct the movement or stabilize it in its current condition and seal any cracks in the siding.



The chimney is leaning towards the home above the roof line. Horizontal cracks are noted in the siding at the roof line. Have a qualified contractor or structural engineer examine the chimney and determine if repairs are needed to correct the movement or stabilize it in its current condition and seal any cracks in the siding.



The chimney is leaning towards the home above the roof line. Horizontal cracks are noted in the siding at the roof line. Have a qualified contractor or structural engineer examine the chimney and determine if repairs are needed to correct the movement or stabilize it in its current condition and seal any cracks in the siding.



The chimney is leaning towards the home above the roof line. Horizontal cracks are noted in the siding at the roof line. Have a qualified contractor or structural engineer examine the chimney and determine if repairs are needed to correct the movement or stabilize it in its current condition and seal any cracks in the siding.

## 2. Flue Condition

Materials:  
• Metal

## 3. Flashing Conditions

Materials:  
• Metal  
• A large portion of the flashing at the chimney is covered with siding or roofing. Its condition cannot be fully determined.

Observations:

3.1. Regular maintenance is necessary to maintain all flashing around the brick chimney. This should be done at the same time any roof penetrations are resealed.

3.2. Sealant repairs noted at the chimney flashing components at the roof connection. This is a sign of an improper repair, and is a likely area for future leaking as properly installed flashing will not need additional sealant. Suggested having flashing reviewed and repaired as needed by a licensed roofer. See photographs for examples.

## 4. Spark Arrester/Rain Cap Condition

• Rain Cap Present

Observations:

4.1. Minor rust stains are noted at the metal cap at the top of the chimney. We recommend evaluation by a qualified contractor for possible repair to extend its life expectancy and prevent rain intrusion.

4.2. The metal chimney cap is dented and sagging allowing rain to pool around the center of the cap around the exhaust flue. This is dramatically increase the potential for rain intrusion and needs

correction by a qualified contractor.



The metal chimney cap is dented and sagging allowing rain to pool around the center of the cap around the exhaust flue. This is dramatically increase the potential for rain intrusion and needs correction by a qualified contractor.

## Exterior

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

### 1. Hard Surface Conditions

Driveway:

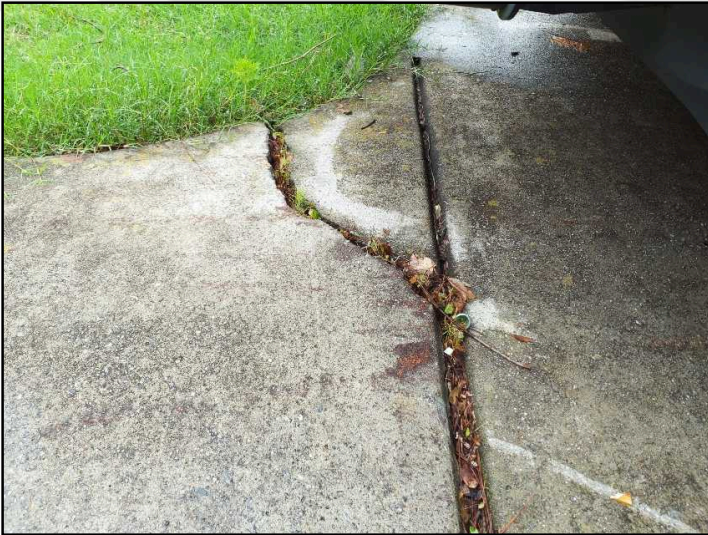
- Concrete Driveway
- Settlement/shrinkage cracks were present on the concrete surface (<1/4 inch wide). Typically, these are from standard settlement, from admixtures or the composition of the concrete, or from weather conditions when the concrete was poured. At a minimum, we recommend having a qualified person seal these cracks to prevent further damage from freezing water in winter months.

Walkway:

- Concrete walkway
- Settlement/shrinkage cracks were present on the concrete surface (<1/4 inch wide). Typically, these are from standard settlement, from admixtures or the composition of the concrete, or from weather conditions when the concrete was poured. At a minimum, we recommend having a qualified person seal these cracks to prevent further damage from freezing water in winter months.

Observations:

1.1. Settlement and uneven cracks noted in the exterior concrete surfaces. The cracks may present a trip hazard and should be leveled and repaired as needed.



Settlement and uneven cracks noted in the exterior concrete surfaces. The cracks may present a trip hazard and should be leveled and repaired as needed.



Typical cracking noted in driveway



Typical cracking noted in driveway

## 2. Exterior Wall Condition

### Materials:

- Fiber Cement Siding
- Brick siding

### Observations:

2.1. Suggest sealing/caulking all penetrations through the siding as part of routine maintenance and to prevent deterioration or water intrusion. Examples include, gas lines, AC lines, Internet/TV/Phone lines, condensate drain line as well as any other areas where the siding has been altered to allow something to pass through it. It is also suggested to caulk and seal any siding transitions between dissimilar materials, siding butt joints, nail holes and chips, as well as any decorative trim pieces.

2.2. Minor cracking noted in the brick siding at one or more areas around the home. This is normally not a serious concern. Buyer is advised to monitor this condition and consult with a qualified contractor should condition worsen.

2.3. Common cracks are noted in the brick siding at one or more areas around the home. Cracks in the brick should be sealed to prevent possible water entry and monitored for any future movement. The bricks are siding and are not a structural element of the home. See photographs for examples and locations.

2.4. Deteriorated mortar observed at one or more locations around the home. The gaps in the mortar should be sealed, to prevent further deterioration. See photographs for examples and locations.

2.5. A large step crack at the right exterior brick veneer has been sealed. Inquire with seller for any available documentation on repair, continue monitoring and seek further evaluation by Brick Mason as desired

2.6. A vertical crack at the right exterior brick veneer above the garage has been sealed. Inquire with seller for any available documentation on repair, continue monitoring and seek further evaluation by Brick Mason as desired

2.7. Drainage weep channels in exterior brick are clogged sporadic around home. Have qualified contractor correct for proper drainage and to prevent brick from cracking.



Drainage weep channels in exterior brick are clogged sporadic around home.



Drainage weep channels in exterior brick are clogged sporadic around home.

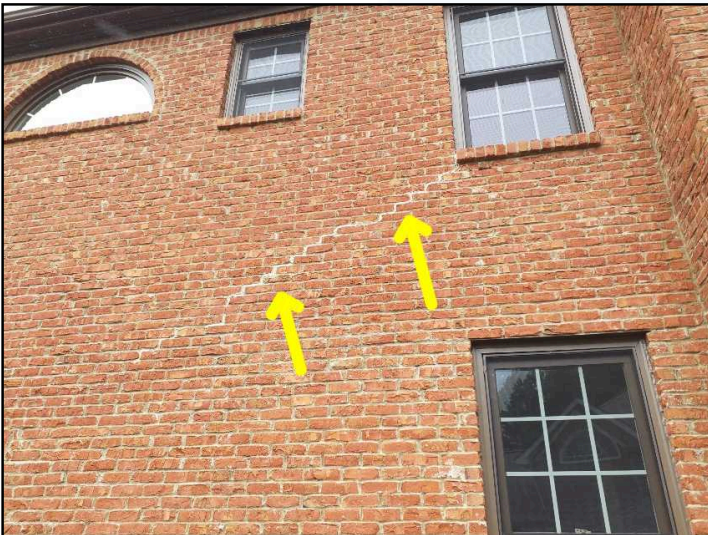




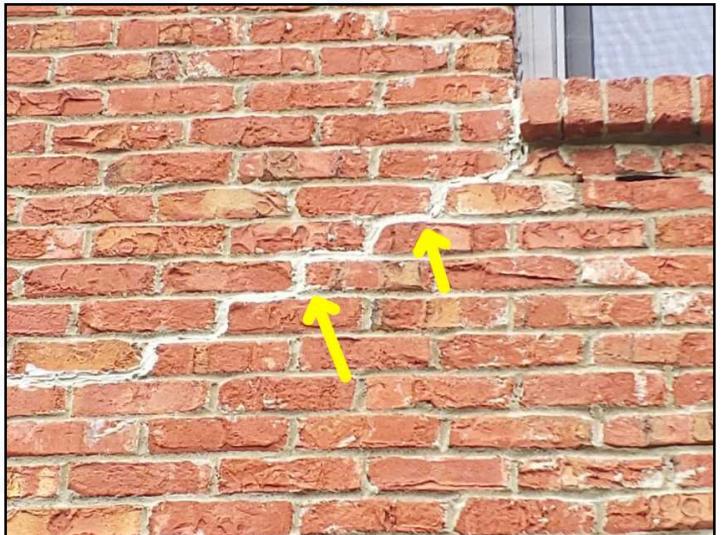
Drainage weep channels in exterior brick are clogged sporadic around home.



A large step crack at the right exterior brick veneer has been sealed. Inquire with seller for any available documentation on repair, continue monitoring and seek further evaluation by Brick Mason as desired



A large step crack at the right exterior brick veneer has been sealed. Inquire with seller for any available documentation on repair, continue monitoring and seek further evaluation by Brick Mason as desired



A large step crack at the right exterior brick veneer has been sealed. Inquire with seller for any available documentation on repair, continue monitoring and seek further evaluation by Brick Mason as desired



A vertical crack at the right exterior brick veneer above the garage has been sealed. Inquire with seller for any available documentation on repair, continue monitoring and seek further evaluation by Brick Mason as desired



A vertical crack at the right exterior brick veneer above the garage has been sealed. Inquire with seller for any available documentation on repair, continue monitoring and seek further evaluation by Brick Mason as desired



Repair crack in exterior brick veneer above deck door



Repair crack in exterior brick veneer above deck door

### 3. Trim Conditions

#### Materials:

- Wood: Wood trim must be kept painted and well caulked to avoid water penetration.
- Wood trim around the home should be routinely painted and caulked to ensure no water intrusion into the home and to extend the life of the wood. Any areas of unpainted wood trim should be scraped, repainted and sealed. This is a part of normal home maintenance.

#### Observations:

3.1. Evidence of repairs were observed to one or more areas of the wood trim around the home. Any patched areas of wood should be maintained with caulking and paint. We cannot verify the adequacy or integrity of repairs once they are made. We recommend investigating the history of any repairs including the need for repairs and to the extent in which repairs are needed. A good portion of the patched exterior trim will likely need replacement at next exterior maintenance See photographs for examples and locations.



Patched water damage at exterior trim



Patched water damage at exterior trim



Patched water damage at exterior trim



Patched water damage at exterior trim



Patched water damage at exterior trim



Patched water damage at exterior trim

## 4. Vent Conditions

Observations:

4.1. The dryer vent discharges at the roof of the home. Vertical dryer vents should be cleaned annually to ensure safe and proper operation. Review of the vent line is limited.

## 5. Window/Frame Conditions

Window Type/Materials:

- Wood Frame
- Thermal-Pane
- Window seal failure occurs when the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. Reporting on double pane glass seal failure lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. We report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, then we recommend seeking the services of a window or glass repair contractor.

Observations:

5.1. Missing window screens observed. Have screens installed for proper ventilation.

5.2. Warped/bulging seals noted at one, or more, windows around the home. This is an indication that the seal is failing and could potentially allow moisture between the panes. Monitor and repair as needed. See photographs for locations and examples.

5.3. Correct multiple detached exterior window shutters

5.4. Replacement needed at extensive water damage to window frames above back deck

5.5. Water damage ranging from minor chipping paint or patching to major wood rot observed sporadic at exterior portion of Windows and frames. Repair or replace as needed



Bulging seals at window above front door



Correct multiple detached exterior window shutters



Missing window screens observed. Have screens installed for proper ventilation.



Replacement needed at extensive water damage to window frames above back deck



Replacement needed at extensive water damage to window frames above back deck



Replacement needed at extensive water damage to window frames above back deck



Replacement needed at extensive water damage to window frames above back deck



Warped/bulging seals noted at window above deck door



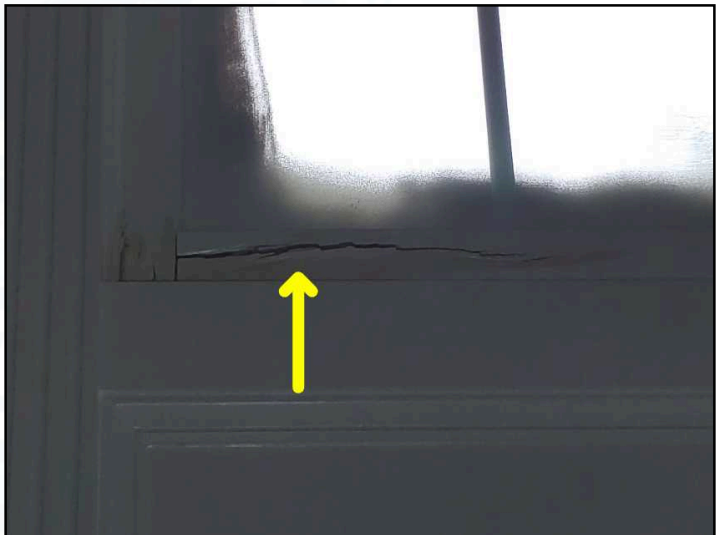
Warped/bulging seals noted at window in master bedroom



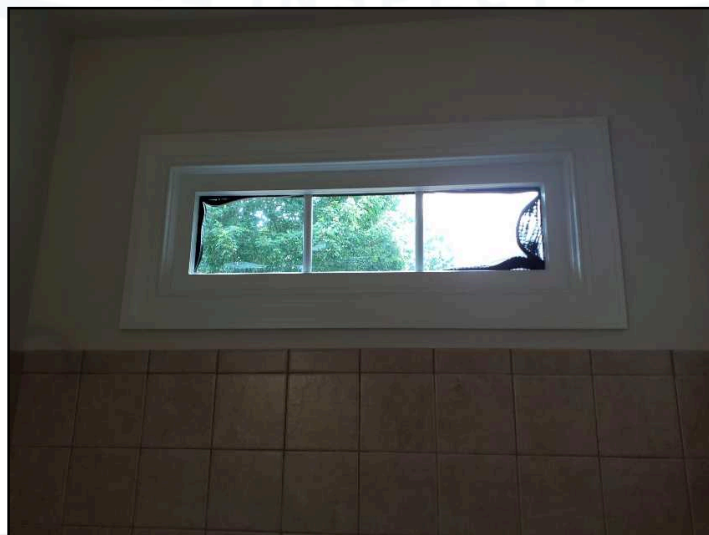
Warped/bulging seals noted at window above front door in foyer



Warped/bulging seals noted at window above Jack and Jill bathtub



Replacement needed at extensive water damage to window frames above back deck



Warped/bulging seals noted at window in main level bathtub

## 6. Exterior Door Conditions

Observations:

6.1. Caulk the around the thresholds to the frame/ledger under the exterior doors to prevent water penetration and damage to the interior flooring. This is a part of routine maintenance.

6.2. Exterior doors are slightly misaligned and rubbing frames when operated. Correct for ease of operation.

6.3. Trim is separating at back deck exterior door frame and may allow rain intrusion



Caulk thresholds under exterior doors



Trim is separating at back deck exterior door frame and may allow rain intrusion



Trim is separating at back deck exterior door frame and may allow rain intrusion

## 7. Exterior Grading

Lot type:

• The performance of the grading and lot drainage is limited to the conditions existing at the time of the inspection only. We cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the areas around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through

foundation walls or under slabs, therefore, is limited to the visible conditions at the time of inspection and evidence of past problems. We recommend consulting with the sellers as to any previous moisture intrusion into the home, as well as reading over the Sellers Disclosure which should list any such issues.

- This structure was constructed on a sloping lot / hillside. We are not geological, civil, or structural engineers and cannot render an opinion regarding soil stability, and the potential for structural movement. If desired, qualified specialists should be consulted on these matters.
- Large trees in proximity to the home pose potential damage to underground utilities. Monitor for any evidence of damage and if observed recommend further evaluation for correction.

Observations:

7.1. Tree limbs were present that were covering portions of the roof surface or within 10 feet of the roof. Tree limbs within 10 feet of the roof should be trimmed away to provide air and sunlight to the roof, allowing the roof surface to adequately dry after rainfall events. Leaves from trees can also clog downspouts and gutters allowing them to overflow. Trimming or removal of the offending branches as needed is recommended to be conducted by a tree trimming company.

7.2. Erosion was noted at one or more areas around the house. Have soil placed back in this area and erosion control installed until effective ground cover can be established. It is recommended that a landscape contractor correct. Refer to photos for locations.

7.3. Have grass or ground cover installed over the bare area in the soil around the home to prevent erosion.

7.4. The soil outside the house appears to be incorrectly sloped and should be repaired. The grade at the foundation should slope away from the foundation a minimum of 6 inches within the first 10 feet. It is recommended that a landscape contractor make a further evaluation and correct to prevent water from collecting against the foundation walls to prevent possible water entry.

7.5. Recommend evaluation of property by landscaper to improve exterior drainage and correct/prevent soil erosion.



Incorrect soil slope at back left corner



Landscaper needed for poor drainage, bare soil and erosion





Landscaper needed for poor drainage, bare soil and erosion



Landscaper needed for poor drainage, bare soil and erosion



Landscaper needed for poor drainage, bare soil and erosion



Landscaper needed for poor drainage, bare soil and erosion



Landscaper needed for poor drainage, bare soil and erosion



Landscaper needed for poor drainage, bare soil and erosion



Landscaper needed for poor drainage, bare soil and erosion



Landscaper needed for poor drainage, bare soil and erosion



Landscaper needed for poor drainage, bare soil and erosion

## 8. Gutter Conditions

### Materials:

- Metal
- It is recommended to periodically clean debris from the gutters to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow, damaging roof sheathing and fascia boards and potentially damaging wood structural components within the attic, as well as saturating grounds at the foundation. It is also suggested ensuring all downspout discharge into a splash block, underground drains or extension. The water should be directed away from the foundation in an effort to prevent any erosion or interior moisture issues in basements or crawl spaces.
- Some or all of the gutter downspouts are connected to underground drains. These are not visible and cannot be examined.

### Observations:

8.1. There were indications of gutter leaks at the referenced areas, which may include moisture staining or mildew at gutter joints, soffit areas, and/or fascia boards. An evaluation of these areas is recommended to be performed by a gutter contractor with repairs made as needed to ensure no further leaking occurs. Any related damage should be repaired at this time as well.

8.2. One or more areas around the home were noted where the gutters have pulled away from the fascia. The gutters should be properly secured to the home to help with proper drainage. See photographs for locations and details. Have repaired as needed.

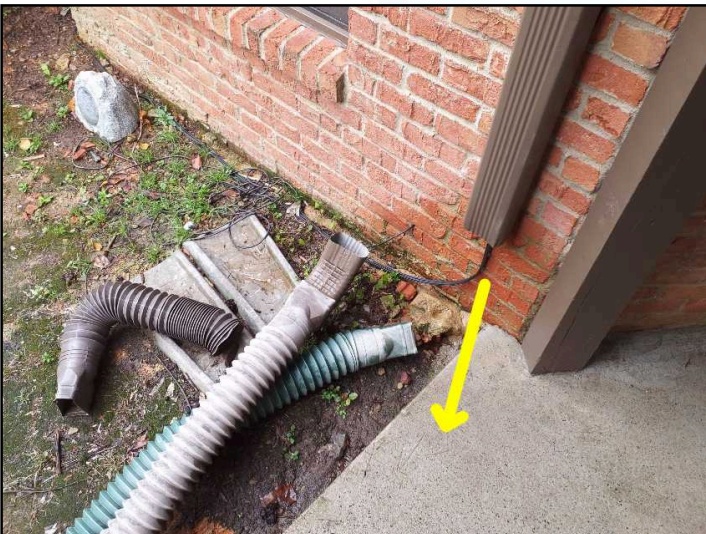
8.3. Missing gutter downspout splash blocks, elbows or extensions noted at the exterior of the home. It is important that downspouts be extended to drain away from the foundation in effort to prevent any erosion or interior moisture issues in basements or crawl spaces.



Reconnect extension to gutter down spout



Underground drains noted at downspouts



Reconnect extension to gutter down spout



There were indications of gutter leaks at the referenced areas, which may include moisture staining or mildew at gutter joints, soffit areas, and/or fascia boards.

## 9. Gas utility service

Materials: The gas meter was inspected looking for damage and verifying clearance from ignition sources and air inlets into the home. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.

- Gas meter is on the right side and the service disconnect is at the meter.



Gas meter at the right exterior side



Gas meter at the right exterior side

## 10. Foundation Type

Materials:

- Poured Concrete

• The foundation is viewed where visible. In most cases, some or all of the foundation is hidden by earth, siding, or landscaping. The inspector will look for associated clues for distress but our review is limited due to these restrictions. Cracks in the foundation are common and most are not serious and may not be noted. The inspectors knowledge and experience will be used to determine areas of concern.

## 11. Fences/Retaining Wall Conditions

Observations:

11.1. Retaining walls are only included in this inspection scope if their failure would directly affect the home's foundation. Retaining walls intended only for landscaping purposes are not evaluated as part of this inspection scope.

11.2. Concrete block portion of retaining wall at back left side of Home needs replacement



Concrete block portion of retaining wall at back left side of Home needs replacement



Concrete block portion of retaining wall at back left side of Home needs replacement



Retaining walls are only included in this inspection scope if their failure would directly affect the home's foundation. Retaining walls intended only for landscaping purposes are not evaluated as part of this inspection scope.

## Decks/Porches/Patios/Stairs

### 1. Deck Conditions

#### Materials:

- Rear deck
- Wood Support Posts
- Visible portions of the deck flashing were inspected looking for significant deficiencies. Typically, most areas of flashing are not visible as they are covered by the wall cladding/framing members. Therefore, functionality has to be determined by looking for moisture intrusion or damage at areas where they should be, or are presumed to be in place. It is recommended to bring all decks (older and newer) up to current standards for deck safety. This includes framing, support, attachment to the home, flashing, handrails, and stairs as needed.

#### Observations:

- 1.1. Wood deck support posts/framing should not be in direct contact with soil and will increase rate of deterioration and increase potential for movement/wood destroying organism activity
- 1.2. There is no visible flashing where deck meets house. The joint between the deck and the house should be flashed to prevent water penetration where the deck is bolted to the home.
- 1.3. It is recommended to install metal plates and fasteners to secure connections of the deck framing and the wood posts to the deck framing.
- 1.4. Decks or porches should only attach directly to the band board, not to brick or stone or any overhangs or cantilevered part of the home. These attachments are generally not designed to support the load of the deck. Current standards recommend for this to be constructed as a freestanding deck. Evaluation and repairs as needed for proper support of the deck is recommended to be performed by a qualified contractor.



There is no visible flashing where deck meets house. The joint between the deck and the house should be flashed to prevent water penetration where the deck is bolted to the home.



There is no visible flashing where deck meets house. The joint between the deck and the house should be flashed to prevent water penetration where the deck is bolted to the home.



Underside of deck image



Wood deck support posts/framing should not be in direct contact with soil and will increase rate of deterioration and increase potential for movement/wood destroying organism activity



Wood deck support posts/framing should not be in direct contact with soil and will increase rate of deterioration and increase potential for movement/wood destroying organism activity



Decks or porches should only attach directly to the band board, not to brick or stone or any overhangs or cantilevered part of the home. These attachments are generally not designed to support the load of the deck. Current standards recommend for this to be constructed as a freestanding deck. Evaluation and repairs as needed for proper support of the deck is recommended to be performed by a qualified contractor.



There is no visible flashing where deck meets house. The joint between the deck and the house should be flashed to prevent water penetration where the deck is bolted to the home.

## 2. Porch Conditions

### Materials:

- Front porch
- Settlement/shrinkage cracks were present on the concrete surface (<1/4 inch wide). Typically, these are from standard settlement, from admixtures or the composition of the concrete, or from weather conditions when the concrete was poured. At a minimum, we recommend having a qualified person seal these cracks to prevent further damage from freezing water in winter months.

### Observations:

- 2.1. Seal gap where house and porch meet to prevent water from entering structure

2.2. Decorative housing at front right porch support post is slightly warped or twisted. Unable to determine condition of structural member inside housing. Recommend further evaluation and correction as needed



Monitor typical cracking at concrete front porch slab



Seal gap where house and porch meet to prevent water from entering structure



Decorative housing at front right porch support post is slightly warped or twisted. Unable to determine condition of structural member inside housing. Recommend further evaluation and correction as needed

### 3. Exterior Stairs & Handrails

Materials:

- Wood
- Bricks

Materials:

- Wood

Observations:

3.1. The top ends of the deck/porch stair stringers are not sufficiently secured to the side of the deck. Have a deck contractor correct.



3.2. The front exterior brick steps have settled leaving a small Gap at connection to porch above. Recommend repair and continued monitoring

3.3. The handrail is not graspable. Deck/porch stairs require a graspable, continuous and smooth handrail for safety. A 2x4 or 2x6 board is not an acceptable hand rail.



The front exterior brick steps have settled leaving a small Gap at connection to porch above. Recommend repair and continued monitoring



The handrail is not graspable. Deck/porch stairs require a graspable, continuous and smooth handrail for safety. A 2x4 or 2x6 board is not an acceptable hand rail.

## 4. Patio Conditions

Materials:

- Poured Concrete
- Settlement/shrinkage cracks were present on the concrete surface (<1/4 inch wide). Typically, these are from standard settlement, from admixtures or the composition of the concrete, or from weather conditions when the concrete was poured. At a minimum, we recommend having a qualified person seal these cracks to prevent further damage from freezing water in winter months.

# Garage

## 1. Garage Door Comments

Materials: Attached three car garage

Observations:

- 1.1. Denting noted at one or more garage doors. The doors should be professionally repaired as needed. See photographs for specific locations.
- 1.2. Secure the interior loose framing at the top corners of the over head garage doors. The tension from the lift assist springs pulled the framing away from the wall.
- 1.3. The two car garage overhead door stops slightly short of fully opening. Recommend adjustment



Loose framing noted at garage door(s)



The two car garage overhead door stops slightly short of fully opening. Recommend adjustment

## 2. Garage Door Opener Condition

Observations:

2.1. The garage door openers were tested under normal working conditions. Only the visible components of the openers, doors and tracks are inspected. Additional components, such as remote openers, may not be available for testing at the time of inspection and are excluded from the report. It is suggested to consult with the sellers as to the location of remote openers or other auxiliary components. The garage doors are referenced in the report as if they were viewed from the outside of the home facing the side of the house the garage is located on.

## 3. Garage Floor Condition

Materials:

- Concrete

Observations:

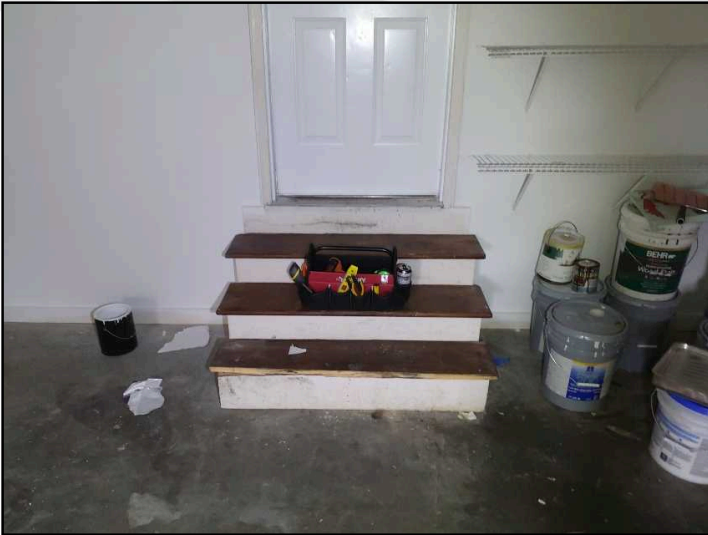
3.1. Settlement/shrinkage cracks were present on the concrete surface (<1/4 inch wide). Typically, these are from standard settlement, from admixtures or the composition of the concrete, or from weather conditions when the concrete was poured. Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the crack's size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall. This material can then be monitored for new cracking which would indicate active movement/settlement.

## 4. Garage Comments

Observations:

4.1. Personal belongings were present in the garage. These items covered portions of the wall and slab surfaces. The condition of these surfaces are excluded from this inspection. We recommend taking a final walk-through of the home once vacant to observe any areas that were not accessible during the inspection.

4.2. No handrail on stair to home from garage, whenever four or more stairs are present a handrail is usually required, we recommend adding for safety



No handrail on stair to home from garage, whenever four or more stairs are present a handrail is usually required, we recommend adding for safety



Personal storage in the garage



Personal storage in the garage

## HVAC Systems

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

### 1. Air Conditioning Systems

Systems:

- Split System. In a split system the Air Conditioners condensing unit is located away from the interior HVAC components and on the exterior of the home.
- Compressor

- Heat Pump

AC Units:

- There are three AC units serving the home. See photographs for location and details

Observations:

1.1. The exterior ac-compressor and pad are not level. Sloping at unit can cause damage to refrigerant line fittings and excessive wear on fan bearings. The units should be leveled.

1.2. The condensate drain lines should discharge at least five feet from foundation walls to prevent water from collecting near or against the foundation walls as required by industry standards. Have a licensed HVAC or qualified contractor correct.

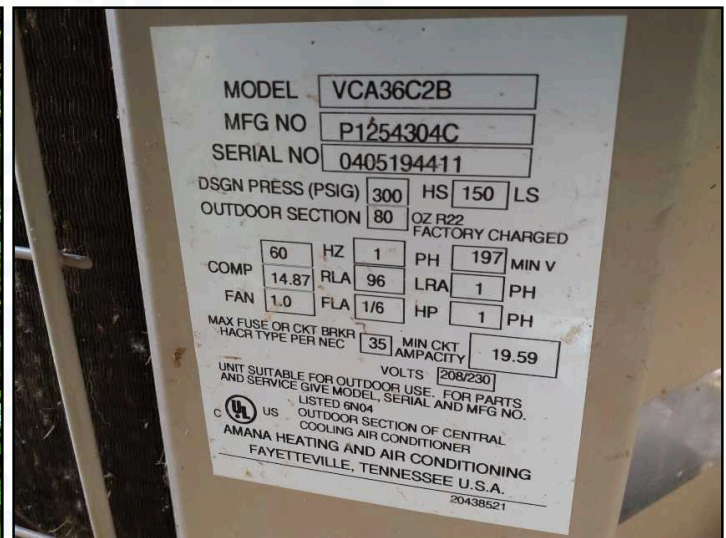
1.3. Unable to determine the age of this unit. The manufacturer's label is faded.

1.4. all 3 exterior units of the HVAC system are beyond their normal life expectancy, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit will last.

1.5. HVAC system uses R22 refrigerant which is banned and no longer produced. Very few HVAC companies have access to the existing recycled or recovered R22 supply. Once the system needs to be recharged (refilled with refrigerant) it will no longer work and the system will have to be replaced.



Amana exterior AC unit 2004 unit is beyond its normal life expectancy



Amana exterior AC unit 2004 unit is beyond its normal life expectancy



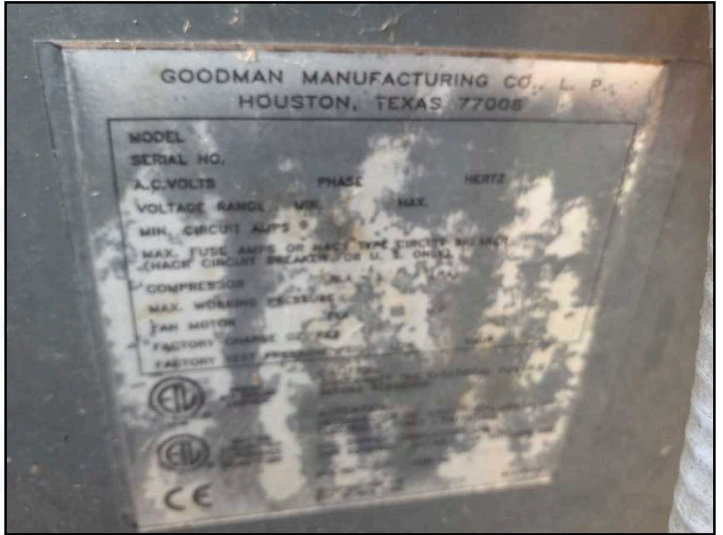
Amana exterior AC unit 2004 unit is beyond its normal life expectancy



Amana exterior AC unit 2004 unit is beyond its normal life expectancy

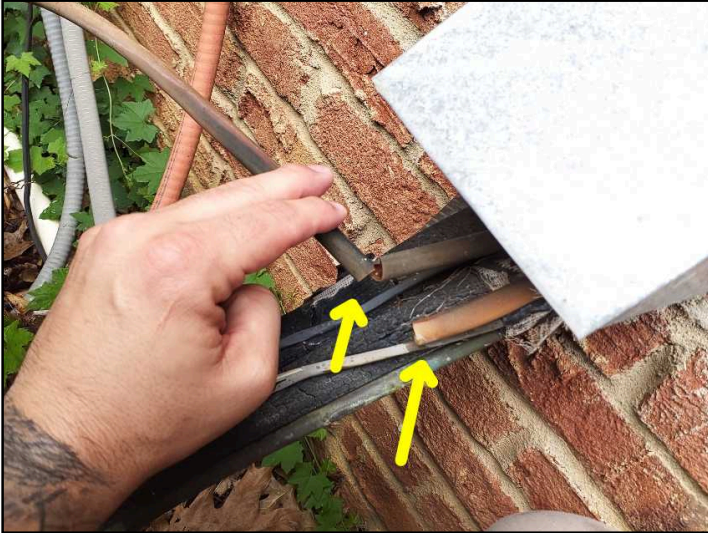


Center exterior Goodman AC unit



Unable to determine the age of this unit. The manufacturer's label is faded.

HOME INSPECTION



The condensate drain lines should discharge at least five feet from foundation walls to prevent water from collecting near or against the foundation walls as required by industry standards. Have a licensed HVAC or qualified contractor correct.



There was a 12 degree temperature differential when the air conditioning was tested at the upper floor level.



There was a 12 degree temperature differential when the air conditioning was tested at the upper floor level.



There was a 12 degree temperature differential when the air conditioning was tested at the main floor level.



There was a 12 degree temperature differential when the air conditioning was tested at the main floor level.



There was a 13 degree temperature differential when the air conditioning was tested at the basement level.



There was a 13 degree temperature differential when the air conditioning was tested at the basement level.

## 2. Evaporator Coil Condition

Location There are three evaporator coils serving the home. See photographs for location and details. • Located at the gas furnace

Observations:

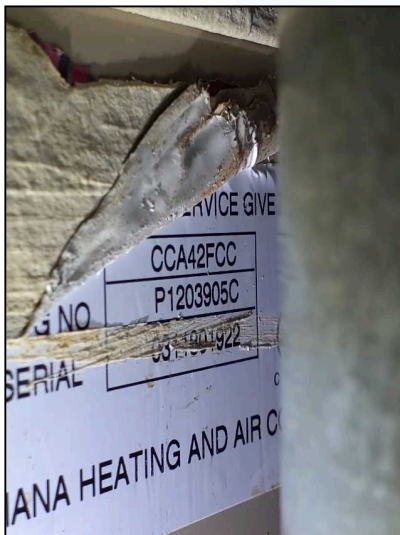
- 2.1. Seal and insulate the copper AC lines where they meet the coils at the top or side of the furnace. Conditioned air is being lost to the space around and condensation is dripping from the copper lines.
- 2.2. Condensation drain exiting evaporator coil is missing an access tee with a removable cap.
- 2.3. Condensation drain exiting evaporator coil is missing an insulated trap.
- 2.4. all 3 evaporator coil portions of the HVAC system are beyond their normal life expectancy, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit will last.



Seal and insulate the copper AC lines where they meet the coils at the top or side of the furnace. Conditioned air is being lost to the space around and condensation is dripping from the copper lines.



Evaporator coil portion in attic space 2003 unit is beyond its normal life expectancy

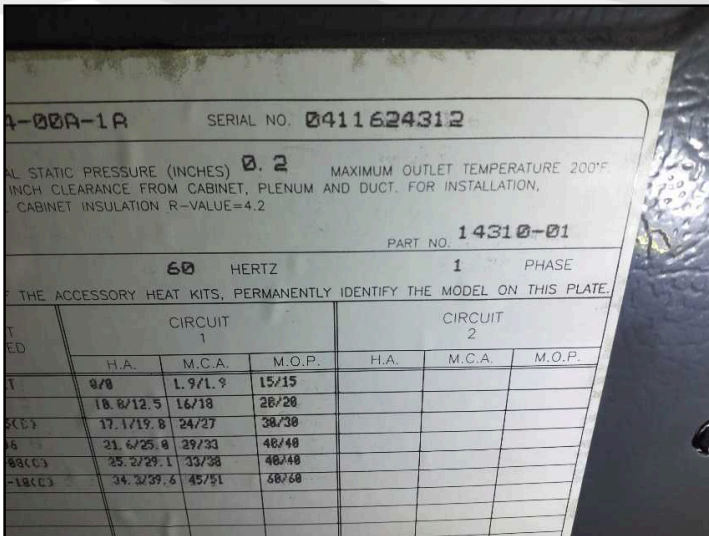


Evaporator coil data tag

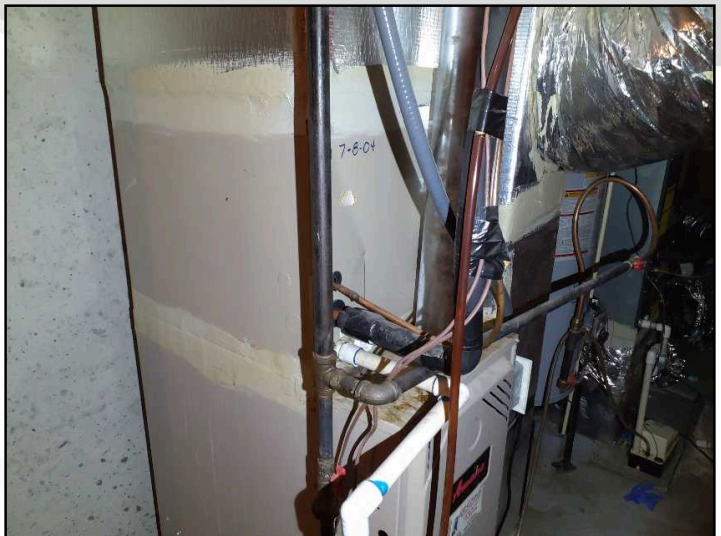


Basement electric HVAC system 2004 Goodman unit is beyond its normal life expectancy

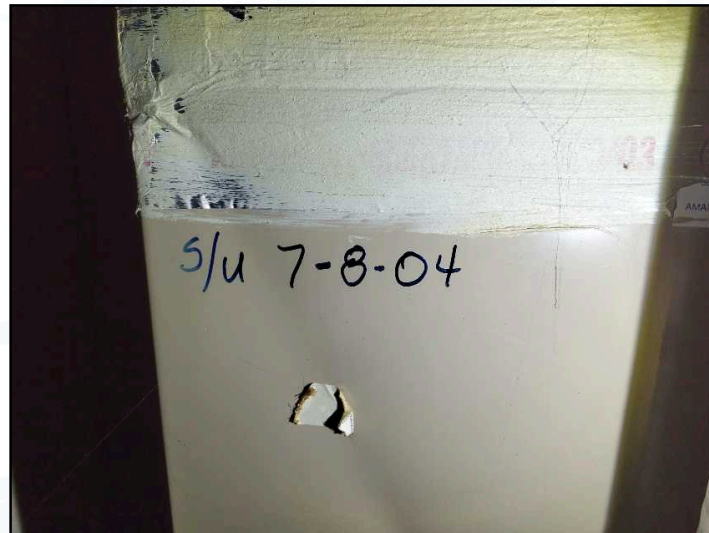




Evaporator coil data tag



Evaporator coil in basement for main level HVAC system Amana 2004 unit is beyond its normal life expectancy



Evaporator coil in basement for main level HVAC system Amana 2004 unit is beyond its normal life expectancy

### 3. Condensate Conditions

**Materials:**

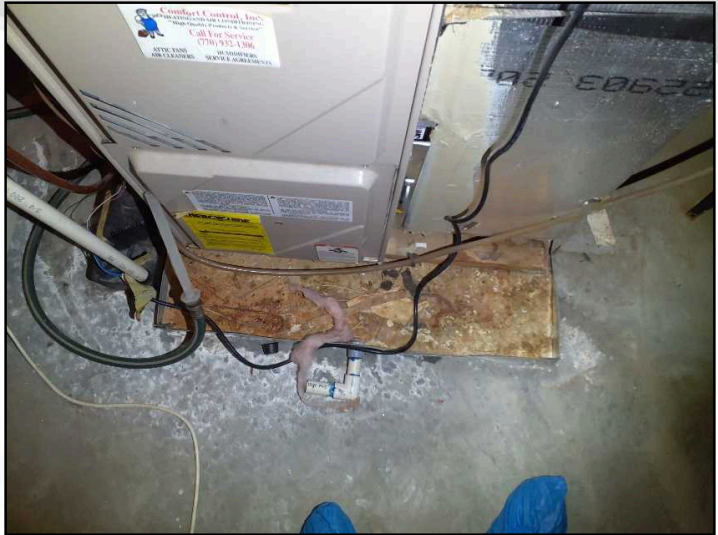
- A condensate pump was present to carry condensate from the air handler location to the exterior. Condensate pumps are not tested for functionality, as water would have to be poured into the unit to initiate a pump cycle. These units are inspected by looking for water spillage around the unit, which would indicate a failure of the unit.

**Observations:**

3.1. Rust is noted in the overflow pan under the attic unit. Have an HVAC contractor review condensate system to determine reason for rust and correct as needed.



Rust is noted in the overflow pan under the attic unit. Have an HVAC contractor review condensate system to determine reason for rust and correct as needed.



Rust is noted in the overflow pan under the attic unit. Have an HVAC contractor review condensate system to determine reason for rust and correct as needed.

#### 4. HVAC Units

Furnaces:

- There are three heating systems in the home. See photographs for location and details

#### 5. Heating Energy Source

Fuel:

- Natural gas with shutoff valve provided
- Electric with disconnect provided near the air handler

#### 6. Furnace System Conditions

Condition:

- The heating portion of the HVAC system(s) was not fully tested at the time of the inspection due to the higher exterior temperature, which can cause damage to the system if operated under these conditions. The heating HVAC components were visually examined only. The unit is at or surpassed its expected service life. No guarantees can be made as to how long the unit will last. It is suggested to have serviced by a licensed HVAC technician for review/repair/replacement.

Burners:

- Due to inaccessibility of many of the components of this unit, the review is limited. Unit was tested using normal operating controls and appeared to function properly at time of inspection. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.

Observations:

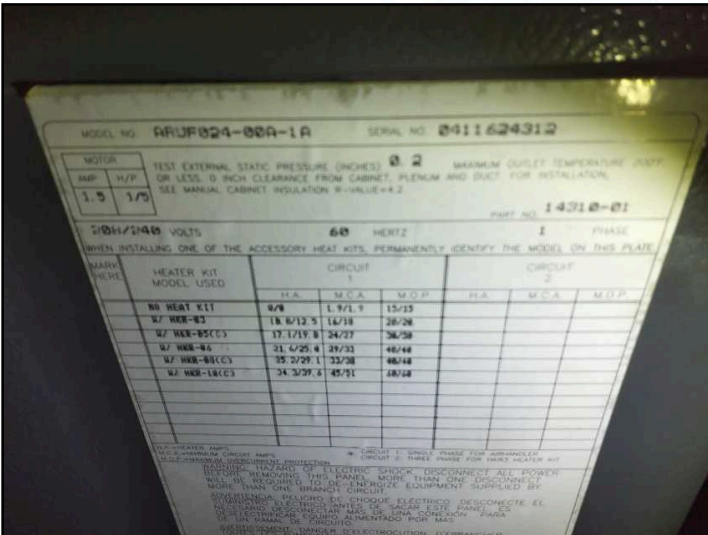
6.1. all 3 furnace/air handler portions of the HVAC system are beyond their normal life expectancy, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit will last.



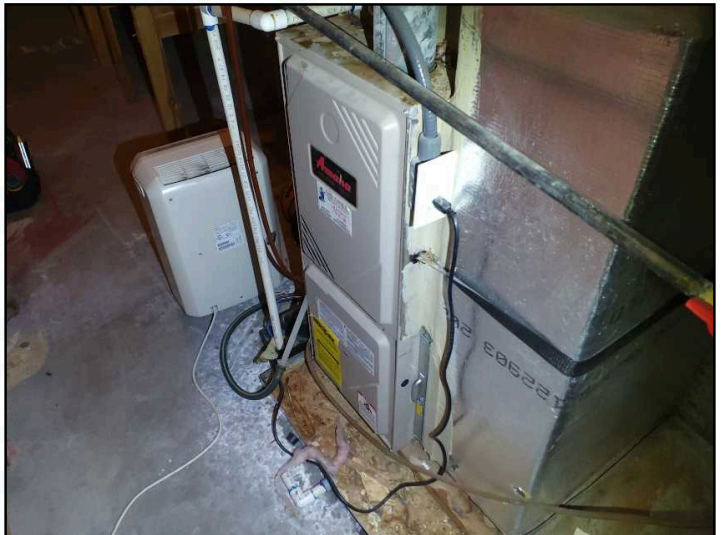
Gas furnace in attic Amana 2003 unit is beyond its normal life expectancy



Basement electric HVAC system 2004 Goodman unit is beyond its normal life expectancy



Basement electric HVAC system 2004 Goodman unit is beyond its normal life expectancy



Gas furnace in basement for main level HVAC system Amana 2004 unit is beyond its normal life expectancy

## 7. Furnace Exhaust Vent

### Materials:

- Metal
- Any fans, vents, or other exhaust appliances in the home may affect the air pressure in the home and reduce proper venting. It is recommended to make sure there is proper **combustion air** to prevent exhaust gases from leaking back into the home.

### Observations:

7.1. The exhaust vent pipe has inadequate clearance to in the attic space which is a safety concern. The vent is should have at least a 1" clearance from the insulation/felt paper. Have corrections made.

7.2. The supply duct for the basement HVAC system is broken and attached



The exhaust vent pipe has inadequate clearance to in the attic space which is a safety concern. The vent is should have at least a 1" clearance from the insulation/felt paper. Have corrections made.



The supply duct for the basement HVAC system is broken and attached

## 8. T-stats & Filter Conditions

Locations:

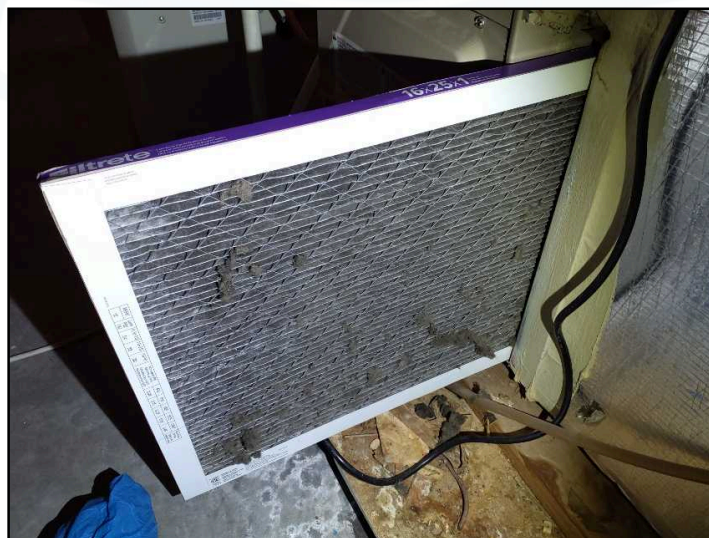
- Located in master bedroom.
- Located in the living room.

Locations:

- The filter(s) for the HVAC units are located at the sides or in the lower portions of the furnace(s) in the home. See photographs for locations, sizes and details.

Observations:

8.1. There it no way to determine the last time the filters were changed, and they were dirty at the time of inspection. It is suggested to install new filters once the buyers move into the home.



There it no way to determine the last time the filters were changed, and they were dirty at the time of inspection. It is suggested to install new filters once the buyers move into the home.

## 9. Duct Condition

Materials:

- Insulated Flexible Duct
- Limited review of duct work due to all areas being finished. Ducts behind walls and ceilings cannot be examined.

## 10. Fireplace Condition

Locations:

- The fireplace is located in the Living Room.
- A fireplace also located in the family room.

Type:

- There is a direct vent fireplace noted in the Living room. This is a gas unit only and does not burn wood.
- This is a wood or gas unit
- The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period. This Level 2 inspection is invasive utilizing remote cameras, and can uncover issues not seen during a home inspection, particularly the condition of the flue liner. No significant deficiencies were observed at visual portions unless otherwise noted in this report.
- The flue over the fireplace is not fully visible. Recommend further review and cleaning of the flue by a qualified professional prior to use.

Observations:

10.1. The pilot light for the ceramic logs is "off" at time of inspection. Lighting of pilot lights is not within the scope of inspection. Buyer should ensure satisfactory operation of this unit prior to close.

10.2. Minor cracking and deterioration on back fire brick. Have a chimney sweep examine and repair as needed for safe use.



Fireplace in the family room



Fireplace damper image



Minor cracking and deterioration on back fire brick. Have a chimney sweep examine and repair as needed for safe use.



The gas line valve/pilot was shut off at the time of inspection.

## Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

### 1. Main Service Drop Condition

Type:

- The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.
- Electric meter and shut off are at the right side of the house.
- Service entrance is underground



Electric meter and 200 amp shut off at the right exterior side



Electric meter and 200 amp shut off at the right exterior side

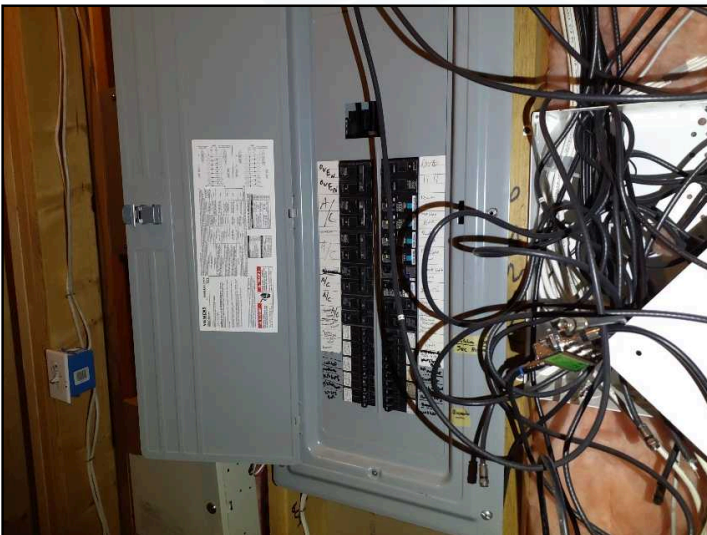
## 2. Distribution Panel Condition

### Wiring Information

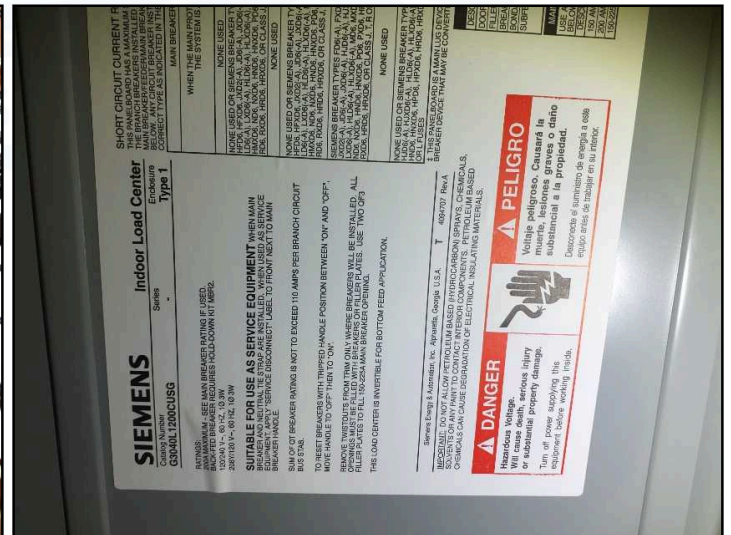
- Service entrance cables are multi-strand aluminum. Multi-strand aluminum wiring is commonly used at larger cables and is acceptable.
- Branch circuit wiring for 15 and 20 amp circuits is copper
- Wiring method is Non Metallic Cable (romex)

### Panel Information

- The main electrical panel is located in the basement
- The electric panel manufacturer is Siemens
- The electric panel cover was removed to provide access to the interior of the panel for inspection.
- No open positions observed, box is full.
- Labeling present on electric circuits locations in the main panel. (These are not checked for accuracy)
- The main service is approximately 200 Amps.



Main electrical panel located in the basement



Main electrical panel located in the basement

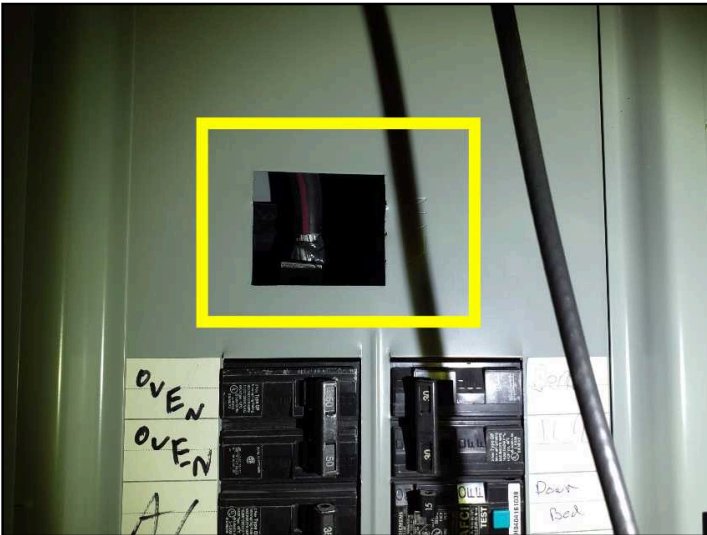
### 3. Main Panel Comments

Observations:

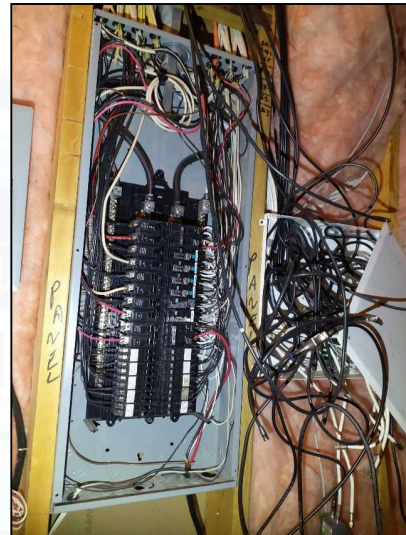
3.1. There is a black and white wire connected to a 2 pole breaker to feed a 240 volt circuit in the panel. In this case the white wire is usually not a neutral wire and should be coded black to avoid confusion. This is usually done at the panel with electrical tape or marker.

3.2. Missing screws noted at main panel cover. Have replaced by licensed electrical contractor

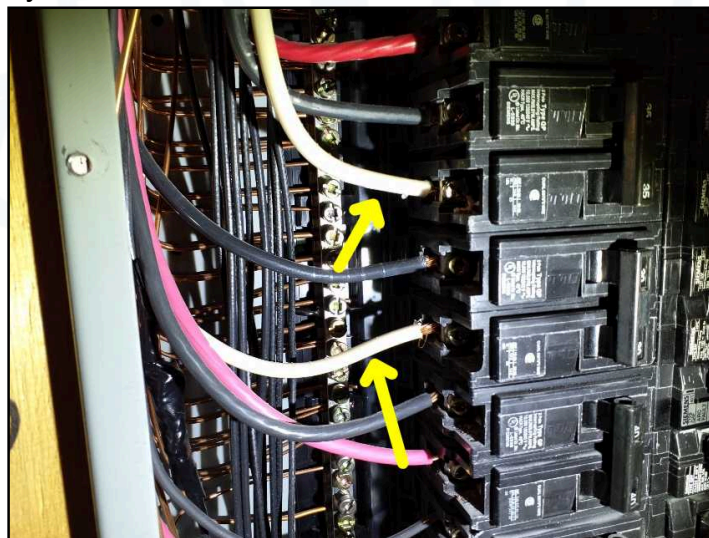
3.3. Open knockouts observed in service panel cover, suggest installing knockout plugs, as needed, for safety.



Open knockouts observed in service panel cover, suggest installing knockout plugs, as needed, for safety.



Interior of main panel



240 live white wires noted at main panel

### 4. Sub Panel Comments

Observations:

4.1. There is a sub panel located in the basement.

4.2. The sub-panel is not completely labeled. This is a safety issue and we recommend labeling of

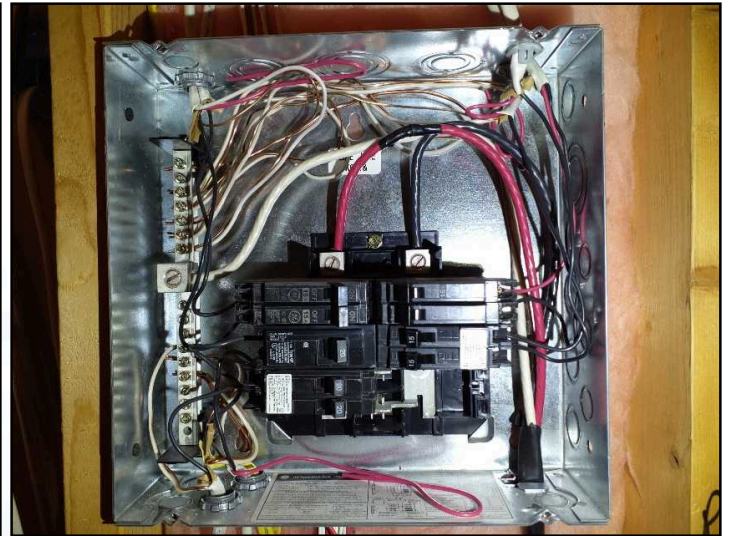


the breakers in order to provide quick identification of service disconnects in the event of an emergency.

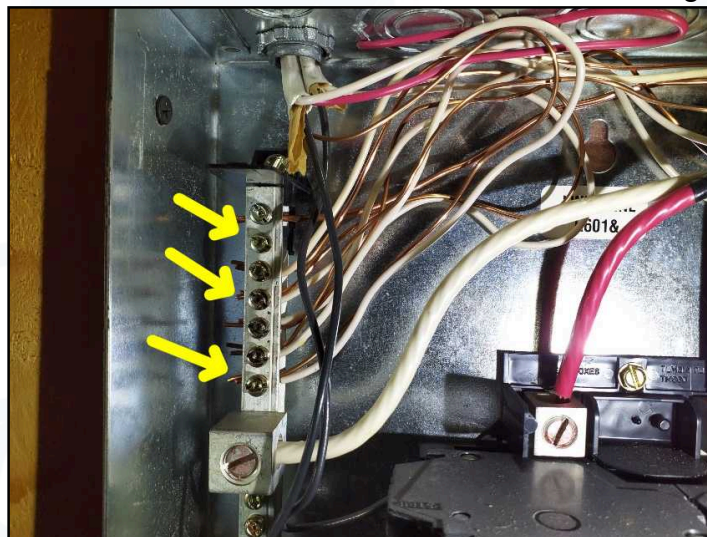
4.3. Ground and neutral wiring in sub electrical panel should be isolated on a separate buss.



Sub panel located at the basement



Interior wiring at the sub panel



Ground and neutral wiring in sub electrical panel should be isolated on a separate buss.

## 5. Grounding Condition

Type of Grounding:

- Grounding rods
- The grounding system is visually inspected only. The effectiveness of the system is not tested.

## 6. Smoke/CO Detector Comments

Observations:

6.1. Recommend installing additional detectors in home to bring to current safety standard. Smoke alarms are required in each bedroom, and in hallways serving bedrooms. Carbon Monoxide sensors are also required on homes with gas appliances or an attached garage.

6.2. Since your home has an attached garage and/or gas appliances, carbon monoxide detectors should be installed on each level where there are sleeping rooms.

## 7. Exterior Electrical

Electrical fixtures:

- A representative number of exterior light fixtures and receptacles were tested. We are not able to determine operation of photoelectric and motion fixtures during daylight hours.

Observations:

7.1. Lights are noted in the landscaping around the exterior of the home. These are not examined or tested as part of this inspection and should be evaluated and serviced as needed. These are often low voltage system and are on timers or photo controls.

7.2. The bases of the exterior lights need to be sealed to the siding to prevent water entry into the wall cavity and wiring connections.



Lights are noted in the landscaping around the exterior of the home. These are not examined or tested as part of this inspection and should be evaluated and serviced as needed. These are often low voltage system and are on timers or photo controls.



The bases of the exterior lights need to be sealed to the siding to prevent water entry into the wall cavity and wiring connections.

## 8. Interior Electrical Conditions

Electrical fixtures:

- Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Home wall switches sometimes are connected to outlets (sometimes only the top or bottom half of an outlet). Because outlets are often inaccessible and because including the checking of both halves of every electrical outlet in the home exceed the Standards of Practice and are not included in a typical General Home Inspection price structure, and functionality of all switches in the home may not be confirmed by the inspector.

- Attic electrical is examined where visible. Insulation may cover most of the electrical wiring. Any electrical components in the attic that are not accessible to the inspector without moving insulation or other components are not within scope of this report.

Observations:

8.1. Multiple non-functioning lights noted around the home. Most likely these are due to blown bulbs. Replace bulbs and ensure functionality.

8.2. Multiple light fixtures and ceiling fans sporadic throughout home or in disrepair

8.3. Flickering observed at recessed lighting in basement surrounding ceiling fan. Recommend further evaluation for cause and correction

8.4. Missing cover plates observed at one or more interior receptacles or switches. Suggest installing cover plates for safety.



Flickering observed at recessed lighting in basement surrounding ceiling fan. Recommend further evaluation for cause and correction

## 9. Electrical Comments

Observations:

9.1. Any present Security systems are excluded from this inspection. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and is not inspected.

9.2. Media components with speakers are installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.



Any present Security systems are excluded from this inspection. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and is not inspected.

# Plumbing

## 1. Main Valve and Piping

### Location:

- Basement front wall

### Materials:

- Public water source
- CPVC supply lines

### Observations:

1.1. Water pressure measured 40-45 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 80 psi.

1.2. The water pressure dramatically decreases when multiple plumbing fixtures are operated simultaneously. Rec recommend further evaluation by a qualified plumber for cause and correction.



Main water shut off noted at the front basement wall



Water pressure measured 40-45 pounds per square inch (psi) at the time of the inspection. Acceptable water pressure is between 40 and 80 psi.

## 2. Waste System Conditions

### Drainage Type:

- Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. Sewer camera inspections are recommended for any home regardless of age due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around \$250.00, but can save thousands if a problem is found. )SERENITY HOME INSPECTIONS CAN PROVIDE THIS SERVICE)
- The home was connected to the public sewage system. A main sewer pipe in the street that served the community was gravity fed from the home sewer system through a main sewer pipe.

### Materials:

- The sewer pipe is made of PVC; the world's third-most widely produced synthetic plastic polymer. It has approximately 1/4 inch thick walls and joints (ends) can be glued up to 20 feet apart, but are typically glued every 10 feet. The life expectancy of PVC pipe is 50-500 years.

Observations:

2.1. A home inspection is limited to visual portions of the plumbing waste and drain pipes, and therefore I can not see or report on the integrity of underground pipes and the condition of the inner walls of the pipes. Due to the age of the waste lines, a sewer scope is recommended to rule out damage, inner corrosion, or partial blockages that would not be visible on the exterior portions of the waste pipes. This is much more highly recommended if trees are believed to be in the area of the underground pipes, as their roots can crush or crack the pipes, leading to expensive repairs or replacement. (SERENITY HOME INSPECTIONS CAN PROVIDE THIS SERVICE)

### 3. Water Heater

Type:

- There was one water heater noted in the home. The visible components of the water heater are inspected as well as its function.
- This is a gas water heater and a shut off valve is provided.

Comments:

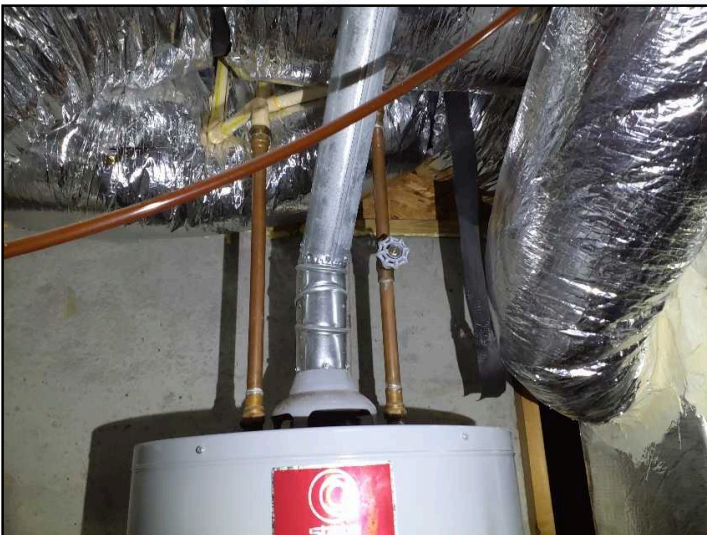
- Off at time of inspection, operation not reviewed.

Observations:

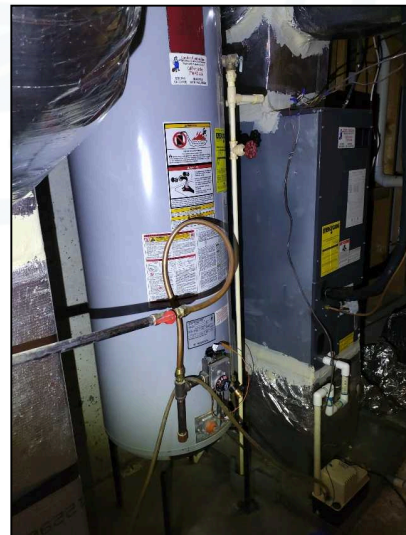
3.1. There was no visible **expansion tank** or device be installed on the cold water supply line near the water heater or other accessible location. Have a licensed plumber install an expansion device as needed.

3.2. the water heater was not in a functional condition at the time of the inspection. The system appeared to be shut off preventing functional testing. Turning on shut down water heaters is outside this inspection scope. Suggest returning the unit to a functional condition and re-evaluation if desired.

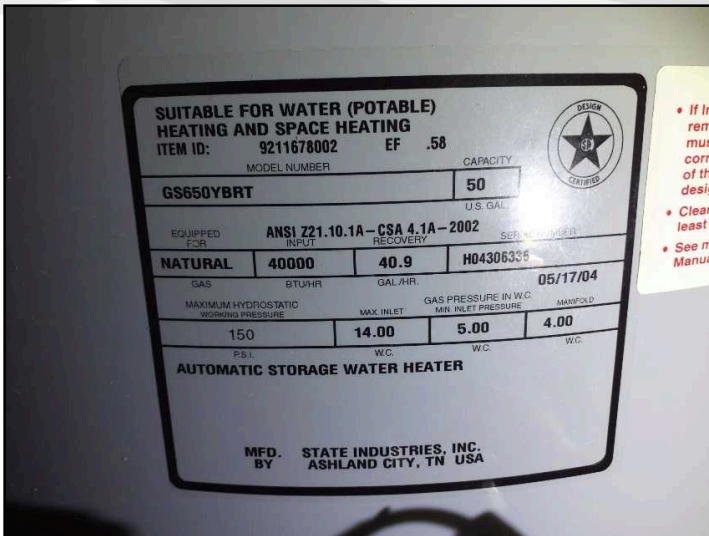
3.3. Water heater is undersized for home, well beyond its normal life expectancy and has visible rusting around burn compartment and base. Recommend evaluation by qualified plumber for likely replacement



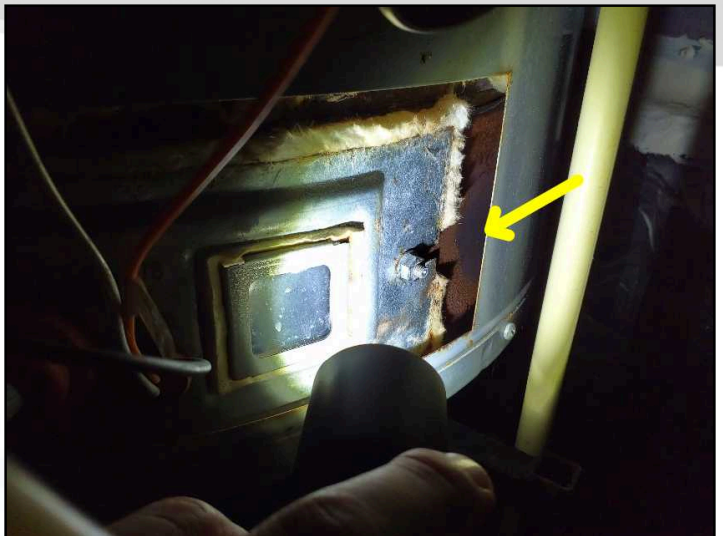
No visible expansion tank or device noted at water heater



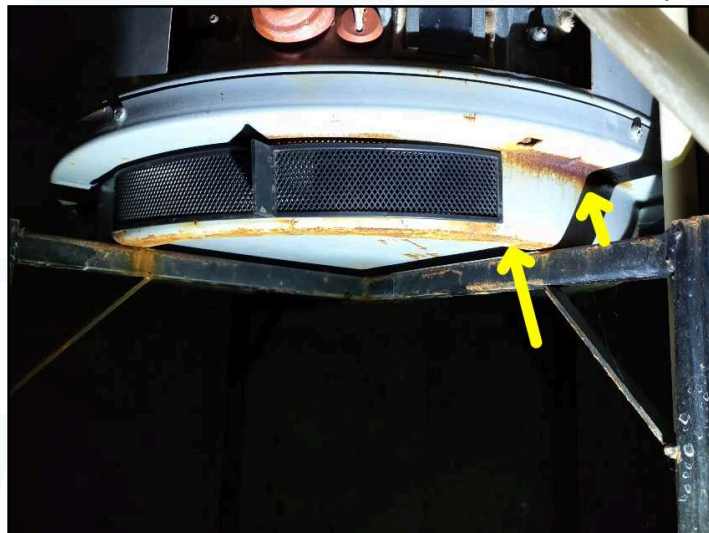
Water heater is undersized for home, well beyond its normal life expectancy and has visible rusting around burn compartment and base. Recommend evaluation by qualified plumber for likely replacement



Gas water heater in basement 50 gallon State select 2004



Water heater is undersized for home, well beyond its normal life expectancy and has visible rusting around burn compartment and base. Recommend evaluation by qualified plumber for likely replacement



Water heater is undersized for home, well beyond its normal life expectancy and has visible rusting around burn compartment and base. Recommend evaluation by qualified plumber for likely replacement

#### 4. WH Supply Lines / TPR Valve

Materials:  
 • CPVC

Materials:  
 • A **TPR valve** was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150 psi, or the water temperature exceeds 210 degrees.

## 5. Exhaust Vent and Burner Chamber

Materials:

- Metal

- Not visible - Flammable Vapor Ignition Resistant compliant (FVIR)
- Water heaters are natural draft appliances and rely on rising heat to vent properly. Any fans, vents, or other exhaust appliances in the home may effect the air pressure in the home and reduce proper venting. It is recommended to make sure there is proper combustion air to prevent exhaust gases from leaking back into the home.

## 6. Exterior Faucet Conditions

- The exterior hose spigots were operational when tested.

## 7. Plumbing Comments

Comments:

7.1. If the home is equipped with an automatic sprinkle system, it is not included as a part of this inspection. This system is primarily underground and beyond the scope of the home inspection. We recommend further review by a qualified professional, if concerned.



If the home is equipped with an automatic sprinkle system, it is not included as a part of this inspection. This system is primarily underground and beyond the scope of the home inspection. We recommend further review by a qualified professional, if concerned.

# Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

## 1. Attic Access Conditions

Access:

- Attics are navigated as permitted by the limitations present at the time of the inspection, and all related components are inspected visually from an area that does not put either the inspector or the home at risk. The method of inspection is at the sole discretion of the inspector and depends on a

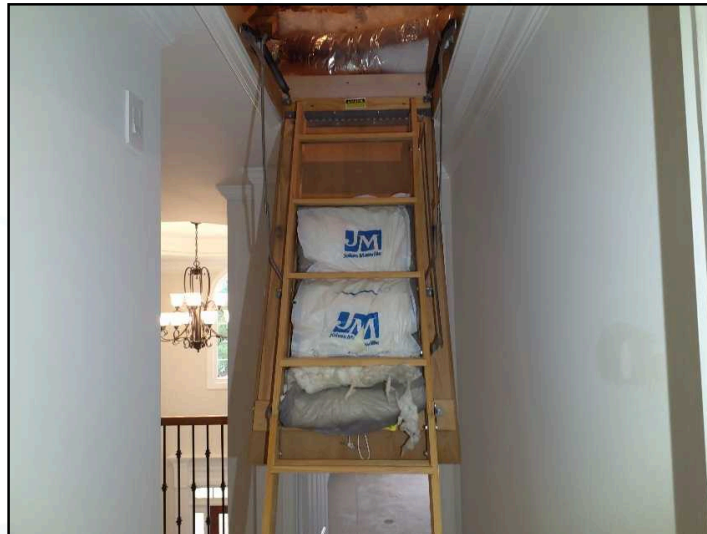
number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to visual portions only, and any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, and no attic can be fully evaluated at the time of the inspection.

- Attic was accessed from a pull down ladder located in the upper hall.

Observations:

1.1. All attic access openings should be insulated and weather stripped. It is recommended to properly seal and insulate any access between conditioned spaces and the attic.

1.2. Secure all loose hardware on the pull down attic access ladder.



Weather strip and insulate all attic access at living spaces

## 2. Attic Framing

Materials:

- Rafters
- 2x6's

Materials:

- 2x6's

Observations:

2.1. Some additional bracing and brackets have been added at connection points of attic roof framing to prevent or stop separation or movement. Inquire with seller, recommend continued monitoring and further evaluation as desired

2.2. Lateral roof support framing in attic space between edge of roof line and entrance ladder is Warped and bent. Recommend repair or replacement by qualified contractor





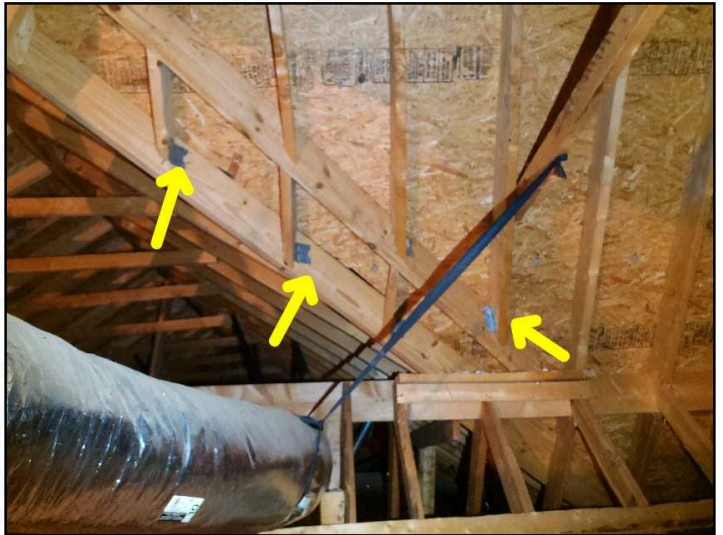
Attic framing image



Lateral roof support framing in attic space between edge of roof line and entrance ladder is Warped and bent. Recommend repair or replacement by qualified contractor



Lateral roof support framing in attic space between edge of roof line and entrance ladder is Warped and bent. Recommend repair or replacement by qualified contractor



Some additional bracing and brackets have been added at connection points of attic roof framing to prevent or stop separation or movement. Inquire with seller, recommend continued monitoring and further evaluation as desired



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Some additional bracing and brackets have been added at connection points of attic roof framing to prevent or stop separation or movement. Inquire with seller, recommend continued monitoring and further evaluation as desired

### 3. Roof Sheathing Condition

Observations:

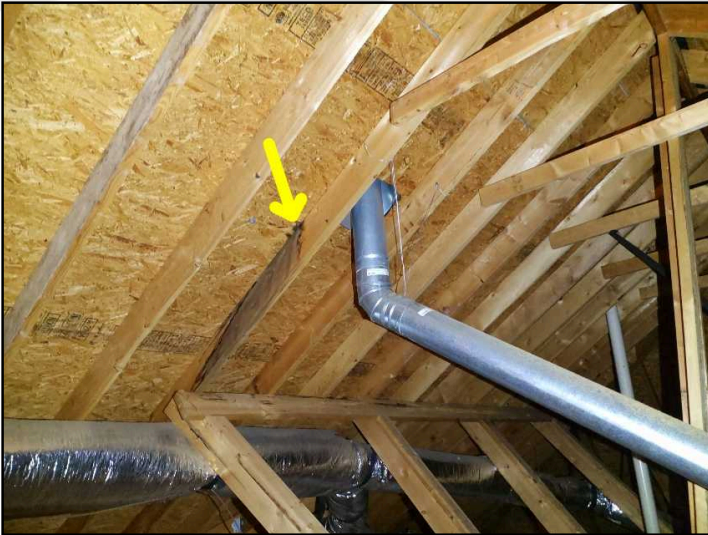
3.1. Evidence of water intrusion at exhaust pipe flashing Fastener with staining in attic space below. Recommend correction by qualified roofer



Underside of roof penetrations in attic



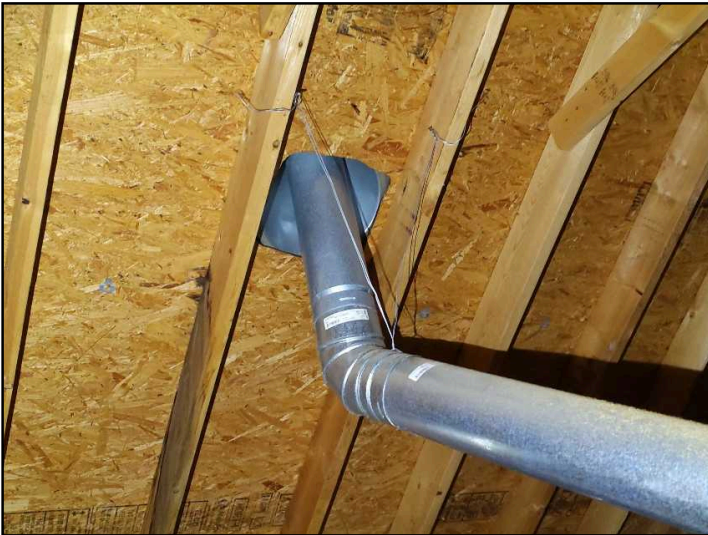
Underside of roof penetrations in attic



Evidence of water intrusion at exhaust pipe flashing Fastener with staining in attic space below. Recommend correction by qualified roofer



Evidence of water intrusion at exhaust pipe flashing Fastener with staining in attic space below. Recommend correction by qualified roofer



Underside of roof penetrations in attic



Underside of roof penetrations in attic



Underside of roof penetrations in attic



Underside of roof penetrations in attic

## 4. Attic Insulation & Ventilation

### Insulation:

- The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend approximately 14 inches of insulation to achieve an R-38 rating. Depending on when the home was constructed anywhere from 8-14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.
- The attic floor was insulated with blown-in fiberglass.

### Types of Vents:

- The attic ventilation was reported on by a visual inspection of the above designated ventilation sources, and by looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a standard home inspection and were not conducted. No indications of inadequate ventilation were observed at the time of inspection unless otherwise noted in this report.

The attic and roof cavity ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general standard is 1 sq. ft. of ventilation for every 150 sq. ft. of attic area, and ideally this comes from at least 60% lower roof cavity ventilation and 40% upper. The most important elements for healthy attic spaces are:

- Make sure the ceiling between the living space and the attic is airtight.
- Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting.
- Upper roof cavity venting is less important, and if over-installed can exacerbate heat loss into the attic from the living space.
- Avoid power ventilators which can depressurize the attic and facilitate air migration from the house into the attic.
- Gable Vents
- Ridge Vents
- Soffit Vents

### Observations:

#### 4.1. Average insulation depth was approximately 10-11 inches in the attic space.



Average visible attic insulation depth was measured at 10 inches.



Average visible attic insulation depth was measured at 10 inches.

# Kitchen

## 1. Counter Tops & Cabinets

Observations:

1.1. Suggested to ensure the transition between the countertops and backsplash are properly sealed as a part of routine maintenance.

1.2. One or more loose cabinets noted in the kitchen. This is not uncommon and can generally be repaired by tightening the hinge screws. Suggested to ensure all cabinet hinges are secured properly to ensure proper function.

1.3. Water stains are noted at the bottom of the cabinet at the kitchen sink. The stains are dry at the time of the inspection and may be from cleaning products or may indicate a previous leak. The area should be monitored for any future leaks and repaired as needed.

## 2. Kitchen Sinks & Faucets

Observations:

2.1. Suggested to seal around sink edged to prevent water damage to cabinets below

2.2. There is no cold water pressure at the kitchen sink faucet



There is no cold water pressure at the kitchen sink faucet

## 3. Kitchen Traps/Drains/Supply

Observations:

3.1. Water stains/corrosion are noted at the drain line under the kitchen sink. The area is dry at the time of the inspection but should be monitored for any active leaks and repaired as needed.

## 4. Kitchen Appliances

- Built-in stove top (gas)
- Built in Oven (electric)
- Built in microwave
- Dishwasher
- Downdraft or exterior venting fan

• The dishwasher was operated by running a wash cycle, and was functional at the time of

inspection. No leaks or water was present at the base of the unit at the completion of the cycle. The unit's efficiency of cleaning dishes is not tested.

- The microwave was tested by initiating it on "Cook" mode, and the unit powered on at the time of inspection. The efficiency of the unit or other functions are not tested.
- The oven was operated by placing into "Bake" mode, and heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested. Recommend to seeking further evaluation of additional functions if desired/needed.

Observations:

4.1. one or more kitchen appliances appear to be nearing their normal life expectancy. Repairs or replacement should be anticipated in the future due to the age of the unit(s).

4.2. Garbage disposal is noisy.

4.3. The dishwasher was not operational when tested. Our inspection is limited to operating on the normal setting and using standard controls.

4.4. Multiple controls at the kitchen gas cooktop are not operational. Recommend repair or replacement



Multiple controls at the kitchen gas cooktop are not operational. Recommend repair or replacement



The dishwasher was not operational when tested. Our inspection is limited to operating on the normal setting and using standard controls.

## Laundry Room

### 1. Laundry Area Location

Location:

- Laundry Room noted on Second Floor

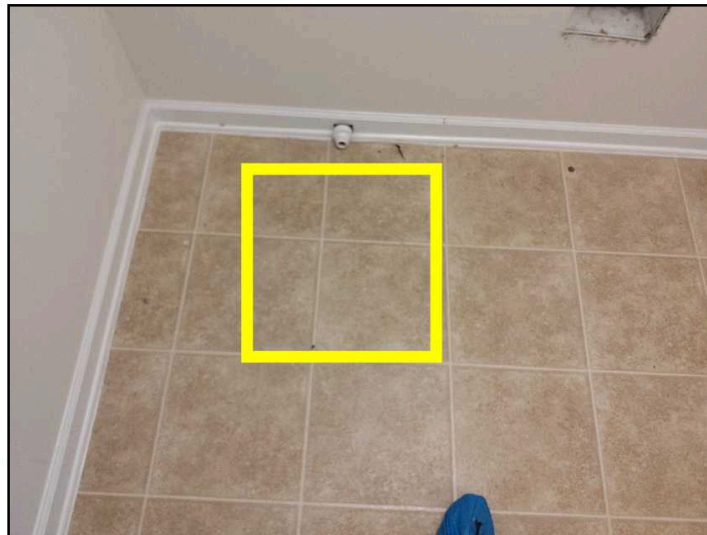
### 2. Washer/Dryer Connections

Connections:

- Dryer vents cannot be fully examined and may be dirty. It is recommended to clean the dryer vent for proper maintenance and for safe operation. Vents that exhaust vertically or over long distances require more frequent cleaning.
- Electric only

Observations:

2.1. There should be a drain pan and drain line installed under the clothes washing machine. This is recommended when the laundry area is located over finished space OR to protect the flooring in and around the laundry room.



There should be a drain pan and drain line installed under the clothes washing machine. This is recommended when the laundry area is located over finished space OR to protect the flooring in and around the laundry room.

## Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some deficiencies may be undetectable due to limited visibility within the walls or under the flooring.

### 1. Bathroom Location

Bathroom Locations: Master Bath • Main Floor Hall Bath • Jack and Jill Bath • Second Floor Guest Bath

### 2. Bathroom Sinks & Faucets

Observations:

2.1. Loose faucet(s) noted at bathroom sink. Have faucets secured to prevent any possible damaged to mechanism, water lines or sink surround

### 3. Bathroom Counters/Cabinets

Observations:

3.1. Water stains are noted at the bottom of the cabinet at some or all of the bath room sinks. The stains are dry at the time of the inspection and may be from cleaning products or may indicate a previous leak. The area should be monitored for any future leaks and repaired as needed. However, no leaking was noted at the time of inspection.

3.2. Misaligned or loose cabinets or drawers noted in one or more bathrooms inside the home.

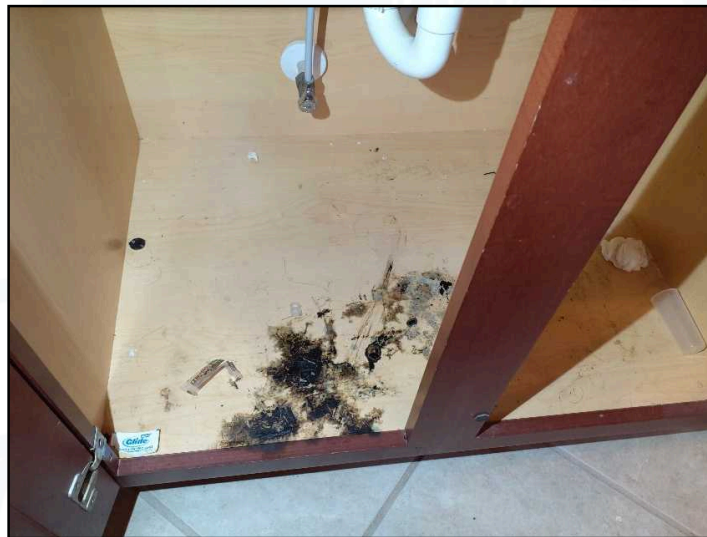
Have adjusted as needed.



Water stains/damage at vanity cabinet



Misaligned or loose cabinets or drawers noted in one or more bathrooms inside the home. Have adjusted as needed.



Water stains/damage at vanity cabinet

#### 4. Bathroom Traps/Drains/Supply

Observations:

4.1. We cannot replicate the affects of weight applied to tub or shower drains. When showering or bathing, the forces from weight can put a strain on gaskets or joints on the drain pipes, possibly resulting in leaks. This can be even more likely if the home has been vacant for an extended period of time. Therefore, any leaks that occur from these areas after the time of inspection are excluded.

4.2. The drain stopper(s) was not functional/missing when tested. Have repaired or replaced as needed. See photographs for locations and details.





Non-functioning drain stopper noted in the Jack N Jill Bath

## 5. Toilet Condition

### Observations:

- 5.1. Repair the leak at the base of the toilet in the Jack N Jill bath room. The wax ring may have failed.
- 5.2. Toilet fill valve leaks/runs and should be serviced and repaired as needed in the Jack and Jill bathroom
- 5.3. The water was turned off to the toilet in the Master bath and upper front right guest bath room at the time of the inspection. This may have been a temporary fix for a running toilet. Have examined and repaired by a plumbing contractor.
- 5.4. Water damage at baseboard behind main level toilet from leak at toilet tank above



The water was turned off to the toilet in the Master bath bath room at the time of the inspection. This may have been a temporary fix for a running toilet. Have examined and repaired by a plumbing contractor.



Repair the leak at the base of the toilet in the Jack N Jill bath room. The wax ring may have failed.



Water damage at baseboard behind main level toilet from leak at toilet tank above



Water damage at baseboard behind main level toilet from leak at toilet tank above

## 6. Bathroom Tub and Enclosure

### Observations:

6.1. Suggest all bathroom tub enclosure edges and transitions between dissimilar materials be periodically caulked and sealed to prevent moisture penetration. Any missing/damaged grouting should be replaced as well. Any gaps at the perimeter of the tubs should be caulked. Failure to keep walls and surrounds sealed may cause deterioration and moisture damage to the interior walls and surrounding sub flooring.

6.2. Jetted tub observed. Tub was filled to a level above the jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. The items tested appeared to be in serviceable condition.

6.3. Debris was ejected from the jets during operation, recommend having circulation system cleaned prior to use.



Jetted tub filled and briefly tested



Jetted tub motor

## 7. Tub Faucet Condition

Observations:

- 7.1. Caulk the gap between the tub spout and the enclosures in bathrooms.
- 7.2. Shower diverter valve does not fully engage at the tub spouts and should be repaired.
- 7.3. Tub faucet spout is loose at the side of the master bath room tub. Have secured as needed.
- 7.4. Dripping noted at the Jack and Jill and main level tub faucet. Have repaired by a licensed plumber as needed.



Shower diverter valve does not fully engage at the tub spouts and should be repaired.

## 8. Shower Enclosure

Observations:

8.1. Shower pans are not tested for leaks as this would be a technically exhaustive test. The only way to test shower pans for leaks is to block off the drain and fill the shower pan with 1-2" of water, looking for leaks on drywall or framing below, which would cause damage to the home. Therefore, the shower is operated as normal and the areas under the bathroom are examined for indications of leaks. These pans are known to leak and can potentially be a major expense to correct. A licensed plumber should be consulted if more invasive testing is desired.

8.2. Suggest all bathroom Shower enclosure edges and any transitions between dissimilar materials be periodically caulked and sealed to prevent moisture penetration. Any missing/damaged grouting should be replaced. Any gaps at the perimeter should be caulked. The base of the shower stall, as well as any installed door framing, should be periodically cleaned and sealed as part of normal maintenance to prevent possible leaks. Failure to keep walls and surrounds sealed may cause deterioration and moisture damage to the interior walls and surrounding sub flooring.

8.3. the master bathroom shower stall door is loose, misaligned or sticking making proper operation more difficult. Repair or replace as needed.

8.4. Evidence of leak at master bathroom shower head resulting in mold like growth inside shower stall. Recommend testing to determine type of growth present which Serenity Home Inspections

can perform and correction of leak and treatment of growth



the master bathroom shower stall door is loose, misaligned or sticking making proper operation more difficult. Repair or replace as needed.



Evidence of leak at master bathroom shower head resulting in mold like growth inside shower stall. Recommend testing to determine type of growth present which Serenity Home Inspections can perform and correction of leak and treatment of growth



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Evidence of leak at master bathroom shower head resulting in mold like growth inside shower stall. Recommend testing to determine type of growth present which Serenity Home Inspections can perform and correction of leak and treatment of growth

## Interior Areas

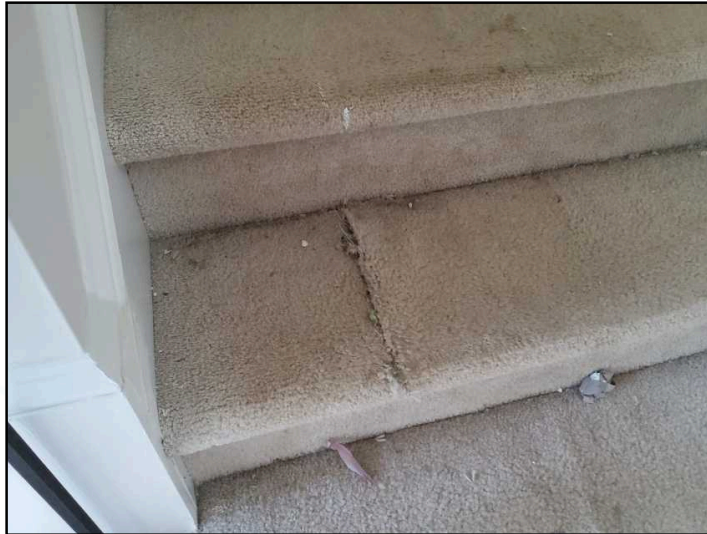
The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

## 1. Interior Flooring Condition

Materials: Higher than normal wear noted in the floors around the home

Observations:

1.1. Wrinkling noted in the carpet at one or more locations in the home. The carpet should be properly stretched and attached as needed.



## 2. Interior Wall Conditions

Observations:

2.1. Common cracks noted. Normal cracks should be spackled and painted and are common in wood framed homes.

## 3. Interior Ceiling Conditions

Observations:

3.1. Common cracks noted. The cracks do not represent a condition that severe but should be spackled and painted as needed.

## 4. Interior Door Conditions

Observations:

4.1. One or more misaligned doors noted inside the home. It is not uncommon for interior doors to not latch properly or stick on the frame. Typically, minor adjustments are all that are needed to correct the situation.

## 5. Window Condition

Observations:

5.1. Thermal seal failure with fogging or condensations noted at one or more interior thermal pane windows around the home. This is indicative of a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required. See photographs for locations and details.

5.2. One or more interior windows inside the home appeared to be painted or stuck shut. This is a common issue however, inoperable windows in a bedroom can prevent emergency egress in case of fire. It is suggested to ensure all windows function properly.



Thermal seal failure observed at window in the Upper Front right guest bedroom

## 6. Interior Stair/Rail Conditions

Observations:

6.1. Secure loose metal spindles at interior handrails as needed

## 7. Other Interior Area Comments

Observations:

7.1. Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

7.2. Some amount of mold is present in all homes. Mold may not always be visible and may not be actively growing within the home. Mold assessment and testing are recommended any time there is visible mold or if there are health concerns for the present or future occupants.

7.3. Recently painted walls and ceilings can conceal previous and current water issues. No moisture readings noted at time of inspection.

# Basement

## 1. Basement Type & Access

Basement:

- Full basement
- Finished basement: finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are excluded from this inspection. Buyer is urged to review the Seller's Property Information Sheet to determine if any issues such as water intrusion have occurred in past as this inspection is limited to visually accessible items only.

Access:

- Basement is accessible from an exterior door and from interior stairs.

## 2. Basement Floor

Materials:

- Covered with flooring
- Exposed concrete

Observations:

2.1. Settlement/shrinkage cracks were present on the concrete surface (<1/4 inch wide). Typically, these are from standard settlement, from admixtures or the composition of the concrete, or from weather conditions when the concrete was poured. Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the crack's size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall. This material can then be monitored for new cracking which would indicate active movement/settlement.



Settlement/shrinkage cracks were present on the concrete surface (<1/4 inch wide). Typically, these are from standard settlement, from admixtures or the composition of the concrete, or from weather conditions when the concrete was poured. Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the crack's size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall. This material can then be monitored for new cracking which would indicate active movement/settlement.

## 3. Basement Walls & Posts

Materials:

- Poured Concrete

Materials:

- Wood

Observations:

3.1. Common cracks observed. These should be sealed as needed and monitored for any future leaks or movement.



Foundation wall image



Common cracks observed. These should be sealed as needed and monitored for any future leaks or movement.

#### 4. Basement Framing Condition

Materials:

- Wood I beam

Materials:

- Wood

Observations:

4.1. Limited review of some basement framing members due to insulation coverage and finished walls and/or ceilings. Areas that are not visible are outside the scope of this inspection

#### 5. Basement Sub floor Condition

Observations:

5.1. The inspector observed a substance resembling microbial fungal growth partially covering the sub floor structure and framing members in the basement below the staircase. This condition indicates moisture saturation. The type of the fungal growth can only be positively identified through sampling and analysis by qualified personnel. Growing microbial colonies can cause spore concentrations in indoor air to rise to unhealthy levels. Conditions that encourage organic growth can also cause structural damage from wood decay. Recommend further evaluation for type of growth (SERENITY HOME INSPECTIONS CAN PROVIDE THIS SERVICE), cause and correction/treatment by a qualified contractor. See photographs for locations and details.





The inspector observed a substance resembling microbial fungal growth partially covering the sub floor structure and framing members in the basement below the staircase.



The inspector observed a substance resembling microbial fungal growth partially covering the sub floor structure and framing members in the basement below the staircase.



The inspector observed a substance resembling microbial fungal growth partially covering the sub floor structure and framing members in the basement below the staircase.



## 6. Basement Insulation

### Materials:

- Rolled/Batt Insulation
- Ceiling between floor joists
- Insulation should be installed in all unfinished areas at conditioned surfaces.

### Observations:

6.1. The insulation at the ceiling or walls of the basement has been installed backwards. The paper facing should be installed towards the conditioned side of the home. The paper portion is flammable and should not be left exposed.



The insulation at the ceiling or walls of the basement has been installed backwards. The paper facing should be installed towards the conditioned side of the home. The paper portion is flammable and should not be left exposed.

## 7. Basement Comments

### Observations:

7.1. The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with a qualified contractor and with vendor to agree to carry out destructive investigation.

7.2. There is a dehumidifier running in the basement at the time of the inspection. This is a common way to reduce moisture in the air if the basement is not conditioned or if the AC does not run often enough.



There is a dehumidifier running in the basement at the time of the inspection. This is a common way to reduce moisture in the air if the basement is not conditioned or if the AC does not run often enough.

## Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
DWV	In modern plumbing, a drain-waste-vent (or DWV) is part of a system that removes sewage and greywater from a building and regulates air pressure in the waste-system pipes, facilitating flow. Waste is produced at fixtures such as toilets, sinks and showers, and exits the fixtures through a trap, a dipped section of pipe that always contains water. All fixtures must contain traps to prevent sewer gases from leaking into the house. Through traps, all fixtures are connected to waste lines, which in turn take the waste to a soil stack, or soil vent pipe. At the building drain system's lowest point, the drain-waste vent is attached, and rises (usually inside a wall) to and out of the roof. Waste is removed from the building through the building drain and taken to a sewage line, which leads to a septic system or a public sewer.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves