

Home Inspection Report



4 Main Street, Anytown, NC 28173

Inspection Date:

Thursday, April 11, 2019

Prepared For:

Jane and John Smith

Prepared By:

Certified Home Inspection LLC

Suite 1210

20311 Chartwell Center Drive

Cornelius, NC 28031

704-709-5300

Report Number:

0411191

Inspector:

Christopher Iula

License/Certification #:

4283

Inspector Signature:



Report Summary

This summary is not the entire report. The complete report may include additional information of interest or concerns to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your North Carolina real estate agent or attorney.

Major Concerns

- None apparent

Potential Safety Hazards

- The right side front porch railing is loose. It is recommended that this be repaired for improved safety.
- For improved safety, it is recommended that a graspable hand rail be provided for the interior garage steps.
- Extension cords, such as the extension cord used to power the exterior outlet on the front of this home, plugged into the outlet in the center of the crawlspace of this home, should not be used as permanent wiring. This wiring should be removed.

Improvement Items

- The Debris and Stored items in the Crawlspace of this home should ideally be removed to prevent insect activity.
- Debris should be removed from the roofing to reduce risk of leaks and early roof wear.
- The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage. The gutter guards should ideally be removed from the gutters of this home as they may restrict the function of the roof water management during heavy rains.
- Siding to ground or soil contact should be avoided to prevent moisture and or insect activity.
- The Metal lintels should be painted to preserve the building.
- Openings in the eaves should be sealed to prevent moisture, wind, insect and vermin damages.
- The lot is lower than adjacent lots. Grading improvements should be undertaken where possible, especially at the left front portion of this home. The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains or snow melts, the accumulation of storm water on the lot may be unavoidable. This could cause water entry in the basement. Refer to the Interior section of the report for comments regarding evidence of basement moisture. The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- The porch masonry is deteriorating noticeably. Repairs or rebuilding may eventually be needed here and may involve significant expense.
- Wood to soil contact should be avoided on the steps of the rear deck of this home.
- The proximity of the trees located on the left side of this home could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the trees.
- Vegetation and tree branches growing on or near exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.
- Outlets in the garage, but not limited to, have reversed polarity (they are wired backwards). These outlets and their circuits should be investigated and repaired as necessary. GFCI outlets on reversed polarity wiring will not protect the circuit.
- Ungrounded 3-prong outlets (lack of an equipment ground) such as the outlet located under the front porch of this home should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
- Exhaust vent pipes from the bathroom(s) should ideally be vented to the building exterior via roof (can) vents.
- For improved energy savings, the attic access door should be insulated to help prevent loss of efficiency and the encouragement of moisture following the heat loss as discussed.
- The moisture (vapor) barrier in the crawl space floor should be adjusted to cover all areas of exposed soil.
- The tub spout is leaky in the right wing main bath of this home.

Report Summary

Improvement Items

- The use of an overflow pan is recommended on the washing machine of this home to protect against overflow or hose failures.
- The condensate drip pan showed signs of historic puddles of water under the furnace and or air handler or also known as inside AC coil accumulating under the furnace or AC coil. Excessive water inside and or outside a furnace or coil should be repaired immediately to avoid moisture issues. An qualified HVAC technician is recommended for further review. Also, leading from the furnace drip pan should be a drain line. This should also be installed during the next service of this HVAC system to prevent water damage to this home.
- The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.
- The supply piping is leaking under the tankless water heater of this home.
- Only the Dishwasher, Electric Range and Microwave Oven were tested. No other appliances were tested at the time of the inspection.
- On your final walk though, be sure to run all appliances including, but not limited to, your water heater, heating and cooling systems.
- The fireplace chimney should be inspected and cleaned prior to operation.
- In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home.
- Install new exterior lock sets upon taking possession of the home.

Items To Maintain

Upon taking possession of a new home, but not limited to, there are some maintenance and safety issues that should be addressed immediately:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector inside and outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year on an annual date that is easy to remember.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Carbon monoxide is colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood burning stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. It would be wise to consider the installation of carbon monoxide detectors within the home.
- Examine driveways, walkways, porches, decks and stairs for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of failing or stumbling.
- Evidence of wasp (mud daubers) activity was observed in the attic and on the exterior of this home. If the property has not already been treated, a licensed pest control specialist should be engaged to treat the property.

- Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching the middle of this age range. One cannot predict with certainty when replacement will become necessary.
- Typical or expected damage to the interior finish was observed above the master bath shower of this home.
- Apparent water staining was noted on the ceiling between the master bedroom and the laundry room of this home. The areas were dry at the time of the inspection, but due to the lack of recent rain we are unable to determine if the stains are still active. Recommend consulting with the current owners for additional information prior to closing. If the leaks are still active, we recommend repair/replace as needed to remedy the leaks.
- It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- The installation of the kitchen cabinets is relatively low quality, improved hardware appropriate for kitchen cabinet installation should had been used. Improvement may ultimately be desirable as two of the cabinets exhibit slight signs of movement from the wall.
- Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless

Report Summary

Items To Maintain

specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. This home should be tested every two years.

•It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpsc/pub/pubs/5010.html> for further guidance.

General Summery

General Summery

"The North Carolina Home Inspection License Board requires a summary which includes only items which "do not function as intended or adversely affects the habitability of the dwelling; or appears to warrant further investigation by a specialist. The law stipulates that the summary shall not contain recommendations to upgrade or enhance the function, efficiency or safety of the home. The following statement is required: "This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your North Carolina real estate agent or an attorney." It is recommended that the client read the complete report." The summary includes only items, which in the inspector's opinion meet the state's requirements. Certified Home Inspection LLC is not responsible for the items which in the opinion of any interested part were either included in the summary, but should not be omitted; or should have been included in the summary, but were omitted. Please call our office at 704-709-5300 with any concerns after review. Certified Home Inspection LLC advises to have appropriate qualified contractors make further evaluations and or repairs by following industry and or manufacturer specifications as well as applicable local and or state and or federal requirements. Most references in this report have been described as facing front of property. This entire report is completed in color and is intended to be used and interpreted in color under all circumstances. Any questionable issues should be discussed with Certified Home Inspection LLC before closing.

Report Overview

Scope of Inspection

Visual Inspection Only. All components designated for inspection in the North Carolina Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections 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 pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

The Street

State of Occupancy

Occupied

Weather Conditions

Cloudy

Recent Rain

No

Ground Cover

Dry

Approximate Age

20-25 years

Receipt/Invoice

Certified Home Inspection LLC
Suite 1210
20311 Chartwell Center Drive
Cornelius, NC 28031
704-709-5300

Date: Thu. Apr. 11, 2019 1:30
Inspected By: Christopher Iula

Client: Jane and John Smith

Property Address
4 Main Street
Anytown, NC 28173

Inspection Number: 0411191
Payment Method: Check

Inspection	Fee
Home Inspection	\$445.00
Total	\$445.00

Structure

Description	
Foundation	<ul style="list-style-type: none">•Crawl Space Configuration•Piers
Columns	<ul style="list-style-type: none">•Concrete Block and Brick Piers
Floor	<ul style="list-style-type: none">•Wood Joist
Wall	<ul style="list-style-type: none">•Not Visible
Ceiling	<ul style="list-style-type: none">•Joist
Roof	<ul style="list-style-type: none">•Rafters•Plywood Sheathing•Hip and Gable

Observations	
Crawl spaces	<ul style="list-style-type: none">•The Debris and Stored items in the Crawlspace of this home should ideally be removed to prevent insect activity.
Wood boring insects	<ul style="list-style-type: none">•Evidence of wasp (mud daubers) activity was observed in the attic and on the exterior of this home. If the property has not already been treated, a licensed pest control specialist should be engaged to treat the property.



Discretionary improvements	<ul style="list-style-type: none">•Evidence of historic rodent presence was observed in the attic of this home. Maintain this condition by using prevention deterrents and if activity is observed, it is recommended to consult with a qualified pest specialist and or ideally setting up traps outside the home is also recommended.
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Limitations	
<p>As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:</p> <ul style="list-style-type: none">•Portions of the homes foundation were concealed from view. Roof/Attic Viewed From The Attic Flooring.	

Roofing

Description

Roof covering •Asphalt Shingle

Roof flashings•Not Visible

Chimneys •Metal

Roof drainage system •Discharge above & below grade

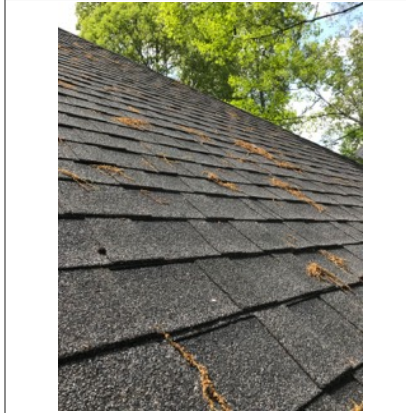
Method of inspection •Walked on roof

Observations

Sloped •Debris should be removed from the roofing to reduce risk of leaks and early roof wear.



Debris.



Debris.

Gutters & downspouts

- The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage. The gutter guards should ideally be removed from the gutters of this home as they may restrict the function of the roof water management during heavy rains.
- The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.



Gutter cleaning is recommended.





Gutter guards can sometimes discourage the flow of roof water management into the gutters and cause the water to spill on the ground below.

Limitations

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

- Some sections of the roofing surface were concealed from view. Many methods of installation have been used and some are more proven not to be as good as others. It takes a skilled craftsman to install a roof properly and without being present during installation it can be difficult to determine if all safeguards were taken and they were installed in such a way that eventually problems could not exist. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future on a one-time visit to a home. The chimneys were not entirely visible during the inspection of the roofing system. Debris on the roof restricted the inspection.

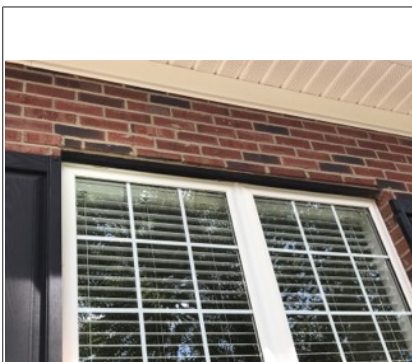
Exterior

Description

- Wall covering**
 - Vinyl Siding
 - Brick Facade (veneer)
- Eaves / soffits / fascias**
 - Vinyl Sofftis
 - Metal Facias
- Doors**
 - Metal
- Window/door frames and trim**
 - Vinyl-Covered
- Entry driveways**
 - Concrete
- Porch / deck / steps / railings**
 - Brick
 - Metal Railings
 - Wood Rear Deck
 - Enclosed Rear Porch on an Additional Rear Deck
- Overhead garage door(s)**
 - Steel
 - Automatic Opener Installed
- Surface drainage**
 - Level Grade
 - Graded Away From House
 - Graded Towards House
- Fencing**
 - Wood

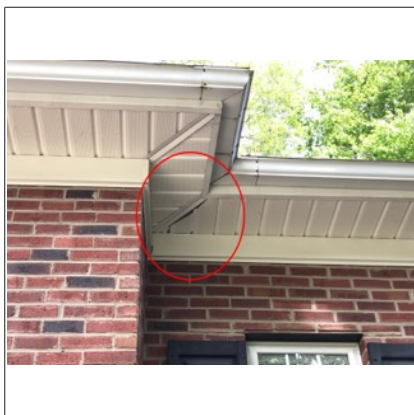
Observations

- Ext. walls**
 - Localized moisture staining of the front porch overhang were evident and there is extra risk of hidden damage in such areas caused by previous or present leaks that should be sealed. The areas were dry at the time of the inspection. Current owners should ideally be consulted regarding these stains.
 - The lentils should be painted to preserve the building.



The lentils of this home exhibit signs of corrosion and should be painted.

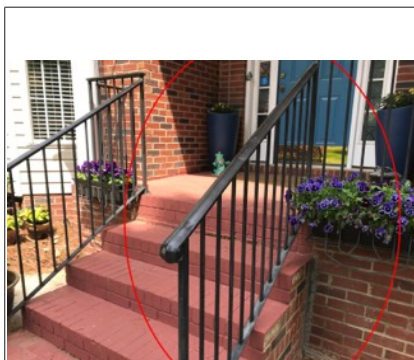
- Eaves**
 - Openings in the eaves should be sealed to prevent moisture, wind, insect and vermin damages.

**Lot drainage**

•The lot is lower than adjacent lots. Grading improvements should be undertaken where possible, especially at the left front portion of this home. The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains or snow melts, the accumulation of storm water on the lot may be unavoidable. This could cause water entry in the basement. Refer to the Interior section of the report for comments regarding evidence of basement moisture. The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Porch

•The right side front porch railing is loose. It is recommended that this be repaired for improved safety.
 •The porch masonry is deteriorating noticeably. Repairs or rebuilding may eventually be needed here and may involve significant expense.



Loose right side porch railing.



Spalling masonry.

Deck

•Wood to soil contact should be avoided on the steps of the rear deck of this home.

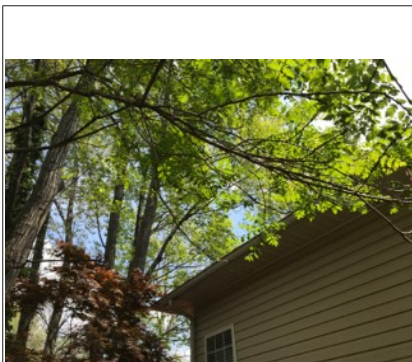


Wood to soil contact should be avoided on the rear deck steps.

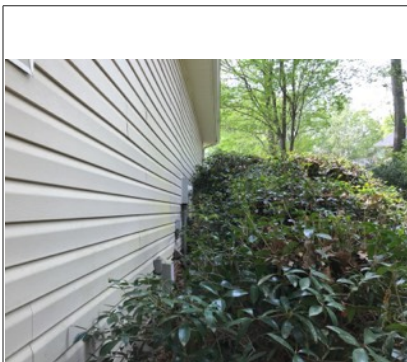
Exterior

Observations cont.

Landscaping •The proximity of the trees located on the left side of this home could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the trees.
•Vegetation and tree branches growing on or near exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.



Tree branches on the left side of this home are in contact with the home and roof.



Vegetation on the left side of this home should ideally be trimmed back at least 8-10 inches.

Limitations

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

- Landscape components restricted a view of some exterior areas of the house. Storage in the garage restricted the inspection. Garage partially finished/insulated.

Electrical

Description

Size of service •200 Amp 120/240v Main Service

Service drop •Underground

Service equip / main disconnect •Main Service Rating 200 Amps
•Breakers
•Located: Left Wall of Garage

Service grounding •Copper
•Ground Rod Connection

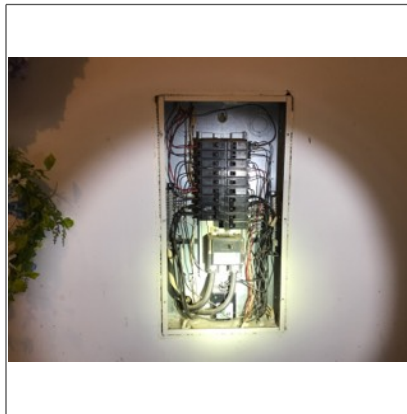
Wiring method •Non-Metallic Cable "Romex"

Switches / receptacles •Grounded

Ground fault circuit interrupter •Present in Bathroom(s) Garage and Kitchen

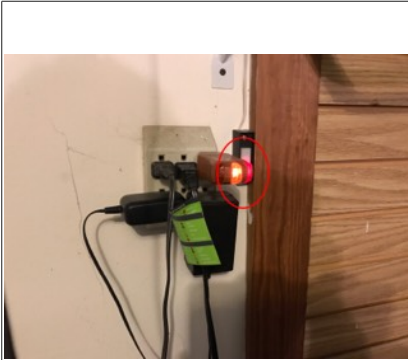
Smoke detector(s) •Present

Observations



Distribution wires •Extension cords, such as the extension cord used to power the exterior outlet on the front of this home, plugged into the outlet in the center of the crawlspace of this home, should not be used as permanent wiring. This wiring should be removed.

Outlet •Outlets in the garage, but not limited to, have reversed polarity (they are wired backwards). These outlets and their circuits should be investigated and repaired as necessary. GFCI outlets on reversed polarity wiring will not protect the circuit.
•Ungrounded 3-prong outlets (lack of an equipment ground) such as the outlet located under the front porch of this home should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.



Reversed polarity outlet located on the left wall of the garage.

Smoke detector units •The installation of smoke detectors protecting bedrooms and the presence of smoke detectors and CO detectors in common areas is recommended in this home.

Limitations

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

- Electrical components concealed behind finished surfaces could not be inspected. Only a representative sampling of outlets and light fixtures were tested. Furniture and or storage restricted access to some of the electrical system. The presence, placement and or operation of the smoke and or CO detectors is beyond the scope of this inspection.

Heating

Description

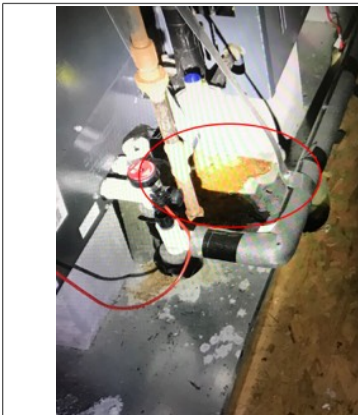
Energy source • Gas

System type • **Forced Air Furnace**
 • **Manufacturer: Goodman**
 • **Model Number: AMH80805CXBB**
 • **Serial Number: 1508336031**
 • **Manufactures Date: 2015**

Heat distribution methods • Ductwork

Observations

Furnace • The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
 • The condensate drip pan showed signs of historic puddles of water under the furnace and or air handler or also known as inside AC coil accumulating under the furnace or AC coil. Excessive water inside and or outside a furnace or coil should be repaired immediately to avoid moisture issues. An qualified HVAC technician is recommended for further review. Also, leading from the furnace drip pan should be a drain line. This should also be installed during the next service of this HVAC system to prevent water damage to this home.



Signs of historic water pooling under the furnace or air handler. This condition should be maintained as mentioned above.

Limitations

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

• Heating system viewed from the attic flooring with the access door open. Although the heating system was operated, there are significant testing limitations during a one time visit to a home. Have this system inspected by a qualified tradesman before the end of your contingency period.

Cooling

Description

Energy source•Electricity

Central system type •**Air Cooled Central Air Conditioning Exterior Unit**

- Manufacturer:**Goodman
- Model Number:** A8X140481KA
- Serial Number:**1603268956
- Manufactures Date:**2016
- Nominal AC Tonnage:** 4 Tons
- Required System Airflow:** 1600 CFM
- Indoor Coil Manufacturer:**Goodman
- Model Number:**CHPF4860D6DB
- Serial Number:**1603315935
- Manufactures Date:** 2016
- Nominal AC Tonnage:** 4 Tons
- Required System Airflow:** 1600 CFM

Observations

Central air conditioning •The air conditioning system requires servicing. This should be a regular maintenance item performed every two years to ensure efficient and reliable AC.

Limitations

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

- Although the cooling system was operated, there are significant testing limitations during a one time visit to a home.

Comments

Positive attributes •This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary.
•The size of the exterior and interior air conditioning coils match.

Insulation

Description

Attic Loose - Full Blown In - Cellulose

Floor cavity •Blanket/Batt

Vapor retarders •Unknown

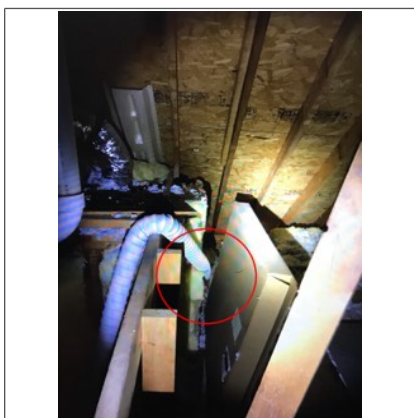
Roof ventilation •Ridge Vents

•Soffit Vents

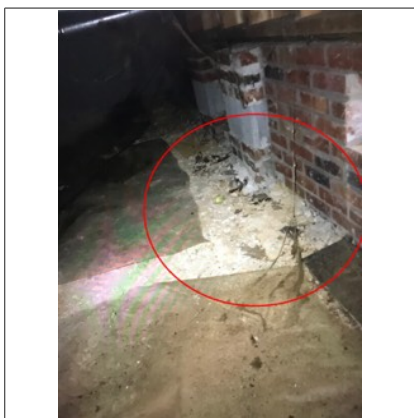
Exhaust fan/vent locations •Bathroom

Observations

- Attic / roof**
- Exhaust vent pipes from the bathroom(s) should ideally be vented to the building exterior via roof (can) vents.
 - For improved energy savings, the attic access door should be insulated to help prevent loss of efficiency and the encouragement of moisture following the heat loss as discussed.



- Crawl space improvement**
- The moisture (vapor) barrier in the crawl space floor should be adjusted to cover all areas of exposed soil.



Exposed soil should ideally be covered up by moisture barriers adjustment is needed.

Limitations

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

- No access was gained to the wall cavities of the home. Insulation type levels were spot checked only.

Plumbing

Description

Water supply source •Public Water Supply

Service pipe to house •Plastic

Main water valve location •Front Wall of Crawlspace

Interior supply piping •Copper
•Plastic

Waste system •Public Sewer System
•(Reported By Real Estate Representative)

Drain / waste / vent piping •Plastic

Water heater

- **Power Source:** Gas
- **Tankless Water Heater**
- **Manufacturer:** Navien
- **Location:** Crawl space
- **Model Number:** NPE-210A (NG)
- **Serial Number:** 7412W12Z1232199
- **Manufactures Date:** 2012



Observations

Water heater unit	<ul style="list-style-type: none"> •Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching the middle of this age range. One cannot predict with certainty when replacement will become necessary. •The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.
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Supply •The supply piping is leaking under the tankless water heater of this home.



Fixtures

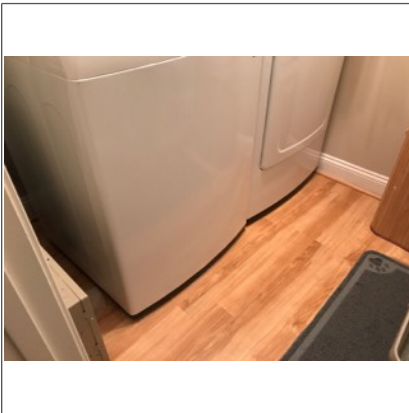
- The tub spout is leaky in the right wing main bath of this home.



Tub spout leak.

Discretionary improvements

- The use of an overflow pan is recommended on the washing machine of this home to protect against overflow or hose failures.



Limitations

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

- We do not inspect for buried oil tanks. An inspection of the sewage system is outside the scope of this inspection. Have your complete waste plumbing system inspected by a qualified specialist before the end of your contingency period to ensure that your system does not experience frequent backups and or that is not in need repairs.

Interior

Description

Wall/ceiling materials •Drywall

Floor surfaces •Tile

- Wood Type
- Vinyl/Resilient
- Carpet

Window type(s) / glazing •Single Hung

Doors •Wood-Hollow Core

Observations

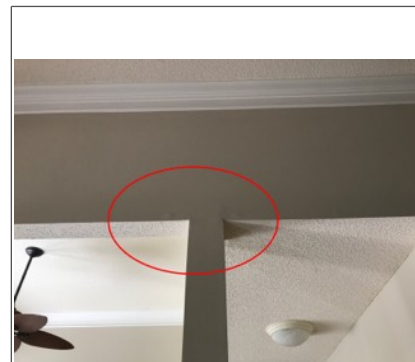
Wall / ceiling finishes •Typical or expected damage to the interior finish was observed above the master bath shower of this home.
 •Apparent water staining was noted on the ceiling between the master bedroom and the laundry room of this home. The areas were dry at the time of the inspection, but due to the lack of recent rain we are unable to determine if the stains are still active. Recommend consulting with the current owners for additional information prior to closing. If the leaks are still active, we recommend repair/replace as needed to remedy the leaks.



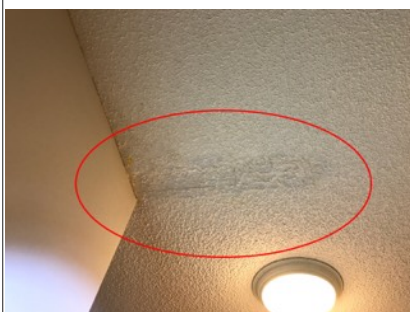
Typical or expected ceiling damage above the master bath shower.



Surface mold staining on the front garage wall should ideally be cleaned.



Nail pops and cracks on the walls in the foyer area of the this home.



Moisture staining observed on the ceiling between the laundry room and the master bedroom of this home. This area was dry at the time of the inspection.

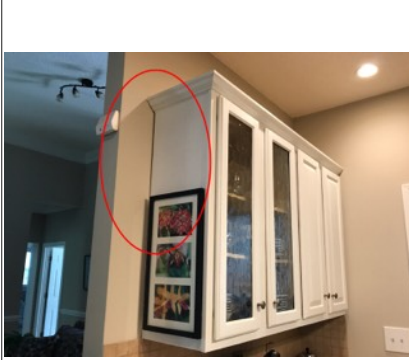
Windows

•It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Interior

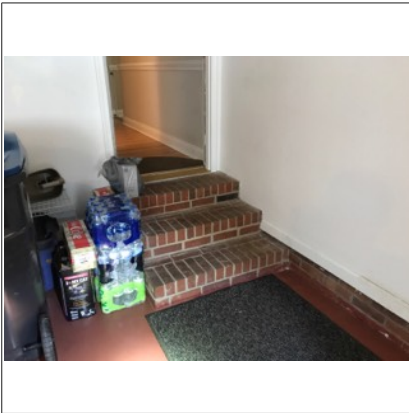
Observations cont.

Kitchen cabinets •The installation of the kitchen cabinets is relatively low quality, improved hardware appropriate for kitchen cabinet installation should had been used. Improvement may ultimately be desirable as two of the cabinets exhibit slight signs of movement from the wall.



The kitchen cabinets should ideally be re mounted with appropriate hardware as they exhibit signs of movement from the walls.

Stairways •For improved safety, it is recommended that a graspable hand rail be provided for the garage steps.



Basement leakage •No evidence of moisture penetration, other than the leakage from the plumbing in the right side, was visible in the Crawlspace of this home at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of Crawlspace leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of Crawlspace leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that Crawlspace leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the Crawlspace may also influence the approach taken to curing any dampness that is experienced.

Environmental issues •Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a

Interior

Observations cont.

Environmental issues cont. home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. This home should be tested every two years.

- It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpscpub/pubs/5010.html> for further guidance.

Discretionary improvements

- In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home.
- Install new exterior lock sets upon taking possession of the home.

Limitations

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

- Recent Renovations/Painting. Portions of the foundation and framing were concealed from view. Furniture, contacts and any other storage restricted access to some fo the homes walls, floor and components. We do not inspect chimneys. Have the chimney(s) and or fireplace(s) cleaned and inspected prior to use and before the end of you our contract contingency time period. Other components not tested: Appliances. Anytime walls are removed, it is beyond the scope of our inspection report.

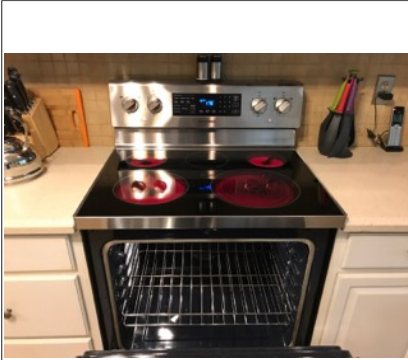
Appliance

Description

Appliances tested

- Dishwasher
- Electric Range
- Microwave Oven

Observations



Oven tested.



Microwave Oven Testing.



Dish washer tested.

Limitations

Appliance

Limitations cont.

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

- Only the Dishwasher, Electric Range and Microwave Oven were tested. The clothes washer and the clothes dryer had articles of clothing in them at the time of the inspection. No other appliances were tested at the time of the inspection. On your final walk through, be sure to run all appliances including, but not limited to, your water heater, heating and cooling systems.

Fireplace

Description

Fireplace •Fireplace Insert

Observations

Fireplace •The fireplace chimney should be inspected and cleaned prior to operation.



Limitations

Limitations

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

- We do not inspect chimneys. Have your chimney and or fireplace cleaned and inspected by a qualified professional prior to use and or before the end of your contingency period.

House in Perspective

Description

Description •This is an above average quality home that is lacking maintenance. Some of the systems are aging and will require updating over time. As is with all homes, ongoing maintenance is also required. Despite the older systems, the improvements that are recommended in this report are considered typical of this age and location. Please remember that there is no such thing as a perfect home.

Observations

Observations This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Limitations

Weather conditions Dry weather conditions prevailed at the time of the inspection.

Recent weather conditions Weather conditions leading up to the inspection have been relatively dry.

Limitations Dry weather conditions prevailed at the time of the inspection.