



MKhomeinspections
PO BOX 11492
Olympia, Wa 98508-1149
360-338-8171

Property Condition Report



1234 Newer Home

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Inspection Agreement

This report is the exclusive property of this inspection company and the clients listed in this report title. Use of this report by any unauthorized persons is prohibited.

A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components that are both observed and deemed material by the inspector. It is based on the observations made on the date of the inspection, and not a prediction of future conditions. It is a snapshot in time. A general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

Inspector Name: Mike Kormondy
Company Name: MKhomeinspections
Address: Po Box 11492
City State Zip: Olympia Wa,98508

Client Name: Mr. Newer Home
Address:
City, State Zip: , Wa

Property Address: 1234 Newer Home
City State Zip: Lacey, Wa

Inspection Agreement

MKhomeinspections, agrees to conduct an inspection for the purpose of forming a subjective opinion and informing the customer of visible major deficiencies in the condition of the inspected property. The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of the customer named in this report. The written report will include the following only; Yards and Grounds, Roof Covers, Chimneys, Exterior Walls, Decks and Porches, Attics, Garages, Interiors, Electrical, Heating, Ventilating and Air Conditioning, Plumbing, Basements and Crawl Spaces, and according to Washington State and Standards of Practice for Home Inspectors. The inspector shall perform a limited visual inspection to identify general, visual features and major deficiencies of the property and improvements. Any area, which is not exposed to view, is concealed or is inaccessible because of soil, walls, floors, concrete, carpet, ceilings, furnishings or any other thing is not included in this inspection and report. The inspection does not include any destructive testing or dismantling. Nothing is necessarily disassembled, moved, opened, excavated or otherwise to perform this inspection. Whether or not they are concealed, the following are outside the scope of this inspection: Code compliance past or present, The investigation for permits or approvals, The inspection for toxic compounds in the soil or on the property itself, A search of any public records, Environmental testing of hazardous building materials, such as asbestos, radon, lead, urea formaldehyde insulation, air pollutants or any other hazardous or dangerous material, Testing of drinking water, Pest controls of any kind, old, Subterranean conditions of the site, Inquiries of any agencies such as governments, utilities, public or private, Testing or examination of underground oil tanks in service or out of service. Because of practicalities, we do not test or check intercoms, alarm systems, specialty systems (including built-in vacuum systems, sprinkler systems for lawns etc. and for fire protection, appliances, smoke detector operations, pools and pool equipment, elevators, dumb waiters, heat pumps, furnace heat exchangers, electronic air cleaners, solar systems, hot tubs/whirlpool equipment and operations, gas fireplaces and accessories, gas space heaters, saunas, spas and wall insulation. Other items not included in this list may not be included and checked as well. All conditions because of their nature and location, which are concealed, camouflaged, hidden from view or invisible, and are difficult or impossible to inspect, are excluded from this report. However many items, hidden from view, are manifested on the exterior surface. This inspection report is not a guarantee, warranty, insurance policy, or substitute for real estate disclosures, which may be required by federal state or municipal statutes or agencies.

Your inspector is a real estate inspection generalist, and not a licensed engineer or technical expert in every, or any craft or trade. If your inspector recommends consulting specialized experts including, Architects, Engineers, or other contractors, client must do so at clients own expense and within the time recommended. Maintenance and other items may be discussed, but they are not a part of this inspection or report.

The parties agree that, MKhomeinspections, and its employees and agents assume no liability or responsibility for the

Inspection Agreement (Continued)

cost of repairing or replacing any reported or unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. The inspection and report are not intended, or to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance, or condition of any inspected structure, item or system, and the company is not an insurer of any inspected or un-inspected conditions.

It is understood and agreed that should, MKhomeinspections and/or its agents or its employees be found liable for any loss or damages resulting from a failure to perform any of its obligations. MKhomeinspections, and/or its agents or employees shall be limited to a sum equal to the amount of the fee paid by the client for the inspection and the report. Any dispute concerning the interpretation of this agreement or arising from this inspection and/or report, except for arbitration conducted in conformance with, and according to the rules of the American Arbitration Association, except that the parties shall select an arbitrator who is familiar with the real estate inspection industry. The arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided by civil proceedings by state code. The prevailing party in any dispute arising out of the inspection report(s) shall be awarded all fees and costs including, without limitation, arbitrator fees and costs, a reasonable attorney fees and other costs.

Client promises MKhomeinspections that client has requested this inspection for clients use only, and will not disclose any part of the Inspection report to any other person with these exceptions only: one copy may be provided to the current seller(s) of the subject property for their use as part of this transaction only, and one copy may be provided to the real estate agent representing client for use in clients transaction only. Upon clients request, a copy of the report may also be provided to a bank or other lender for use in clients transaction only.

Acceptance and understanding of this agreement are hereby acknowledged. I/we also agree, and having witnessed the inspection, to carefully read the entire inspection report before purchase and pay the fee of \$_____.

Signature:

Inspection Date:

Receipt

Inspector Name: Mike Kormondy
Company Name: MK Home inspections
Address: PO BOX 11492
City State Zip: Olympia WA 98508-1149

Client Name: Mr. Newer Home
Address:
City, State Zip: , Wa

Property Address: 1234 Newer Home
City State Zip: Wa

Method of Payment	Amount Received
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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.
Safety Issue	These are items found that are deemed unsafe and should be corrected to insure safety.
New Rating 7	

General Information

Property Information

Property Address 1234 Newer Home
City Lacey State Wa Zip
Contact Name
Phone
Fax

Client Information

Client Name Mr. Newer Home
Client Address
City State Wa Zip
Phone
Fax

Inspection Company

Inspector Name Mike Kormondy
Company Name MKhomeinspections
Address PO BOX 11492
City Olympia State Wa Zip 98508-1149
Phone 360)338-8171
Fax
E-Mail info@mkhomeinspections.com
File Number 630

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Occupied
Estimated Age 12 years old Entrance Faces East
Inspection Date 11/07/2017
Start Time 12:30pm End Time 3pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 45
Weather Cloudy Soil Conditions Damp
Space Below Grade Crawl Space
Building Type Single family Garage Attached

General Information (Continued)

Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection

Lots and Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. Other items excluded from this inspections. Detached buildings or structures, fences and gates. retaining walls, underground drainage systems, catch basins or concealed sump pumps. Swimming pools and related safety equipment, spas hot tubs or saunas. Ponds, water features, irrigation or yard sprinklers systems. Sports courts, playground, recreation or leisure equipment. Sea walls, docks and boathouses, awnings and pergolas. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

- 1. Acceptable, Marginal Driveway: Concrete - I noticed a few settling cracks in the concrete driveway. These should be monitored for further movement.



- 2. Acceptable Walks: Concrete
- 3. Acceptable Steps/Stoops: Concrete
- 4. Acceptable Porch: Concrete



- 5. Acceptable Patio: Concrete
- 6. Acceptable Grading: Flat



- 7. Acceptable Swale: Adequate slope and depth for drainage
- 8. Marginal Vegetation: Shrubs - Recommend that all ground vegetation be trimmed at a minimum of 12inches away from contact with siding to promote air circulation failure to maintain adequate clearance can result in moisture intrusion into siding and associate damage/wood rot.



Lots and Grounds (Continued)

9. Acceptable Exterior Surface Drain: Curtain drain



10. Acceptable Fences: Wood



Exterior

Areas hidden from view by finished walls or stored items can not be judged and are not part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. where carpeting and other floor coverings are installed, the materials and conditions of the flooring underneath cannot be determined. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Note that the inspector does not determine the adequacy of seismic reinforcement.

1st & 2nd Floor Exterior Surface

1. Marginal, Defective Type: Hardie board - Gaps not properly sealed at several locations. Special attention to the south and west facing sides of the house. This is at the butt joints and exterior trim on the lap siding. These gaps could allow for moisture intrusions behind the siding. New harder plank installations require a membrane flashing behind these joints. This house was built before that manufacturing require for install. Therefore Caulking is needed: I recommend that exterior of structure be (re)caulked as needed to prevent moisture intrusion and that this practice be preformed yearly as part of an annual maintenance program. Popper maintenance involves detailed caulking of any joint, seam or penetration (windows, doors, pipes, wires, nail heads etc.) of the siding. The paint is also a contractor grade paint is fading. The house will most likely need to be paint within the next few years. The exterior is need of maintenance to prevent damages.



Exterior (Continued)

2. Acceptable Trim: Wood



3. Acceptable Fascia: Wood



4. Acceptable Soffits: Composite material

5. Defective Door Bell: Hard wired - **The door bell was Inoperative at time of inspection. I recommend further evaluation to repair this non functioning door bell.**

6. Marginal Entry Doors: Fiberglass - The dead bolt is a sticky and should be adjusted to properly lock the front door. I would maybe just install a new dead bolt at the front door.



7. Acceptable Patio Door: Vinyl sliding

8. Defective Windows: Vinyl slider - **Noted the south facing upper window appears to have blown seal and moisture is present inside the layers of glass. A qualified glazing contractor is recommended to evaluate all the windows as there could be more and repairs or replace this failing window. All exterior seams should be (re)caulked as needed to prevent moisture intrusion. Particular attention should be given to penetrations (doors ,windows, light fixtures pipes, wires etc.) I recommend using a high quality, paintable exterior caulk. This should be done on an annual basis as part of a general home maintenance procedure.**



9. Marginal, Defective Window Screens: Vinyl mesh - **Noted some of the window screens were missing and I found others that were damaged or torn. Repairs and replacement recommended.**



10. Acceptable Exterior Lighting: Surface mount

11. Acceptable Exterior Electric Outlets: 110 VAC GFCI



Exterior (Continued)

12. Acceptable Hose Bibs: Gate



13. Acceptable Gas Meter: Exterior surface mount at side of home



14. Acceptable, Marginal Main Gas Valve: Located at gas meter - I recommend a gas wrench be tethered to the meter so it is easy to turn off the gas in an emergency situation.

Roof

The following items or areas are not included in this inspection. Areas that could not be traversed or viewed clearly due to lack of access or safety. Solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions. Example high wind and rain, heavy snow melt would be needed to do so. Regarding the roof drainage systems, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak free.

HIP Roof Surface

1. Method of Inspection: On roof

2. Acceptable Unable to Inspect: 20%

3. Marginal Material: Asphalt shingle - This is a contractor grade three tab roofing shingle. The roof was in fare shape and was exhibiting normal wear for a 12 years old roof. Typical three tab roofing material last around 15-20 years.

I noticed heavy amounts of , Moss was growing on the roof. As a result, shingles may lift or be damaged. Leaks may result and or the roof surface may fail prematurely. The is a conducive condition for wood destroying organisms and insects. Efforts should be taking to kill moss during its growing season (wet months). Recommend treatment is necessary to prevent continued or future damage to roof surface.



Roof (Continued)

Material: (continued)



4. Type: Hip

5. Approximate Age: 12 years old

6. Marginal, Defective Flashing: Aluminum - I noticed above the back porch the wall to roof flashing is loose. The nails were also pulling up and loose. A qualified persons is recommended to properly secure this flashing and seal the nail heads to prevent moisture intrusions.



7. Not Present

8. Acceptable

9. Acceptable

10. Acceptable

11. Marginal

Skylights:

Plumbing Vents: ABS

Electrical Mast: Underground utilities

Gutters: Aluminum

Downspouts: Aluminum - Noted I found a damaged down spout noted by the back gate. This should be repaired.



South Chimney

12. Acceptable

Chimney: Metal surface mount direct vent



13. Acceptable

Flue/Flue Cap: Metal

14. Acceptable

Chimney Flashing: Galvanized

Garage/Carport

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

Attached Garage

- 1. Type of Structure: Attached Car Spaces: 2
- 2. Acceptable Garage Doors: Metal



- 3. Acceptable Door Operation: Mechanized
- 4. Acceptable Door Opener: Overhead Door



- 5. Marginal Exterior Surface: Hardie board - Caulking is needed: I recommend that exterior of structure be (re)caulked as needed to prevent moisture intrusion and that this practice be performed yearly as part of an annual maintenance program. Proper maintenance involves detailed caulking of any joint, seam or penetration (windows, doors, pipes, wires, nail heads etc.) of the siding.

- 6. Acceptable, Marginal Roof: Asphalt shingle

- 7. Acceptable Roof Structure: 2x4 Truss

- 8. Marginal Service Doors: Solid wood - The self-closing hinge on the service door from garage is not operational. This device is required to be installed at this location to ensure that the door remains closed position when unattended. I recommend having a self-closing hinge installed prior to closing.

- 9. Marginal Ceiling: Drywall



- 10. Acceptable Walls: drywall



- 11. Acceptable Floor/Foundation: Poured concrete
- 12. Acceptable Hose Bibs: Gate
- 13. Acceptable Electrical: 110 VAC GFCI
- 14. Acceptable Gutters: Aluminum

Garage/Carport (Continued)

15. Acceptable Downspouts: Aluminum

Electrical

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack of bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, do to time constraints. Smoke alarms should be installed within 15 feet of all bedrooms doors, and tested regularly. The inspector does not test or inspect: Generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring. Underground utilities and systems. Low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as courtesy only. Note inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the clients specific or anticipated needs, or if the system has a reserve capacity for additions or expansions. The inspector does not operate circuit breakers as part of the inspection. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishing, stored items or child protective caps are present some receptacles are usually inaccessible and are not tested. These are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240 volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited life span and should be replaced every ten years. The inspector attempts to locate and evaluate all main and sub panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser rated components in the system. Any repairs recommended should be made by a licensed electrician.

- 1. Service Size Amps: 200 Volts: 110-240 VAC
- 2. Acceptable Service: Aluminum
- 3. Acceptable 120 VAC Branch Circuits: Copper
- 4. Acceptable 240 VAC Branch Circuits: Copper
- 5. Acceptable Aluminum Wiring: Only located at main service
- 6. Acceptable Conductor Type: Romex
- 7. Acceptable Ground: Rod in ground only
- 8. Safety Issue Smoke Detectors: Hard wired with battery back up - **The smoke detectors were missing in several areas along with all the batteries were not installed. The smoke detector were non functioning at time of inspection. This poses a safety fire risk to the occupants. Evaluation and repairs by a fire alarm certified licensed electrician is recommended.**

Garage Electric Panel

9. Acceptable Manufacturer: Square D



- 10. Maximum Capacity: 200 Amps
- 11. Acceptable Main Breaker Size: 200 Amps
- 12. Acceptable Breakers: Copper
- 13. Not Present Fuses:
- 14. Acceptable AFCI: 110 volt
- 15. Acceptable GFCI: Basement, garage, kitchen, bathrooms
- 16. Is the panel bonded? Yes

Structure

The inspector does not determine if foundation walls footings, seismic reinforcement, support post, columns, beams, joists, studs, trusses, etc. Are of adequate size, spanning and spacing. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Any comments made regarding these items are of courtesy only.

- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Poured
- 3. Acceptable Differential Movement: No movement or displacement noted
- 4. Acceptable Beams: Solid wood



- 5. Acceptable Bearing Walls: Frame
- 6. Acceptable Joists/Trusses: 2x10
- 7. Acceptable Piers/Posts: Poured piers and wood posts



- 8. Acceptable Floor/Slab: Poured slab
- 9. Acceptable Stairs/Handrails: Wood stairs with wood handrails
- 10. Acceptable Subfloor: Composite manufactured materials

Attic

The following items or areas are not included in the inspection: Areas that could not be traversed or viewed clearly due to lack of access; Areas and components obscured by insulation. If in the opinion of the inspector, entering the attic could present a risk of personal injury and/or damage to the structure, the attic will not be entered. The inspector does not determine the adequacy of attic ventilation systems. Complete access to all roof and attic spaces during all seasons and during periods of prolonged types of weather conditions. High/Low temperatures High/Low humidity, high wind and rain, melting snow would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling ridge beams, or their spacing and sizing. Determining the presence of Asbestos or other hazardous substances is beyond the scope of this inspection. Testing for and identification of mold/mildew is outside the scope of the inspection. If you have concerns about the possibility of mold/mildew in the structure, I recommend further consultation/test by an industrial hygienist prior to close of escrow.

Main Attic

- 1. Method of Inspection: In the attic
- 2. Acceptable Unable to Inspect: 10%
- 3. Acceptable Roof Framing: 2x4 Truss



Attic (Continued)

4. Acceptable Sheathing: Strand board



5. Marginal Ventilation: Roof and soffit vents - I noticed some of the baffles have fallen down in the attic space. These help prevent the insulation from blocking the eve vents. When these fall down they can pinch off airflow leading to conditions conducive to fungal growth. I recommend all baffles that have fallen down be reattached tot he rafters. A qualified persons is recommended to make all repairs necessary.
I also noticed in the SE corner a birds nest was found and one or more of the soffit vents might be damaged allow birds to enter the attic space. Further evaluation and repairs recommended by a qualified persons.

6. Defective Insulation: None - This attic has never been insulated!, Inadequate insulation levels- QC Thermal insulation was not installed to limit heat gain and loss in the living space did not appear to meet widely-accepted modern standards. To reduce energy consumption and heating/cooling costs, the inspector recommends that thermal insulation be installed to meet modern standards. This should be 18-20 inches of insulation and we have zero in this attic. I honestly feel bad for the tenants who have been paying astronomical energy bills because this attic was never insulated. A qualified insulation contractor needs to install insulation in the attic space prior to closing.



7. Defective Insulation Depth: 0"



8. Acceptable House Fan: Direct drive with manual controls

9. Acceptable Wiring/Lighting: 110 VAC lighting circuit

10. Acceptable Moisture Penetration: It appeared to be dry at the time of inspection.

11. Acceptable Bathroom Fan Venting: Electric fan

Attic (Continued)

12. Marginal, Defective Vermin

Nesting activity- QC

Signs of bird nesting activity was visible in the attic at the time of the inspection. The Inspector recommends removal of all birds from the attic and sources of entry be located and blocked. All work should be performed by a qualified contractor.



Crawl Space

The inspection of a crawl space is a visual non invasive inspection. The inspector does not determine adequacy inspect or test sump pump(s). The inspector does not inspect items which are obstructed by insulation, structural components or clearances below 18", Access opening must be greater than 24" by 16", Below- grade foundation walls and footings, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note the inspector does not determine the adequacy of seismic reinforcement, drainage, nor determine if support posts, columns, beams, joist, studs, trusses, etc. are of adequate size, spanning or spacing. The inspector does not determine if crawl space is water tight or water drainage is adequate. The weather conditions would have to be so of Heavy consistent rain fall to do so. Any comments regarding these items are of curtesy only.

Main Crawl Space

- 1. Method of Inspection: In the crawl space
- 2. Acceptable Unable to Inspect: 10%
- 3. Acceptable Access: Wood door
- 4. Acceptable, Marginal Moisture Penetration: Appears previous moisture intrusions
- 5. Moisture Location: Was dry at time of inspection
- 6. Acceptable Ventilation: Vents
- 7. Acceptable Insulation: Fiberglass



8. Marginal

Vapor Barrier: Under entire home - The crawl space vapor barrier had areas of bare ground showing. A qualified persons should redistribute the vapor barrier so no bare ground is showing.



- 9. Not Present
- 10. Acceptable
- 11. Acceptable
- 12. Not Present

Sump Pump:

Electrical: None

HVAC Source: none

Vermin I did not notice any signs of rodent activity in the crawl space at time of inspection. However it is important to periodically check your crawl space for any signs of rodents or rodent droppings.

Fireplace/Wood Stove

The following items are not included in this inspection: Coal stoves, gas log, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, not determine if prefabricated or zero clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluation that require a pilot light to be lit.

Living Room Fireplace

1. Acceptable Fireplace Construction: Prefab



- 2. Type: Gas log
- 3. Acceptable Fireplace Insert: Standard
- 4. Acceptable Smoke Chamber: Metal
- 5. Acceptable Flue: Metal
- 6. Acceptable Hearth: Flush mounted

Heating System

The following items are not included in this inspection; humidifier, dehumidifiers, electronic air filter; solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as courtesy only. Note that the inspector does not provide an estimate of remaining life on heating systems components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

Main Heating System

1. Defective Heating System Operation: Appears functional - **Furnace is now 12 years old, It appears it has never been serviced and was extremely dirty. After inspecting the attic space i noticed the attic had never been insulated. This furnace has been working ten times harder to heat this non insulated house. This furnace which is a mid efficiency furnace could be nearing the end of its designed life span sooner than normal due to the extra wear and tear of having to work harder to heat the house. Its appears it has never been serviced. The last service date of this system appeared to be more than decade ago, or the inspector was unable to determine the last service date. The client should ask the property owner when it was last serviced. If unable to determine the last service date, of if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and servicing should be performed annually in the future.**

Dirt and/or dust were visible in one or more sections of supply and/or return ducts. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental protection association (EPA) recommends considering having ducts professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and /or particles are actually released into the home from your supply registers". Recommend having a qualified contractor clean the ducts.

Heating System (Continued)

Heating System Operation: (continued)



2. Manufacturer: King
3. Type: Forced air Capacity: 80,000btu
4. Area Served: Whole building Approximate Age: 12 years old
5. Fuel Type: Natural gas
6. Marginal, Defective Heat Exchanger: 2 Burner - The Ports appeared to be Very dirty and the furnace was running dirty. Recommend inspection and cleaning by a qualified heating specialist prior to closing.



7. Unable to Inspect: 15%

8. Marginal Blower Fan/Filter: The Air filter was dirty. A qualified person should replace or was filter as necessary. Filters should be checked monthly and maintained as necessary in the future.

9. Defective Distribution: Metal duct - I noticed the lower and upper floor main bathrooms had no heat source or heat register?? It appears the heating and cooling contractor who installed the duct must have missed these bathrooms. Further evaluation and repairs are recommended from a Heating and cooling contractor.

I noticed in the crawl space a few of the ducts have come disconnected from there support straps. This weight of the duct could come loose at the heat registers. A qualified persons is reocmended to rehang the ducts where needed.



10. Acceptable Draft Control: Automatic
11. Acceptable Flue Pipe: Double wall
12. Acceptable Thermostats: Individual
13. Tank Location: no tank
14. Suspected Asbestos: No

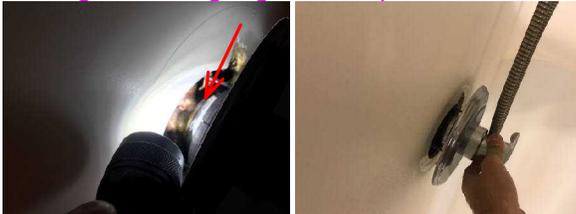
Plumbing

The following items are not included in the inspection: Private/shared wells and related equipment; Private sewage disposal systems; hot tubs or spa; main, side and lateral sewer lines; grey water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners; conditioners of filtering systems; Plumbing components concealed within the foundation or building structure, or inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Note that inspector does not operate water supply or shut off valves due to possibility of valves leaking or breaking when operated. The inspector does not test for Lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above fuel tanks.

- 1. Acceptable Service Line: Copper
- 2. Acceptable Main Water Shutoff: Garage



- 3. Defective Water Lines: PEX - The master bathroom shower is actively leaking behind the wall from what appears to be from the mixing valve. The valve was completely loose and pulling out of the shower wall. Depending on how long this has been going possible damages in the inside of the wall cavity could be present. A complete evaluation and All repairs are highly recommended from a1licensed plumbing contractor. A general contractor is needed to further evaluate to insure no damages or fungal growth is present inside the wall cavities prior to closing.



- 4. Marginal Drain Pipes: ABS - It appears drain leak repairs were made under the 2nd floor bathtub. It appeared to be repaired and was not leaking at time of inspection. However I do recommend monitoring this area and asking for all receipts in relation to the repairs made.



- 5. Acceptable Service Caps: Accessible
- 6. Acceptable Vent Pipes: ABS
- 7. Acceptable Gas Service Lines: Cast iron

Garage Water Heater

- 8. Marginal, Defective Water Heater Operation: Functional at time of inspection - Water heater is nearing the end of it's design life. Water heaters typically have an expected life span of 12-15 years or so. I recommend that you monitor carefully for leaks and replace the water heater as needed. this WH is now 12 years old.



Plumbing (Continued)

- 9. Manufacturer: A.O. Smith
- 10. Type: Natural gas Capacity: 50 Gal.
- 11. Approximate Age: 12 years old Area Served: Whole building
- 12. Acceptable Flue Pipe: Double wall
- 13. Acceptable TPRV and Drain Tube: Copper

Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

2nd floor main Bathroom

- 1. Acceptable Closet: None
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint



- 4. Acceptable Floor: Linoleum
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Electrical: 110 VAC GFCI
- 7. Acceptable Counter/Cabinet: Composite and wood
- 8. Marginal, Defective Sink/Basin: Molded single bowl - The sink drain trim piece is broken and should be replaced to prevent any water damages.



- 9. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
- 10. Marginal Tub/Surround: Fiberglass tub and fiberglass surround - The shower head is leaking in this bathroom and should be tightened up.



- 11. Acceptable Toilets: 1 1/2 Gallon Tank
- 12. Defective HVAC Source: none - No heat source found in the bathroom?? A contractor is recommended to make all repairs necessary.
- 13. Acceptable Ventilation: Electric ventilation fan

Master Bathroom

- 14. Acceptable Closet: Walk In
- 15. Acceptable Ceiling: Paint

Bathroom (Continued)

16. Acceptable Walls: Paint

17. Marginal Floor: Linoleum - The flooring is peeling up by the shower. Repairs recommended



18. Acceptable Doors: Hollow wood
19. Acceptable Windows: Vinyl slider
20. Acceptable Electrical: 110 VAC GFCI
21. Acceptable Counter/Cabinet: Composite and wood
22. Acceptable Sink/Basin: Molded single bowl
23. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
24. Acceptable Tub/Surround: Fiberglass tub and ceramic tile surround
25. Defective Shower/Surround: Fiberglass pan and fiberglass surround - The shower valve is completely loose and not attached. This could lead to moisture intrusions into the wall cavity. It also appears to be actively leaking either from the valve or a plumbing connection in the wall. A licensed plumbing contractor is recommended to evaluate and make all repairs necessary.
Replace the old caulking at the shower pan.



26. Acceptable Toilets: 1 1/2 Gallon Tank
27. Acceptable HVAC Source: Heating system register
28. Acceptable Ventilation: Electric ventilation fan and window

1st floor main Half Bathroom

29. Defective Ceiling: Paint - The ceiling in this bathroom has a big hole from what appears to be plumbing repairs. Drywall repairs are needed in this area.



Bathroom (Continued)

30. Acceptable Walls: Paint



- 31. Acceptable Floor: Linoleum
- 32. Acceptable Doors: Hollow wood
- 33. Acceptable Windows: Vinyl slider
- 34. Acceptable Electrical: 110 VAC GFCI
- 35. Acceptable Counter/Cabinet: none
- 36. Acceptable Sink/Basin: Pedestal
- 37. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
- 38. Acceptable Toilets: 1 1/2 Gallon Tank
- 39. Defective HVAC Source: none - No heat source found in this bathroom?? Further evaluation from a heating contractor is recommended to ensure a heat source is present or installed in this bathroom.
- 40. Acceptable Ventilation: Electric ventilation fan

Kitchen

Inspection of stand alone freezers, built-in ice makers, trash compactors, warming ovens, griddles, broilers, hot water dispensers, water filters are outside the scope of the inspection. No opinion is offered as to adequacy of dishwasher operation, Ovens self or continuous cleaning operations, cooking functions, clocks, timing devices, microwaves, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require a connection to facilitate testing. Note the inspector does not provide an estimate of the remaining life of the appliances, and does not determine the adequacy of operation of appliances. The inspector does not note the manufactures, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

1st Floor Kitchen

1. Acceptable Cooking Appliances: Whirlpool



- 2. Acceptable Ventilator: Whirlpool
- 3. Acceptable Disposal: In-Sinkerator
- 4. Acceptable Dishwasher: Whirlpool
- 5. Air Gap Present? Yes
- 6. Acceptable Refrigerator: Whirlpool
- 7. Acceptable Microwave: Whirlpool
- 8. Acceptable Sink: Stainless Steel

Kitchen (Continued)

9. Defective Electrical: 110 VAC GFCI - The lights in the kitchen are were working at time of inspection. Further evaluation and repairs from a licensed electrical contractor is highly recommended.



10. Acceptable Plumbing/Fixtures: PVC



11. Acceptable Counter Tops: tile
12. Acceptable Cabinets: Wood
13. Acceptable Pantry: Single small
14. Acceptable Ceiling: Paint
15. Acceptable Walls: Paint



16. Acceptable Floor: Linoleum
17. Acceptable Doors: none
18. Acceptable Windows: Vinyl slider
19. Acceptable HVAC Source: Heating system register

Bedroom

Personal items in bedrooms may prevent all areas to be inspected as the inspector will not move personal items. Minor defects in walls ceilings (cracks, peeling wallpaper, peeling paint) are considered normal wear and tear and will not be reported.

North Bedroom

1. Acceptable Closet: Single small
2. Acceptable Ceiling: Texture paint
3. Acceptable Walls: Paint



4. Acceptable Floor: Carpet
5. Acceptable Doors: Hollow wood
6. Acceptable Windows: Vinyl slider
7. Acceptable Electrical: 110 VAC
8. Acceptable HVAC Source: Heating system register
9. Acceptable Smoke Detector: Hard wired with battery back up and light

Bedroom (Continued)

Front Bedroom

- 10. Acceptable Closet: Single small
- 11. Acceptable Ceiling: Paint
- 12. Acceptable Walls: Paint



- 13. Acceptable Floor: Carpet
- 14. Marginal Doors: Hollow wood - The door handle is loose and should be adjusted and tightened.



- 15. Acceptable Windows: Vinyl slider
- 16. Acceptable Electrical: 110 VAC
- 17. Acceptable HVAC Source: Heating system register
- 18. Acceptable Smoke Detector: Hard wired with battery back up and light

Front2 Bedroom

- 19. Acceptable Closet: Single small
- 20. Acceptable Ceiling: Paint
- 21. Acceptable Walls: Paint



- 22. Acceptable Floor: Carpet
- 23. Acceptable Doors: Hollow wood
- 24. Marginal Windows: Vinyl slider - A damaged screen was found in this room and should be repaired.
- 25. Acceptable Electrical: 110 VAC
- 26. Acceptable HVAC Source: Heating system register
- 27. Marginal Smoke Detector: Hard wired with battery back up and light - Recommend replacing batteries when you take occupancy of property and testing them periodically changing them every six months.



Master Bedroom

- 28. Acceptable Closet: Walk In
- 29. Acceptable Ceiling: Paint

Bedroom (Continued)

30. Acceptable Walls: Paint



31. Acceptable Floor: Carpet

32. Acceptable Doors: Hollow wood

33. Marginal Windows: Vinyl double hung - Adjusted needed on the window locks. It also appears some moisture damages on the sill of the window.



34. Acceptable Electrical: 110 VAC

35. Acceptable HVAC Source: Heating system register

36. Marginal Smoke Detector: Hard wired with battery back up and light - Recommend replacing batteries when you take occupancy of property and testing them periodically changing them every six months.

Living Space

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors and walls is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can over heat the firebox and flue liners, sometimes resulting in internal damage.

Safety info: Carbon monoxide (CO) is a lethal gas-- invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel-- gas, oil kerosene, charcoal and wood. when proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly. CO detectors should be on every level of the house close proximity to sleeping areas if not in every bedroom and outside of every utility room(s) that has a fuel burning type appliance. They should be checked and tested periodically.

Living Room Living Space

1. Acceptable Closet: Single small

2. Acceptable Ceiling: Texture paint

3. Acceptable Walls: Paint



4. Acceptable Floor: Carpet

5. Acceptable Doors: none

Living Space (Continued)

6. Marginal, Defective Windows: Vinyl slider - **Moisture present inside the layers of glass, Window has fogging between the layers of glass. This window has a blown seal and is failing. The window will continue to get cloudy as far as visibility out of the window. I recommend this damaged window be replaced as necessary by a qualified glazing contractor.**



7. Acceptable Electrical: 110 VAC
 8. Acceptable HVAC Source: Heating system register
 9. Defective, Safety Issue Smoke Detector: Hard wired with battery back up and light - **The smoke detector was missing in the ceiling. One should be installed in this location for fire safety.**



Study Living Space

- 10. Acceptable Closet: None
- 11. Acceptable Ceiling: Paint
- 12. Acceptable Walls: Paint
- 13. Acceptable Floor: Carpet
- 14. Acceptable Doors: French
- 15. Acceptable Windows: Vinyl slider
- 16. Acceptable Electrical: 110 VAC
- 17. Acceptable HVAC Source: Heating system register
- 18. Not Present Smoke Detector: none

Laundry Room/Area

Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine the completeness or operability of any gas piping to laundry appliances.

2nd Floor Laundry Room/Area

- 1. Acceptable Closet: None
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Linoleum
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Electrical: 110 VAC/220 VAC
- 7. Not Present HVAC Source:
- 8. Acceptable Washer Hose Bib: Multi-port



- 9. Acceptable Washer and Dryer Electrical: 110-240 VAC
- 10. Marginal Dryer Vent: Metal flex - Recommend Cleaning it is good to do this on an annual basis. This will

Laundry Room/Area (Continued)

Dryer Vent: (continued)

help your dryer run more efficiently and also help prevent dryer fires.

11. Acceptable Washer Drain: Wall mounted drain

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Concrete - I noticed a few settling cracks in the concrete driveway. These should be monitored for further movement.



2. Vegetation: Shrubs - Recommend that all ground vegetation be trimmed at a minimum of 12 inches away from contact with siding to promote air circulation failure to maintain adequate clearance can result in moisture intrusion into siding and associate damage/wood rot.



Exterior

3. 1st & 2nd Floor Exterior Surface Type: Hardie board - Gaps not properly sealed at several locations. Special attention to the south and west facing sides of the house. This is at the butt joints and exterior trim on the lap siding. These gaps could allow for moisture intrusions behind the siding. New harder plank installations require a membrane flashing behind these joints. This house was built before that manufacturing require for install. Therefore Caulking is needed: I recommend that exterior of structure be (re)caulked as needed to prevent moisture intrusion and that this practice be preformed yearly as part of an annual maintenance program. Popper maintenance involves detailed caulking of any joint, seam or penetration (windows, doors, pipes, wires, nail heads etc.) of the siding. The paint is also a contractor grade paint is fading. The house will most likely need to be paint within the next few years. The exterior is need of maintenance to prevent damages.



4. Entry Doors: Fiberglass - The dead bolt is a sticky and should be adjusted to properly lock the front door. I would maybe just install a new dead bolt at the front door.

Exterior (Continued)

Entry Doors: (continued)



5. Window Screens: Vinyl mesh - **Noted some of the window screens were missing and I found others that were damaged or torn. Repairs and replacement recommended.**



6. Main Gas Valve: Located at gas meter - I recommend a gas wrench be tethered to the meter so it is easy to turn off the gas in an emergency situation.

Roof

7. HIP Roof Surface Material: Asphalt shingle - This is a contractor grade three tab roofing shingle. The roof was in fare shape and was exhibiting normal wear for a 12 years old roof. Typical three tab roofing material last around 15-20 years.

I noticed heavy amounts of Moss was growing on the roof. As a result, shingles may lift or be damaged. Leaks may result and or the roof surface may fail prematurely. The is a conducive condition for wood destroying organisms and insects. Efforts should be taking to kill moss during its growing season (wet months). Recommend treatment is necessary to prevent continued or future damage to roof surface.



8. Flashing: Aluminum - **I noticed above the back porch the wall to roof flashing is loose. The nails were also pulling up and loose. A qualified persons is recommended to properly secure this flashing and seal the nail heads to prevent moisture intrusions.**



Marginal Summary (Continued)

9. Downspouts: Aluminum - Noted I found a damaged down spout noted by the back gate. This should be repaired.



Garage/Carport

10. Attached Garage Exterior Surface: Hardie board - Caulking is needed: I recommend that exterior of structure be (re)caulked as needed to prevent moisture intrusion and that this practice be preformed yearly as part of an annual maintenance program. Proper maintenance involves detailed caulking of any joint, seam or penetration (windows, doors, pipes, wires, nail heads etc.) of the siding.



11. Attached Garage Roof: Asphalt shingle
12. Attached Garage Service Doors: Solid wood - The self-closing hinge on the service door from garage is not operational. This device is required to be installed at this location to ensure that the door remains closed position when unattended. I recommend having a self-closing hinge installed prior to closing.
13. Attached Garage Ceiling: Drywall



Attic

14. Main Attic Ventilation: Roof and soffit vents - I noticed some of the baffles have fallen down in the attic space. These help prevent the insulation from blocking the eve vents. When these fall down they can pinch off airflow leading to conditions conducive to fungal growth. I recommend all baffles that have fallen down be reattached tot he rafters. A qualified persons is recommended to make all repairs necessary. I also noticed in the SE corner a birds nest was found and one or more of the soffit vents might be damaged allow birds to enter the attic space. Further evaluation and repairs recommended by a qualified persons.

15. Main Attic Vermin

Nesting activity- QC

Signs of bird nesting activity was visible in the attic at the time of the inspection. The Inspector recommends removal of all birds from the attic and sources of entry be located and blocked. All work should be performed by a qualified contractor.



Crawl Space

16. Main Crawl Space Moisture Penetration: Appears previous moisture intrusions
17. Main Crawl Space Vapor Barrier: Under entire home - The crawl space vapor barrier had areas of bare ground showing. A qualified persons should redistribute the vapor barrier so no bare ground is showing.

Marginal Summary (Continued)

23. 2nd floor main Bathroom Tub/Surround: Fiberglass tub and fiberglass surround - The shower head is leaking in this bathroom and should be tightened up.



24. Master Bathroom Floor: Linoleum - The flooring is peeling up by the shower. Repairs recommended



Bedroom

25. Front Bedroom Doors: Hollow wood - The door handle is loose and should be adjusted and tightened.



26. Front2 Bedroom Windows: Vinyl slider - A damaged screen was found in this room and should be repaired.

27. Front2 Bedroom Smoke Detector: Hard wired with battery back up and light - Recommend replacing batteries when you take occupancy of property and testing them periodically changing them every six months.



28. Master Bedroom Windows: Vinyl double hung - Adjusted needed on the window locks. It also appears some moisture damages on the sill of the window.



29. Master Bedroom Smoke Detector: Hard wired with battery back up and light - Recommend replacing batteries when you take occupancy of property and testing them periodically changing them every six months.

Living Space

30. Living Room Living Space Windows: Vinyl slider - **Moisture present inside the layers of glass, Window has fogging between the layers of glass. This window has a blown seal and is failing. The window will continue to get cloudy as far as visibility out of the window. I recommend this damaged window be replaced as necessary by a qualified glazing contractor.**



Marginal Summary (Continued)

Laundry Room/Area

31. 2nd Floor Laundry Room/Area Dryer Vent: Metal flex - Recommend Cleaning it is good to do this on an annual basis. This will help your dryer run more efficiently and also help prevent dryer fires.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. 1st & 2nd Floor Exterior Surface Type: Hardie board - Gaps not properly sealed at several locations. Special attention to the south and west facing sides of the house. This is at the butt joints and exterior trim on the lap siding. These gaps could allow for moisture intrusions behind the siding. New harder plank installations require a membrane flashing behind these joints. This house was built before that manufacturing require for install. Therefore Caulking is needed: I recommend that exterior of structure be (re)caulked as needed to prevent moisture intrusion and that this practice be preformed yearly as part of an annual maintenance program. Popper maintenance involves detailed caulking of any joint, seam or penetration (windows, doors, pipes, wires, nail heads etc.) of the siding. The paint is also a contractor grade paint is fading. The house will most likely need to be paint within the next few years. The exterior is need of maintenance to prevent damages.



2. Door Bell: Hard wired - The door bell was Inoperative at time of inspection. I recommend further evaluation to repair this non functioning door bell.
3. Windows: Vinyl slider - Noted the south facing upper window appears to have blown seal and moisture is present inside the layers of glass. A qualified glazing contractor is recommended to evaluate all the windows as there could be more and repairs or replace this failing window.
All exterior seams should be (re)caulked as needed to prevent moisture intrusion. Particular attention should be given to penetrations (doors ,windows, light fixtures pipes, wires etc.) I recommend using a high quality, paintable exterior caulk. This should be done on an annual basis as part of a general home maintenance procedure.
4. Window Screens: Vinyl mesh - Noted some of the window screens were missing and I found others that were damaged or torn. Repairs and replacement recommended.



Roof

5. Flashing: Aluminum - I noticed above the back porch the wall to roof flashing is loose. The nails were also pulling up and loose. A qualified persons is recommended to properly secure this flashing and seal the nail heads to prevent moisture intrusions.

Roof (Continued)

Flashing: (continued)



Attic

6. Main Attic Insulation: None - This attic has never been insulated!, Inadequate insulation levels- QC
Thermal insulation was not installed to limit heat gain and loss in the living space did not appear to meet widely-accepted modern standards. To reduce energy consumption and heating/cooling costs, the inspector recommends that thermal insulation be installed to meet modern standards. This should be 18-20 inches of insulation and we have zero in this attic. I honestly feel bad for the tenants who have been paying astronomical energy bills because this attic was never insulated. A qualified insulation contractor needs to install insulation in the attic space prior to closing.



7. Main Attic Insulation Depth: 0"



8. Main Attic Vermin

Nesting activity- QC

Signs of bird nesting activity was visible in the attic at the time of the inspection. The Inspector recommends removal of all birds from the attic and sources of entry be located and blocked. All work should be performed by a qualified contractor.



Heating System

9. Main Heating System Heating System Operation: Appears functional - Furnace is now 12 years old, It appears it has never been serviced and was extremely dirty. After inspecting the attic space i noticed the attic had never been insulated. This furnace has been working ten times harder to heat this non insulated house. This furnace which is a mid efficiency furnace could be nearing the end of its designed life span sooner than normal due to

Defective Summary (Continued)

Heating System Operation: (continued)

the extra wear and tear of having to work harder to heat the house. Its appears it has never been serviced. The last service date of this system appeared to be more than decade ago, or the inspector was unable to determine the last service date. The client should ask the property owner when it was last serviced. If unable to determine the last service date, of if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, clean, and servicing should be performed annually in the future.

Dirt and/or dust were visible in one or more sections of supply and/or return ducts. This can be a health hazard, especially for those with allergies or respiratory problems. The Environmental protection association (EPA) recommends considering having ducts professionally cleaned when "ducts are clogged with excessive amounts of dust and debris and /or particles are actually released into the home from your supply registers". Recommend having a qualified contractor clean the ducts.



10. Main Heating System Heat Exchanger: 2 Burner - The Ports appeared to be Very dirty and the furnace was running dirty. Recommend inspection and cleaning by a qualified heating specialist prior to closing.

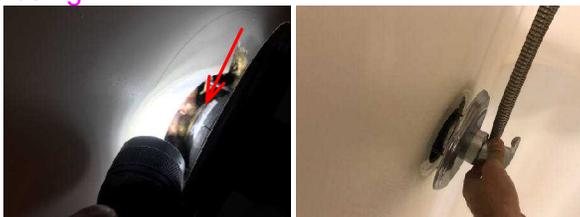


11. Main Heating System Distribution: Metal duct - I noticed the lower and upper floor main bathrooms had no heat source or heat register?? It appears the heating and cooling contractor who installed the duct must have missed these bathrooms. Further evaluation and repairs are recommended from a Heating and cooling contractor. I noticed in the crawl space a few of the ducts have come disconnected from there support straps. This weight of the duct could come loose at the heat registers. A qualified persons is reocmended to rehang the ducts where needed.



Plumbing

12. Water Lines: PEX - The master bathroom shower is actively leaking behind the wall from what appears to be from the mixing valve. The valve was completely loose and pulling out of the shower wall. Depending on how long this has been going possible damages in the inside of the wall cavity could be present. A complete evaluation and All repairs are highly recommended from a licensed plumbing contractor. A general contractor is needed to further evaluate to insure no damages or fungal growth is present inside the wall cavities prior to closing.



Defective Summary (Continued)

13. Garage Water Heater Water Heater Operation: Functional at time of inspection - Water heater is nearing the end of it's design life. Water heaters typically have an expected life span of 12-15 years or so. I recommend that you monitor carefully for leaks and replace the water heater as needed. this WH is now 12 years old.



Bathroom

14. 2nd floor main Bathroom Sink/Basin: Molded single bowl - The sink drain trim piece is broken and should be replaced to prevent any water damages.



15. 2nd floor main Bathroom HVAC Source: none - No heat source found in the bathroom?? A contractor is recommended to make all repairs necessary.
16. Master Bathroom Shower/Surround: Fiberglass pan and fiberglass surround - The shower valve is completely loose and not attached. This could lead to moisture intrusions into the wall cavity. It also appears to be actively leaking either from the valve or a plumbing connection in the wall. A licensed plumbing contractor is recommended to evaluate and make all repairs necessary.
Replace the old caulking at the shower pan.



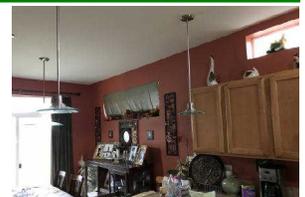
17. 1st floor main Half Bathroom Ceiling: Paint - The ceiling in this bathroom has a big hole from what appears to be plumbing repairs. Drywall repairs are needed in this area.



18. 1st floor main Half Bathroom HVAC Source: none - No heat source found in this bathroom?? Further evaluation from a heating contractor is recommended to ensure a heat source is present or installed in this bathroom.

Kitchen

19. 1st Floor Kitchen Electrical: 110 VAC GFCI - The lights in the kitchen are were working at time of inspection. Further evaluation and repairs from a licensed electrical contractor is highly recommended.



Defective Summary (Continued)

Living Space

20. Living Room Living Space Windows: Vinyl slider - Moisture present inside the layers of glass, Window has fogging between the layers of glass. This window has a blown seal and is failing. The window will continue to get cloudy as far as visibility out of the window. I recommend this damaged window be replaced as necessary by a qualified glazing contractor.



21. Living Room Living Space Smoke Detector: Hard wired with battery back up and light - The smoke detector was missing in the ceiling. One should be installed in this location for fire safety.



Safety Issue Summary

Electrical

1. Smoke Detectors: Hard wired with battery back up - **The smoke detectors were missing in several areas along with all the batteries were not installed. The smoke detector were non functioning at time of inspection. This poses a safety fire risk to the occupants. Evaluation and repairs by a fire alarm certified licensed electrician is recommended.**

Living Space

2. Living Room Living Space Smoke Detector: Hard wired with battery back up and light - **The smoke detector was missing in the ceiling. One should be installed in this location for fire safety.**

