PROPERTY INSPECTION REPORT

Any Street, Any City, 44444

Inspection Prepared For: First Name Last Name
Date: 4/1/2023 Time: 10:00 AM
Year Built: 1978 Size: 1171

Report ID: Example Buyer Inspection Report

Inspector: John Scaparo
Office: (734) 664-5853
john@InnovativeHomeInspection.com
www.InnovativeHomeInspection.com

Report Summary (Not A Complete List)

INNOVATIVE HOME INSPECTION

Inspection Date: 4/1/2023 at 10:00 AM.
Report ID: Example Buyer Inspection Report

The following is a lists of observed Safety and Material Defects (RED HIGHLIGHTS) in the opinion of Innovative Home Inspection that may have a significant deficiencency, adverse impact on the value of the property, or pose an unreasonable safety risk. I may also include delayed maintenace or repair items of importance (BLUE HIGHLIGHTS).

Please read the entire report and narratives to completely understand identified observations and additional items of importance that are recommended to be repaired or replace.

All repairs or replacements should be conducted by a qualified and licensed contractor. Service can uncover defects not discovered or beyond scope of home inspection standards.

It has been a pleasure working for you today. Contact me with your questions and thank you for your business.

Roofing System

	Page 8 Item: 1	Exterior Roof Covering	1.1. Roof covering was nearing end of its useful life. I saw (9) damaged/missing shingles. Recommend contacting a qualified and license roof contractor repair to prolong it useful life. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. Budget for replacement.

Roof Covering Missing Shingles (Front Side)

Roof Covering Missing Shingles (Front Side)

Exterior

	Page 12 Item: 8	Pergola / Deck / Balcony / Walkable Flat Roof Sections	8.2. There was a section of the deck that was not properly supported and edge board was loose. This is a trip hazard. Recommend repair to prevent injury.

Deck not property supported / loose edge board (trip hazard)

Garage (Attached)

	Page 14 Item: 4	Occupant Door (Including Fire Door)	4.1. Garage occupant door is not fire rated with glass panels installed. Recommend replacing with solid wood door not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated door for enhanced safety to occupants. Fire rated doors prevent the rapid spread of flames in the event of a garage fire.


Garage occupant not fire rated (Glass Panel)

	Page 15 Item: 5	Interior Walls / Ceilings (Includes Firewall)	5.2. There was an opening (breach) in the firewall that separates the livable area from the garage, this is a fire hazard. Recommend repair to maintain sealed walls to help reduces the potential of toxic automobile gases and path for fire to enter the house.


Garage, breach in firewall

	Page 15 Item: 7	Step(s)	7.1. Garage step was not secured, this is a safety hazard. The step should be properly constructed and secured to the structure. Recommend correction to help prevent injury to occupants or guests.

Appliances (Built-In Only Inspected)

	Page 18 Item: 2	Laundry Clothes Dryer Hook-Up	2.3. The dryer duct/vent has an accumulation of lint, this can become a fire hazard. Recommended duct cleaning and replace flexible foil type duct should with rigid metal duct to reduce lint build up and to bring the home up to standards.

Dryer vent obstructed with lint (safety Hazard)

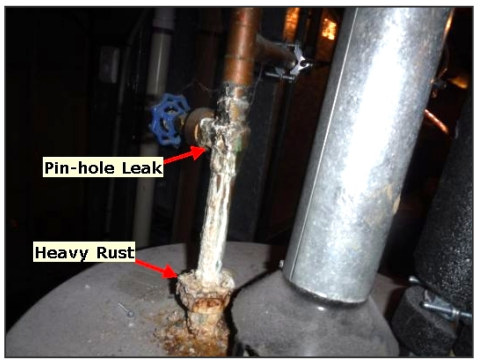
Chimney / Fireplace / Exhaust Venting

	Page 20 Item: 2	Fireplace Damper And Lintel	2.1. Damper was missing. Recommend correction by qualified chimney contractor to restore its function and to help prevent air drafts and heat lost during winter months when fireplace is not in use.
	Page 20 Item: 4	Exhaust Venting (Chimney and Gas Burning Appliances)	4.1. There was an abandon vent duct in the chimney flue. The fireplace is not function until removed. Contact a qualified chimney contractor to remove the vent duct, clean, and inspect the interior of the flue.

Plumbing System

	Page 28 Item: 4	Water Heater	4.3. The temperature-pressure relief valve (TPRV) discharge tube was missing. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend installing discharge tube to bring the home up to standards and to enhance the safety of the occupants. 4.4. Water heater, cold water side, there was an active pin-hole leak from the shut-off valve and leak damage at the dielectric connection (heavy rust/corrosion). Recommend service by a qualified and licensed plumber to prevent further leaking and damage. Service can uncover problems not discovered or that are beyond the scope of home inspection standards.

Missing discharge tube



Active pin-hole leak

Electrical System

	Page 31 Item: 2	Service Panel / Over-Current Protection	2.3. The bonding clamp was not clamped to the water pipe ahead of the water meter. This is a safety hazard. Recommend service to secure the bonding clamp. Service can uncover problems not discovered or that are beyond the scope of home inspection standards.

Bonding clamp not secured to water pipe

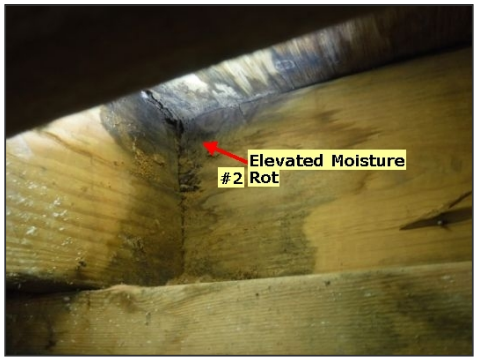
	Page 32 Item: 3	Branch Wires	3.2. Back right side, there was an abandon circuit with its conduit protruding the grade that is a trip hazard. The conduit was protected by landscaping bricks. Recommend removing abandon circuit to prevent trip injury.

	Page 32 Item: 4	Ground Fault Circuit Interrupts (GFCI)	4.2. The following electrical outlets were not GFCI protected. Recommend service and correction by a qualified electrical contractor to ensure safety of the occupants and to uncover problems not discovered or that are beyond the scope of home inspection standards. 1. Exterior 2. Bathroom 3. Garage 4. Basement laundry outlet near sink

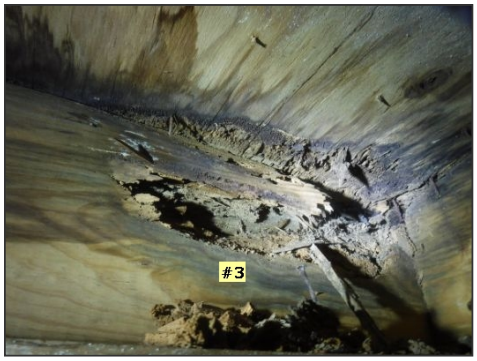
Moisture

	Page 38 Item: 3	Exposed Sub-Floor Structures And Slab Floor (Below Grade)	3.1. I observed stained and water damage/rot to the sub-floors and rim joists in the following location. Location #2 and 3 had significant structural damage to the sub-floor and rim joists. I was not able to determine the underlining damage. Recommend qualified and licensed contractor evaluate and provide estimate of repair. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. Location: #1 dried stains - no elevated moisture, #2 elevated moisture and significant dry rot to sub-floor and rim joist (structural damage) #3 no elevated moisture measured but significant dry rot to sub-floor and rim joist (structural damage) #4 stains - no elevated moisture.

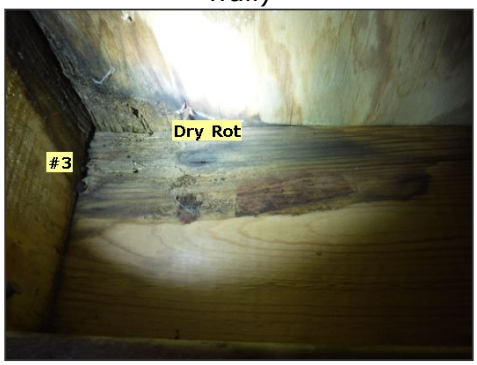
Location #2 (Structural Damage), Elevated moisture, damage sub-floor/Rim Joist (Left side of door wall)



Location #2 (Structural Damage), Elevated moisture, damage sub-floor/Rim Joist (Left side of door wall)



Location #3 (Structural Damage), damage sub-floor/Rim Joist (below glass door wall)



Location #3 (Structural Damage), damage sub-floor/Rim Joist (below glass door wall)

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video in Your Report – The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize rating icons and text colors to make things easier to find and read. Use the legend below to understand each rating icon and text color definitions.

LIMITATIONS (Green Text) – Denotes limitations on the systems and components installed at the property. Reference Standards Of Practice for a detailed list and information regarding the inspection limitations or visit InterNACHI website at http://www.nachi.org/sop.htm.

ACCEPTABE – This item was inspected and is in acceptable condition for it's age and use. If no other comments were made then the item inspected was showing normal wear with no significant defects noted.

REPAIR / REPLACE or MAINTANCE – Icon rating denote items that should be examined and be repaired or replaced or should receive normal maintenance in order to function properly. The notation does not mean that the item is perfect, but does meet a reasonable standard on the day of inspection.

SAFETY ISSUE – Icon rating denotes observed material defect or that involves an unreasonable safety risk to people. Items marked as a safety issue could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.

MATERIAL DEFECT – Icon rating denotes a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property.

HIGH IMPORTANCE – Icon rating denotes items of relative high importance that the inspector wants to bring to your attention.

Additional Information

1. Attending Inspection

- Buyer(s)

2. Type Of Service / Structure

- Residential Inspection, Single Family Home.

3. Occupancy

- The home was not occupied and was empty of furniture at the time of the inspection.

4. Weather / Ground Conditions

- The temperature was between 80 - 90 degrees F
- Partially Cloudy
- The ground was damp.

5. Limitations (Reference report sections for additional items)

- Reference the Standards Of Practice for abbreviated copy of the inspection limitations. Visit InterNACHI website at http://www.nachi.org/sop.htm to review and download the complete document.

6. A Word About Home Appliances, Components, and Systems Life

- Although a home inspection cannot determine how long any particular appliance, component, or system will last, I have provided information regarding the Estimated Life Expectancy of the Home Systems at http://www.nachi.org/life-expectancy.htm.

Note: Attached appliances, components, or systems age is not a defect but if they have exceeded their manufactures life they should be closely maintained and can fail at anytime. Recommend upgrading or budget for a replacement.

Note: An on/off check of the "attached" appliances in the home may be performed if available to determine if they were operational (Kitchen appliances and HVAC). A full cycle check is not possible, therefore we cannot comment on the full extent of its functions or its ability to clean, cook, dry or heating and cooling. Care and maintenance as well as proper installation also play big roles in performance and longevity.

Roofing System

I'm not a licensed roof contractor. Feel free to hire one prior to closing. I do my best to inspect the roof system within the time allotted. I inspect the roof covering and pentrations, gutter and downsputs, and exposed flashings. I do not inspect antennae or dish, skylights, and other installed roof mounted accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. Even a roof that appears to be in good, functional condition may leak at any time and/or under certain circumstances. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced.

Be advised Innovative Home Inspection, LLC is providing the following roof observation and information as a convenience to the Buyer and does not determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of the roof inspected. This inspection is not a warranty against future roof leaks. I recommend that you ask the sellers to disclose information about the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. This inspection is not a guarantee that a roof leak in the future will not happen, and that you include comprehensive roof coverage in your home insurance policy. Innovative Home Inspection, LLC will not take responsibility for a roof leak that happens in the future. Recommend annual inspections for signs of cracking, curling, loss of granules which are signs that the roof is ending its useful lifespan.

1. Exterior Roof Covering

Construction:
- Main Structure, 3-Tab asphalt composite shingle (Life expectancy 15-20 Years)
- One layer of shingles was noted.

Limitations:
- The roof was inspected by walking the safe and accessible areas.

Observations:
1.1. Roof covering was nearing end of its useful life. I saw (9) damaged/missing shingles. Recommend contacting a qualified and license roof contractor repair to prolong it useful life. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. Budget for replacement.

Roof Covering Missing Shingles (Front Side)

Roof Covering Missing Shingles (Front Side)

2. Exterior Roof Flashing(s) And Penetrations(s)

Construction:
- Waste Vent
- Exhaust Vent
- Chimney

Limitations:
- Concealed flashings are excluded from the inspection where they are hidden by roof coverings and wall siding such as roof penetrations (vents, skylights, chimneys) and valleys and wall to roof junctions. Leaks may become evident only during heavy, prolonged or wind driven rainfall. Missing or improperly installed flashings are the most common cause of moisture intrusion. Because these flashings are concealed, we cannot endorse them and specifically disclaim any evaluation.

Observations:
2.1. The exposed roof flashings were in good condition at the time of the inspection.

3. Roof Drainage (Gutters / Downspouts)

Construction:
- Metal
- No Screen Guards

Limitations:
- Above grade termination. Downspouts and their extensions should discharge water at least five (5) feet from the house to encouraged drainage away from the building and to help prevent water seepage into the basement. Gutters / drains and downspouts are not water flow tested for leaks or capacity, this is outside scope of home inspection.

Observations:
3.1. Reference Moisture - Exposed Sub-floor Structures Section for additional information.
3.2. Screen guards need cleaning (remove built-up of debris) to prevent obstructing the drainage and spill over.

Exterior

We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be detrimental to the structure. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided. A word about flashings, the proper installation of flashings around doors and windows are critical to water proofing the exterior walls. Missing or improperly installed flashings are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because these flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings, and leaks may become evident only during heavy, prolonged or wind-driven rainfall.

1. Example Of Exterior Photo(s)





2. Entry Door(s) / Egress(s)

Observations:

2.1. The exterior doors were in good condition and operated properly during the inspection.

3. Exterior Window(s) / Awnings

Observations:

3.1. The exterior windows were in good condition. All exterior windows should receive annual inspection, maintenance, and caulking. You should periodically look at all the exterior window frames to make sure gaps between frames and structures have not occurred, which is a possibility in the future from expansion and contraction of the building materials. This includes replacing deteriorated caulking to help maintain a weather tight seal. If cracks or gaps appear, they should be properly caulked to help prevent moisture intrusion and damage from freeze and thaw cycle as well to promote a tight building structure which prevents insects and rodents from entering structure.

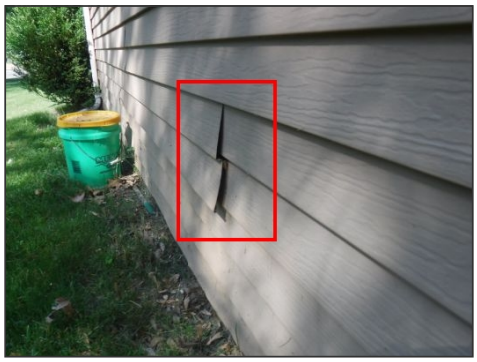
4. Exterior Cladding (Wall Covering)

Construction:

- Brick And Mortar
- Aluminum Siding

Observations:

4.1. Delayed Maintenance (right side of garage), loose siding was observed that needs to be secured to help prevent underlining material from water damage. Recommend securing any loose siding to help prevent wind damage and to help maintain water tight building structure.



Loose siding

5. Eaves, Fascias, Soffits, And Trim

Construction:

- Cladded eaves / fascia boards/ freeze boards

Limitations:

- Most of the fascia/ freeze boards are concealed by Cladding / Gutters. As such, I was unable to determine condition concealed by the Cladding / Gutters for damage to underlining materials. Regular inspection and maintenance of the exterior is recommended to maximize lifespan.

Observations:

5.1. The inspector did not see evidence of significant damage needing immediate correction. Regular inspection and maintenance of the exterior is recommended to maximize lifespan.

6. Driveway / Walkway / Patio

Construction:

- Driveway and Walkway (Concrete Slab)

Observations:

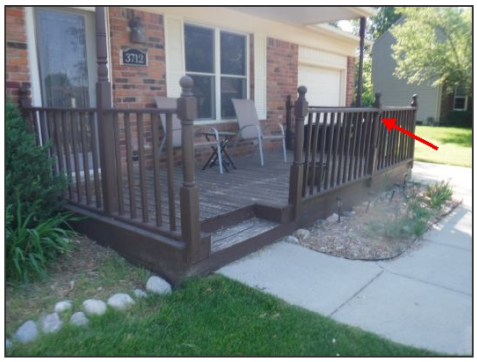
6.1. The exposed hard surfaces were in good condition on the day of the inspection. I did not observe any cracks and or raised / settled areas that pose a trip hazard at time of inspection.

7. Porch / Landing / All Season Room

Construction:
• Front side, Open, (Raised Wood Deck)

Limitations:
• There was no access to the concealed structures below the porch structure(s). As such, I did not inspect the porch underside structures, see photo. I cannot endorse the structural components and disclaim any further responsibility for these concealed systems. The porch should be made accessible for inspection, and the structures should be fully inspected.

Observations:
7.1. Delayed Maintenance, porch guardrail was loose from wear (potential safety). Recommend securing guardrail/post to help prevent further wear and to enhance safety of the occupants.
7.2. Decking was weathered. Recommend proper prep and using a quality paint/stain to maintain all wood surfaces to extend the useful lifespan of exterior wood materials.



Delayed Maintenance, loose guardrail/ post

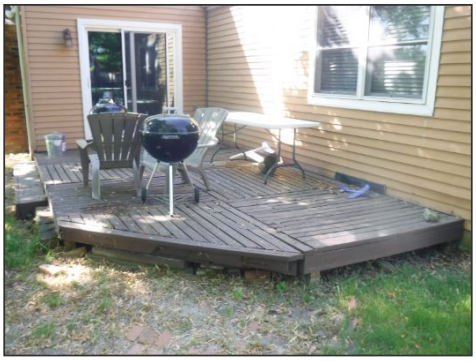
8. Pergola / Deck / Balcony / Walkable Flat Roof Sections

Construction:
• Deck (Wood)

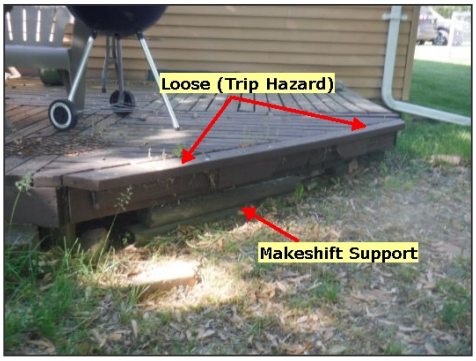
Limitations:
• There was areas of the deck underside I could not access today. Access blocked by lattic, skirting, vegetation overgrowth or too low or at grade level. As such, I did not inspect underside of the structures. I cannot endorse the structural components and disclaim any further responsibility for these concealed systems. The underside should be made accessible for inspection.

Observations:
8.1. Delayed Maintenance, deck surface was weathered. Recommend proper prep and using a quality paint/stain to maintain all wood surfaces to extend the useful lifespan of exterior wood materials.

8.2. There was a section of the deck that was not properly supported and edge board was loose. This is a trip hazard. Recommend repair to prevent injury.



Example Of Deck



Deck not property supported / loose edge board (trip hazard)

9. Grading / Surface Drainage / Vegetation

Observations:

9.1. The grade was flat and/or slopes towards the structure, mainly along the back left corner of the home. This should be corrected to help prevent water from pooling against foundation and potential of seepage. Recommend back filling to encourage drainage away from the home.
9.2. The trees and/or bushes were too close to the house, need trimming. Vegetation should maintain a minimum of 12 inches clearance from the structure for bushes and 3 feet for tree limbs to help prevent damaged to the structure, unobstructed access for service, and adequate air circulation to dry out structure as well as limit potential organic growth.

10. Exterior Caulking

Observations:

10.1. See Moisture - Exposed Sub- Floor Structures Section for additional information.
10.2. There was caulking missing / deteriorated (shrinking, dried, cracked) noted at one or more locations (doors / windows and wall / siding penetrations). The caulk may no longer provides water tight weather seal. Recommend removing deteriorated caulk before application and replacing using a high quality exterior silicone based caulk to create a water tight seal to help prevent water intrusion and insect entry into the interior structure. This includes opening and gaps between the porch platform and structure and the exterior wall around plumbing, A/C Lines, service conductors / receptacles, exterior light fixtures, vents, doors, windows and siding. All exterior caulking should be annually examined and re-caulked as needed. Caution as to NOT seal/caulk the "weep holes" located at the bottom sill of many newer type of windows that allow moisture to escape if condensation does accumulate.

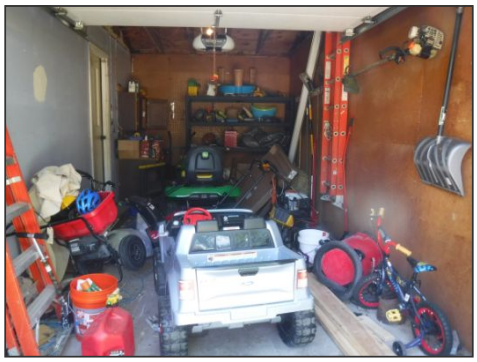
Delayed Maintenance, front windows, missing caulking

Garage (Attached)

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

1. Example Of Garage / Out Building Photo(s)

Limtations:
• Garage had personal belongings which prevents full view and inspection of much of the walls and floor space. Recommend a final walk through before the closing to confirm that hidden or unaware damage to structure is not present.



2. Garage Door And Rails (Life expectancy 20 - 25 years)

Construction:
• Door(s) insulated type (1 Door)
• Sectional door (Automatic) (1 Door)

Observations:
2.1. No evidence of damage was observed at the garage vehicle door/s. Clean and lubricate hardware for smooth operation. Include inspection of the springs annually. Older springs are more prone to breaking. Recommend regular maintenance to ensure proper operation

3. Garage Door Auto Opener / Safety Reverse (Life expectancy 10 - 15 years)

Observations:
3.1. The automatic opener(s) was properly secured to the structure and responded when tested from wall mounted button on day of inspection. Its opener automatically reversed when safety auto reverse sensors were tested at time of inspection. Recommend regular maintenance to ensure proper operation

4. Occupant Door (Including Fire Door)

Observations:
4.1. Garage occupant door is not fire rated with glass panels installed. Recommend replacing with solid wood door not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated door for enhanced safety to occupants. Fire rated doors prevent the rapid spread of flames in the event of a garage fire.

Garage occupant not fire rated (Glass Panel)

5. Interior Walls / Ceilings (Includes Firewall)

Observations:

5.1. Interior Ceiling was not finished, open to structure.

5.2. There was an opening (breach) in the firewall that separates the livable area from the garage, this is a fire hazard. Recommend repair to maintain sealed walls to help reduces the potential of toxic automobile gases and path for fire to enter the house.

Garage, breach in firewall

6. Floor

Construction:

- Concrete

Observations:

6.1. No major system, safety, or functional concerns observed to the exposed garage floor at time of inspection.

7. Step(s)

Observations:

7.1. Garage step was not secured, this is a safety hazard. The step should be properly constructed and secured to the structure. Recommend correction to help prevent injury to occupants or guests.

Interiors

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The furnishings and/or belongings restricted our access to ceilings (ceiling tiles), windows, walls, doors, and floors, and structures, etc. It is important that you inspect the interior portions of the residence that were concealed or otherwise inaccessible at the time of the inspection. Contact the Inspector immediately if any adverse conditions are observed that were not commented on in your inspection report. Those concealed areas at time of inspection may need inspection or testing. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

1. Interior Door(s)

Observations:

1.1. Front bedroom doors top hinge need adjusting to prevent door from sticking at their upper side jamb. Recommend repair to restore door operation.

2. Interior Window(s) [Representative Number]

Observations:

2.1. Delayed Maintenance, the front bedroom window left sash cord was worn/damaged and not functioning as intended. The window open and closed with ease but the cord will get jamb in the side slider rail and may prevent window from properly operating. Recommend repair to restore its function.

3. Interior Floor Covering(s)

Limitations:

• Evaluation of floor finishing quality, workmanship, and installation of hardwood, laminated, and tile flooring and their predicted wear and performance is outside the scope of the inspection. If client has concerns regarding these areas of the home, a floor specialist should be contacted for further evaluation and information.

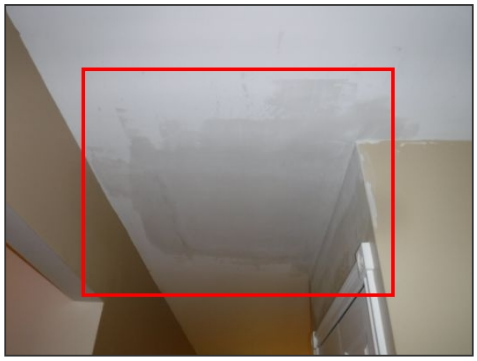
Observations:

3.1. Floor coverings were in good condition with no significant defects noted (normal wear).

3.2. Master bedroom floors squeaks at one or more location. This is usually caused when sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem.

4. Exposed Interior Wall(s) / Ceiling(s) / Floor(s) (Finishings

Observations:
4.1. There was a repair to the ceiling between the kitchen and living room. I did not see any indication of moisture, but I was not able to enter the attic to determine if there was underlining structural or moisture issue. Recommend gaining access to the attic for inspection. Ask the seller about the repair history (why necessary, prior leaks, etc.).
4.2. Family room, recommend caulking/sealing the open gap between the drywall and fireplace brick to help prevent air leaks and improve over all indoor comfort.



5. Interior Stairway / Landings

Observations:
5.1. Steps and Railings / Guards were in good condition with no significant defects noted.

6. Counters And Representative Number Of Cabinets, Shelving

Observations:
6.1. Cabinets / Counters / Shelving and Mirrors were in good condition for there age with no significant defects noted. Installation methods and integrity of fasteners to secure cabinets to the structure, non-functional components, wear, and or cosmetic items are out scope of inspection.

Appliances (Built-In Only Inspected)

1. Laundry Clothes Washer Hook-Up

Limitations:
• Free-Standing washing machine was present but not tested as part of a standard home inspection. As such, it is out of scope of inspection and I did not evaluate or test the unit, drain tube, or water supply hoses. If a water catch pan is installed, it is not possible for us to check its performance. I recommend contacting the Seller or service profession to confirm it properly and safely operates.

Observations:
1.1. There was no drain stand pipe plumbing installed. Washing machine will require it's drain tube to drain directly into the laundry sink.
1.2. Recommend replacing rubber water supply hoses with metal braided hoses for added protection against potential water leaks. There was no indications of hose leaks today. Leaks can occur any time and checking the integrity of the hoses and connection for leaks should be considered a part of normal maintenance.

2. Laundry Clothes Dryer Hook-Up

Limitations:
• Free-Standing cloth dryer was present but not tested as part of a standard home inspection. As such, it is out of scope of inspection and I did not evaluate or test the unit. I recommend contacting the Seller or service profession to confirm it properly and safely operates.

Observations:
2.1. Gas shut-off valve was present in same room and within 6 feet of the appliance.
2.2. There was a 220-volt dryer electrical outlet available (not used). The outlet circuit was disconnected from its 30amp break in the panel.

2.3. The dryer duct/vent has an accumulation of lint, this can become a fire hazard. Recommended duct cleaning and replace flexible foil type duct should with rigid metal duct to reduce lint build up and to bring the home up to standards.

Dryer vent obstructed with lint (safety Hazard)

3. Disposal (Life Expectancy 12 years)

Observations:
3.1. Operated at time of inspection (power switch installed within the cabinet).

4. Dishwasher (Life Expectancy 9 years)

Observations:
4.1. Dishwasher was cycled and operate at time of inspection. Lower panel not removed for inspection. I did not see any leak at the time of the inspection.

5. Microwave (Life Expectancy 9 years)

Limitations:
• Free-Standing microwave present but not tested as part of a standard home inspection. As such, it is out of scope of inspection and I did not evaluate or test on the day of the inspection. I recommend contacting the Seller or service profession to confirm it properly and safely operates.

6. Refrigerator (Life Expectancy 9 - 13 years)

Limitations:
• Free-Standing refrigerator/freezer was present but not tested as part of a standard home inspection. As such, it is out of scope of inspection and not evaluated or moved to verify service connection from behind on the day of the inspection. I make every attempt to look behind if an adequate gap between the wall and back of refrigerator is not obstructed or is available and will note observations.
• I was not able to pull refrigerator away from the wall to check the water supply tube connection. Recommend including inspection of the water tube connection for leak behind refrigerator as part of your annually maintenance.

Observations:
6.1. Shutoff valve was located in the basement.

7. Range / Ovens (Life Expectancy 18 years)

Observations:
7.1. The built-in range gas burners lit and provided heat when turned on by their control knobs.
7.2. The built-in electric oven heating elements provided heat when turned on by their controls (temperature of element is not determined).

8. Range Vent / Hood (Life expectancy 14 years)

Observations:
8.1. The range exhaust vent fan and light operated when tested. I was not able to access the attic above to confirm if the exhaust vent exits to the exterior. I did see a roof can vent directly above the kitchen range vent.

Chimney / Fireplace / Exhaust Venting

1. Fireplace Firebox / Clean-out

Construction:
• Fireplace Masonary fireplace (Family Room)

Observations:
1.1. I did not observe any indication of damage to the fireplace interior firebox but it needs cleaning before use.

2. Fireplace Damper And Lintel

Observations:
2.1. Damper was missing. Recommend correction by qualified chimney contractor to restore its function and to help prevent air drafts and heat lost during winter months when fireplace is not in use.

3. Fireplace Hearth Extention And Front Surround

Construction:
• Raised Masonry

Observations:
3.1. The Hearth and its extension were in good condition. Recommend retucking the opening gap between the hearth extension and fireplace front brick face.

4. Exhaust Venting (Chimney and Gas Burning Appliances)

Construction:
• Fireplace, masonry fireplace chimney with a clay flue liner designed to carry away the exhaust to the exterior of the home. Testing for back draft is outside the scope of the inspection.
• Flue rain cap(s) installed.

Observations:
4.1. There was an abandon vent duct in the chimney flue. The fireplace is not function until removed. Contact a qualified chimney contractor to remove the vent duct, clean, and inspect the interior of the flue.

5. Exterior Chimney / Chase

Construction:
- Masonry Chimney With Crown

Observations:

5.1. Delayed Maintenance, deteriorated mortar joints observed. Recommended retucking the mortar joints to prevent future deterioration and to maintain a water tight structure.


Delayed Maintenance, retuck mortar joint.


Delayed Maintenance, retuck mortar joint.

HVAC System

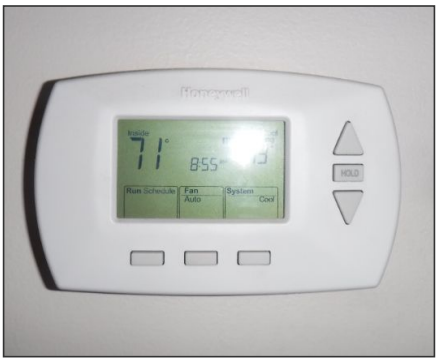
We are not HVAC professionals. Feel free to hire one prior to closing. This inspection of the heating and cooling system is a visual inspection using only the normal operating controls for the system. The inspection of the heating and cooling is general and not technically exhaustive. A detailed evaluation of the interior components of the heating and cooling system is beyond the scope of a home inspection. We do not perform a Carbon Monoxide test or inspect the parts which are not readily accessible, like the heat exchangers, coil, compressor, or valves or humidifier or dehumidifier, the electronic air filter, and determine heating or cooling supply adequacy or distribution balance. We do not operate the heating or cooling system when the air temperature is too hot, to prevent damaging the heating unit or operate the cooling system when the outside temperature is below 65 degrees, to prevent damaging the cooling unit. The client(s) should ask the property owner(s) when it was last serviced. If unable to determine the last service date, or if this system was serviced more than one year ago, a qualified heating and cooling contractor should inspect, cleaned and tuned to ensure proper and safe operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property. Note: Health is a deeply personal responsibility. You should have the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

1. Thermostat Controls

Construction:
• Digital Programmable (Main Floor)

Limitations:
• Thermostats are checked in manual mode only. Thermostats are not checked for calibration or timed functions.

Observations:
1.1. A digital programmable type thermostat was present on the day of the inspection and correctly attached to the wall.



Example Of Thermostat

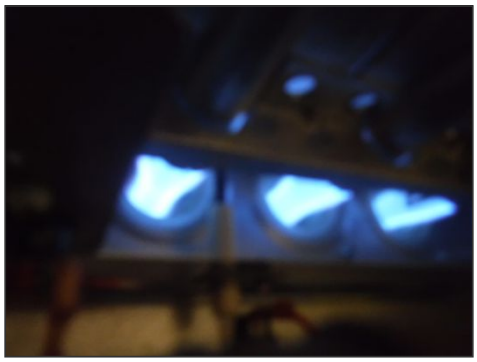
2. Heating System

Construction:
• Forced Air [Natural Gas, Comfortmaker, 2009]

Limitations:
• Not a technically exhaustive evaluation. On/Off Check Only. The average life expectancy is estimated from 15 to 25 years. Any furnace that is 15 years or older should be closely maintained and budgeting for a replacement is recommended.
• Furnace was a high efficiency system and had a sealed combustion chamber which would require invasive measures which lie beyond the scope of the inspection to inspect. The combustion chamber was inspected through a sight port only.

Observations:
2.1. The furnace(s) burners responded and provided heat when turned on by the wall thermostat controller in manual mode on day of inspection. Good flame color and pattern noted. Heat source, where necessary was available to each room. If a water catch pan was installed, it is not possible for us to check its performance. Recommend service check-up and cleaning to ensure safe and proper operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.
2.2. The automatic safety controls responded when tested. There was a gas shut-off valve and an electrical service switch within reach of the unit.

Example Of Manufactures Model / Serial Number


Example Of Furnace Burner In Operation


Example of Heating System With Service Panel Removed

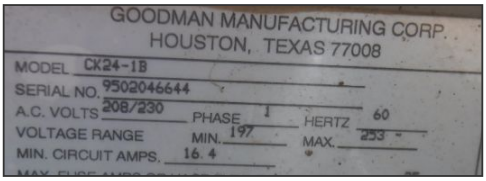
Heating air temperature during operation (95 degrees)

3. Cooling System

Construction:
• Forced Air Cooling [Goodman, 2009]

Limitations:
• The average life expectancy is estimated from 10 to 15 years. Any system that is 15 years or older should be closely maintained and budgeting for a replacement is recommended.
• Interior Evaporator A-Coil, located within the air handler air plenum. Note not inspected, coil is not accessible.

Observations:
3.1. Cooling system responded and provided cooling when turned on by the wall thermostat controller in manual mode. Cooling source, where necessary, was available to the living areas of the home. Recommend service check-up and cleaning to ensure proper operation. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.
3.2. Delayed Maintenance, the pad supporting the air-conditioner compressor housing was not level. A unit should be no more than 2 inches off level, measuring from one side to the opposite of the unit. Over time, this may result in damage to the fan bearings and a shortened fan lifespan, or it may result in movement of the compressor housing which can cause leaks in refrigerant lines resulting in expensive service.



Example Of A/C Unit


Example Of A/C Unit


Cooling air temperature during operation (50 degrees)

4. A/C Refrigerant Lines

Observations:
4.1. The exposed and accessible portion(s) of the high and low pressure refrigerant lines including the foam insulation were in normal condition where I could actually see the lines on the day of the inspection. Most of refrigerant lines not visible; concealed by insulation, wall/ceiling finishing and or storage items.

5. Condensation / Drain Tube / Pump

Construction:
• Ridged Tubing
• Termination: Floor Drain

Observations:
5.1. Condensate drain tube terminates to the floor a few inches short of the floor drain. Recommend proper termination to floor drain to help prevent spillage/pooling and potential of water damage.

Discharge tube need extension to the floor drain

6. Air Distribution System / Air Filter

Construction:
- Metal Air Ducts
- Air Filter (Size 16x20x1)

Limitations:
- Most air ductwork was not visible, they were concealed by interior finishings.

Observations:
6.1. The exposed and accessible portion(s) of the air distribution system (duct work) was in good condition at the time of the inspection. Recommend professional duct cleaning and sanitation to enhance the indoor air quality for occupants.

7. Cooling Fan(s) - Ceiling / Whole House

Construction:
- Ceiling Fans

Observations:
7.1. Ceiling fans in the home were operable at the time of the inspection.

Plumbing System

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

FYI ..... Any observed indications of active leaks, elevated moisture levels, moisture stains, or corrosion of plumbing components or systems should be serviced immediately to help prevent potential of damage to the structure or the potential for mold growth. Repairs should be a priority, and made by a qualified electrical contractor. We also recommend considering having the main drain-line video scanned during your inspection contingency period to determine the actual condition of the main drain-line, and to ensure it will continue to function adequately.

1. Fuel Distribution System

Construction:

- Municipal Natural Gas. Meter and main shut-off valve was located exterior side of structure.
- Distribution, black steel (Life Expediency 75 years)
- Service, plastic

Limitations:

- Most of the gas distribution pipe systems were not visible; concealed by wall/ceiling covering, storage items, and or slab-floor. I also do not use specializes gas leak / CO leak detecting equipment; this out scope of the inspection. If client has concerns regarding the gas service / distribution equipment, a specialist should be contacted for further evaluation. Servicing can uncover defects outside the scope of the inspection. Recommend locating and labeling all appliance gas shut-off valves in the event of an emergency.

Observations:

1.1. I did not smell any gas odors (Sulfur - similar to rotten egg odor). No evidence of damage was observed with the accessible gas piping today (concealed plumbing can not be inspected).

Example Of Gas Service Meter And Shut Off Valve

2. Water Distribution System

Construction:
• Municipal Water. The water meter and main shut-off valve was located in the lower level / basement.
• Distribution, Copper (Life Expediency 70 years)
• Service, Copper piping to the home.

Limitations:
• Most of the water pipes were not visible; concealed by wall/ceiling/floor coverings, storage items, and or slab-floor. Water pressure testing is out scope of inspection. Recommend locating and labeling all water shut-off valves in the event of an emergency.
• The home was equipped with whole house water filter. These are specialized devices which is NOT included as part of a standard home inspection. As a courtesy, I observed leaking from the filter seal. Recommend asking seller about maintenance and service history.

Observations:
2.1. Good water flow, no visible drop in water flow when tested with two fixtures running water simultaneously.

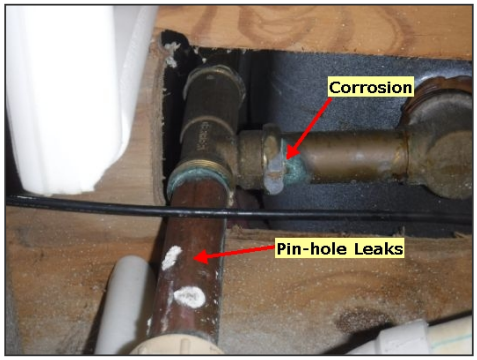
Example Of Water Service Meter And Shut Off Valve

3. Drain / Waste / Venting System

Construction:
• Public Sewer
• Poly Vinyl Chloride "PVC" (Life Expediency 50 - 80 years)
• Copper (Life Expediency 70 years)

Limitations:
• Most of the drain pipe system not visible; concealed by wall/ceiling/floor finishing, storage items and or slab-floor.
• The adequacy of the underground drainage systems are not determined, due to the underground nature of the system. NO WARRANTY for this or any other repair is implied by this inspection. The below grade waste and perimeter drain pipes are out of scope of the inspection. Roots from common vegetation can compromise the main drain-line as they seek sources of moisture. Therefore, you should consider having the main drain-line video scanned during your inspection contingency period to determine the actual condition of the main drain-line, and to ensure it will continue to function adequately.

Observations:
3.1. Delayed Maintenance, I observed white mineral buildup from evaporated water on the copper drain pipes below the tub. This is an indication self healing pin hole leaks by the mineral deposits. There was no active leak today but could leak anytime. I recommend maintenance service to replace the aged drain pipe sections with the mineral deposits to help prevent potential of future leaks.



4. Water Heater

Construction:

• Gas Water Heater [Type: Natural Gas, G.E., 50 gallons, 2007]

Limitations:

• Water heater service life is between 8 and 12 years for a Tank Type and 12 and 20 years for Tankless Type. Any water heater type within these age ranges should be monitored closely for performance and failure; budgeting for a new unit is recommended. Note the Consumer Product Safety Commission (CPSC) recommends setting temperature to 49 °C (120 °F).
• Water Heater was a Flammable Vapor Ignition Resistant (FVIR) type with a sealed combustion chamber which would require invasive measures which lie beyond the scope of the inspection to inspect. The combustion chamber was inspected through a sight port only.

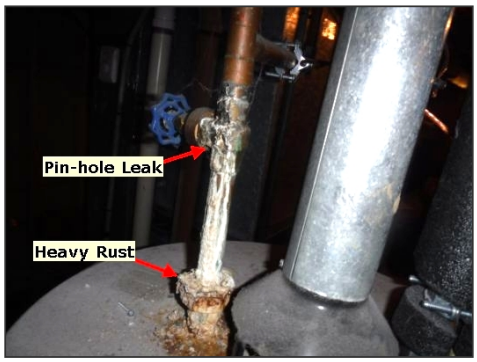
Observations:

4.1. The burner responded when tested. Good flame color and pattern observed.
4.2. Gas and water shut-off valves were within same room and within 6 feet of appliance.

4.3. The temperature-pressure relief valve (TPRV) discharge tube was missing. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend installing discharge tube to bring the home up to standards and to enhance the safety of the occupants.
4.4. Water heater, cold water side, there was an active pin-hole leak from the shut-off valve and leak damage at the dielectric connection (heavy rust/corrosion). Recommend service by a qualified and licensed plumber to prevent further leaking and damage. Service can uncover problems not discovered or that are beyond the scope of home inspection standards.


Missing discharge tube


Example Of Water Heater Burner In Operation



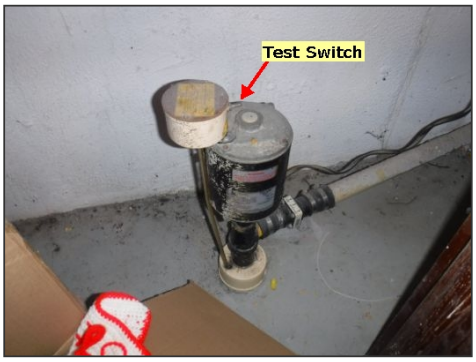
Active pin-hole leak

5. Sump / Waste Pump

Construction:
• Pedestal self-activating electrical pump

Limitations:
• The estimated useful life for most pumps is 7 to 10 years. Any pump that is 7 years or older should be closely maintained and budgeting for a replacement is recommended.
• Waste Pump terminates to exterior.

Observations:
5.1. A sump pump was installed on the premises. The pump responded when tested by test switch time of inspection. Recommend including inspection of sump pump as part of annual maintenance to ensure proper operation and floor prevention.
5.2. Pump discharges to the exterior grade and against the foundation. The grade was wet at the time of the inspection. There was a flexible gutter extension installed that was ineffective in draining discharge away from the structure. The discharge has caused the soil to settle in this area which is an indication of water pooling against the foundation. Recommend back filling with soil and properly installing a drain tube to encourage discharge away from the foundation to help seepage soil settlement and seepage into the basement.



Sump pump


Example Of Sump Pump Discharge Pipe To Close To Foundation

6. Toilet(s)

Observations:
6.1. Toilet(s) were properly secured to the floor and flushed and filled at time of inspection.

7. Sink(s) / Back Splash

Observations:
7.1. Sink(s) filled and drained properly at time of inspection. I saw no leaks on day of inspection. Please note that sinks overflow drains are not tested. Sinks may overflow at anytime water is running into one and should never be left unattended when in use.

8. Tub(s) / Shower(s)

Limitations:
• Bathroom tub/shower plumbing access panel(s) was missing and/or secured shut and not removed to inspect the plumbing.

Observations:
8.1. Bath tub / shower drained slow. This suggest obstructed drain pipe. May be prudent to contact a licensed plumber to evaluate and repair.

9. Exterior Hose Bibb(s)

Construction:
• One or more were frostproof type hose bibb(s)

Observations:
9.1. Both of the hose bibb(s) were functional when tested on the day of the inspection. Maintain silicone caulking to seal gap around hose bibb flange and structure to help prevent water intrusion.

Electrical System

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

FYI ..... All issues or concerns listed in this electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and made by a qualified electrical contractor. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.

1. Service Entrance Conductor / Meter / Low Voltage Service Wires

Construction:
- Below grade lateral service conductors.

Limitations:
- Not able to determine lateral service entry conductor amperage. Service conductor to the meter was concealed.

Observations:
1.1. The exterior meter box was in good condition. No major rust or damage. Not loose.

Example Of Service Meter

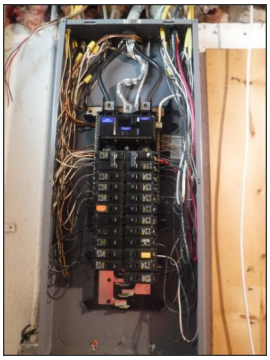
2. Service Panel / Over-Current Protection

Construction:
- Main Panel - Breakers, 150 Ampere rating, Basement

Observations:
2.1. There was a circuit directory inside the panel door today. It is not uncommon that circuits are mislabel. I recommend a qualified person verifying the directory or labels to identify breaker locations to enhance safety during service.
2.2. Service panel was grounded to the exterior ground rod and bonded to the copper water pipe within a few feet of the panel and at the water service side of the water meter.

2.3. The bonding clamp was not clamped to the water pipe ahead of the water meter. This is a safety hazard. Recommend service to secure the bonding clamp. Service can uncover problems not discovered or that are beyond the scope of home inspection standards.

Bonding clamp not secured to water pipe



Example Of Service Panel With Cover Removed

3. Branch Wires

Construction:
- Copper Wiring

Limitations:
- Most branch wiring was not visible, they were concealed by interior finishings.

Observations:

3.1. Basement, open junction box(es) observed. All electrical spliced wires must be properly enclosed in a grounded junction box. Recommend qualified person install protective cover to enhance safety to the occupants.

3.2. Back right side, there was an abandon circuit with its conduit protruding the grade that is a trip hazard. The conduit was protected by landscaping bricks. Recommend removing abandon circuit to prevent trip injury.

Junction box missing cover

4. Ground Fault Circuit Interrupts (GFCI)

Observations:

4.1. Kitchen, center island missing GFCI protected outlet. Recommend installing GFCI type outlet for added convenience and safety.

4.2. The following electrical outlets were not GFCI protected. Recommend service and correction by a qualified electrical contractor to ensure safety of the occupants and to uncover problems not discovered or that are beyond the scope of home inspection standards.

1. Exterior
2. Bathroom
3. Garage
4. Basement laundry outlet near sink

5. Switches, Outlets, Light Fixtures [Representative Number]

Limitations:
• One or more exterior light fixtures were has dusk/dawn sensors. They will not operate during daylight. Inspector does not force the light to turn on. These type of light are out of scope of the inspection. Ask home owner to confirm their operation.

Observations:
5.1. A representative number of switches, lighting fixtures, and receptacles tested were acceptable with regard to their operation on the day of the inspection.

6. Smoke / Carbon Monoxide Detector(s)

Limitations:
• We do not operate smoke alarms or carbon monoxide (CO) detectors. Most manufacturer's recommend that you test monthly and change their back up batteries at least every six months. You should consider replacing any detector older than 10 years. Current standards require functional smoke/CO detectors in each bedroom, hallway, or within 15 feet of any sleeping room, any room with a gas burning appliance, and each floor including garage and basement according to the manufacturers specifications.

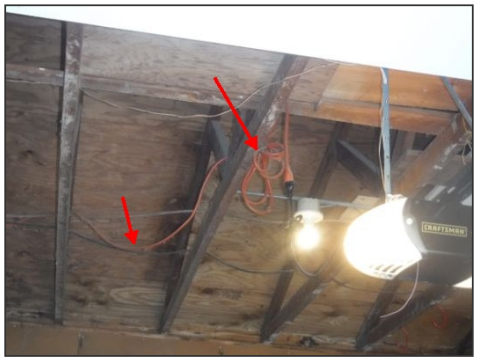
Observations:
6.1. Smoke detectors were installed in each bedroom, hallway.

7. Exterior A/C Service Disconnect(s)

Observations:
7.1. The A/C electrical service disconnect(s) at the condensing unit were properly installed and in serviceable condition at the time of the inspection.

8. Extension Cord(s)

Observations:
8.1. Garage, extension cords(s) and or handyman extension cord(s) were being used as permanent wiring for the garage opener. Using extension cords as permanent wiring poses a fire and shock hazard, and is an indication that wiring is inadequate and should be updated. Recommend correction.



Example Of Extension Cord Used As Permanent Wiring

Insulation & Ventilation

In accordance with the InterNACHI Standards, the home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

1. Insulation (Unfinished Spaces)

Limitations:
- See Structures - Structural Access Section For Limitations.

2. Interior Ventilation (Kitchen, Bath, Laundry)

Observations:
2.1. Interior exhaust fan(s) operated at time of inspection. Note fan CFM Volume/capacity is out of scope of inspection.

3. Structural Ventilation (Attic, Foundation, Crawlspace)

Construction:
- Gable Vents

Limitations:
- See Structures - Structural Access Section For Limitations.

Structures

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We do not remove fixed finishings or remove ceiling tiles if present, this is considered invasive and out scope of the inspection. We inspect accessible and unobstructed structural components of the attic, foundation, sub-flooring, and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. If client has concerns regarding these areas of the home, a specialist should be contacted for further evaluation and information. See Moisture Sections for additional information.

1. Structural Access (Attics, Roof Cavities, Crawlspaces, Unconditioned Spaces)

Construction:
- Garage Wall Attic Access Panel
- Attic Interior Ceiling Panel

Limitations:
- Attic, access panel in garage was secured shut (not able to open) and interior ceiling access panel in the bedroom was covered over with blown-in insulation. I did not access the attic today. As such, I was not able to inspect the roof structures, insulation, and ventilation and endorse the components and structures within the space and disclaim any further responsibility for these concealed systems.

Observations:

1.1. Attic was not inspected due to the limitations. Recommend access to the attic and have inspected before closing.

Garage, attic secured by drywall panel (I did not access the attic)

2. Exposed Attic / Roof Structures (Limited Access)

Construction:
- Sheathing, Laminated Plywood

Limitations:
- See Structures - Structural Access Section For Limitations.

3. Exposed Above Grade Wall / Ceiling Structures (Limited Access)

Construction:
- Wood Frame -- Dimensional Lumber

Observations:
3.1. Exposed ceiling/ wall structures, I did not observe indications of structural concerns such as doors and windows sticking/binding, unlevel floors and ceilings, or walls out of plumb. Virtually all walls above the ground level are covered and structural members are not visible. Minor non-structural cracks of the wall / ceiling finishings are common in aged homes due to settlement and or delayed maintenance. They are generally superficial and limited to edge corners of the walls, seam taped joints where the drywall butts together, and or above corners of door ways. Recommend annual preventive maintenance inspection to maintain the structural integrity of the ceiling/ wall system/components. If damage should appear or worsen, a professional should evaluate and repair to help prevent potential of material damage to the home. Reference Interior Wall/Ceiling Section for additional information.

4. Exposed Floor Structures And Slab Floor (Limited Access)

Construction:
- Sub-Floor Joist, Wood Dimensional Lumber (exposed areas)
- Sub-Floor, Laminated Plywood (exposed areas)
- Basement, Concrete Slab Floor

Limitations:
- The basement / lower level Slab-floor was obstructed by ceiling coverings (work shop or personal items) that limits inspection.

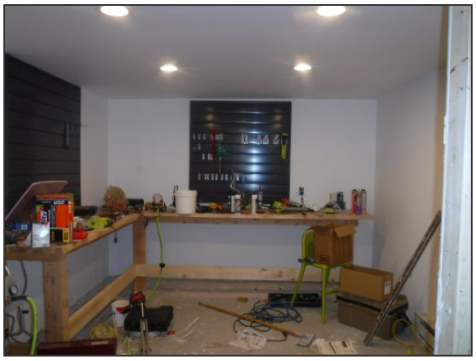
Observations:
4.1. Reference Moisture - Exposed Sub-floor Structures Section for additional information.

5. Exposed Foundations - Basement / Crawlspace / Slab-On-Grade (Limited Access)

Construction:
- Basement Walls (Poured Concrete Walls)

Limitations:
- Foundation walls were concealed by insulation panels. As such, inspection was limited to the exposed wall areas; concealed areas were not inspected. If client has concerns regarding these areas of the home, a specialist should be contacted for further evaluation and information.

Observations:
5.1. Basement, I did not observe any indication of structural concerns to the exposed foundation during the inspection today. Settlement / stress cracks or crack with moisture stains are very common in aged homes. Cracks less than 1/4 inch and which do not exhibit any vertical or horizontal displacement are generally not regarded as being a material structural defects. Recommend annual preventive maintenance inspection to maintain the structural integrity of the foundation systems/ components. Reference the seller's disclosure document to determine if there's been any water leakage, accumulation, or dampness.



Foundation/ Sub-floor obstruction by wall/ceiling coverings (workshop)

Foundation obstruction insulation panels

6. Exposed Support Beam(s) / Column(s) / Pier(s) and Header(s) (Limited Access)

Construction:
• Column and Beam - Steel (Where Visible)

Observations:
6.1. I did not observe any indication of structural damage to the exposed Beams/Posts during my inspection.

Moisture

Any observed indications of moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately to help prevent potential of damage to the structure or the potential for mold growth. Repairs should be a priority, and made by a qualified electrical contractor. If client has concerns regarding these areas of the home, a specialist should be contacted for further evaluation and information. See Structural Sections for additional inspection limitations.

1. Exposed Attic / Roof Structures (Limited Access)

Limitations:
- See Structures - Structural Access Section For Limitations.
- There was no access to the attic space and or roof cavity of the structure. As such, I was not able to inspect Attic / Roof systems for moisture damage. Reference Structural Access Section for limitations.

2. Interior Finished Walls / Ceilings And Floors (Above Grade)

Observations:
2.1. I did not see any active leaks or staining on the accessible interior finished wall, ceilings, or floor coverings at time of inspection.

3. Exposed Sub-Floor Structures And Slab Floor (Below Grade)

Observations:
3.1. I observed stained and water damage/rot to the sub-floors and rim joists in the following location. Location #2 and 3 had significant structural damage to the sub-floor and rim joists. I was not able to determine the underlining damage. Recommend qualified and licensed contractor evaluate and provide estimate of repair. Servicing can also uncover problems not discovered or that are beyond the scope of home inspection standards.

Location:
#1 dried stains - no elevated moisture,
#2 elevated moisture and significant dry rot to sub-floor and rim joist (structural damage)
#3 no elevated moisture measured but significant dry rot to sub-floor and rim joist (structural damage)
#4 stains - no elevated moisture.

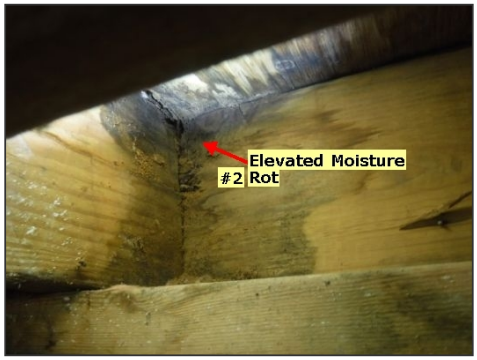
Approximate Exterior Location #1, #2, & #3 (of Stained Sub-floor/Rim Joist)

Location #1, Bedroom below window (Above Stained Sub-floor/Rim Joist)

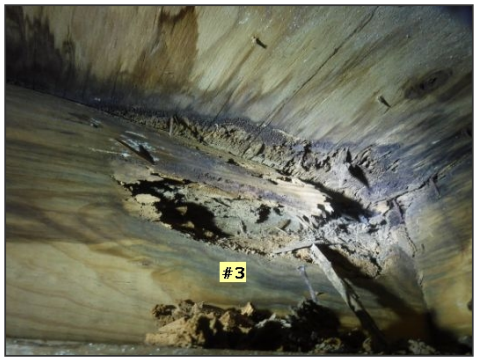
Location #1, Stained sub-floor (Below bedroom)

Approximate Interior Location #2 & #3 (Above Stained Sub-floor/Rim Joist)

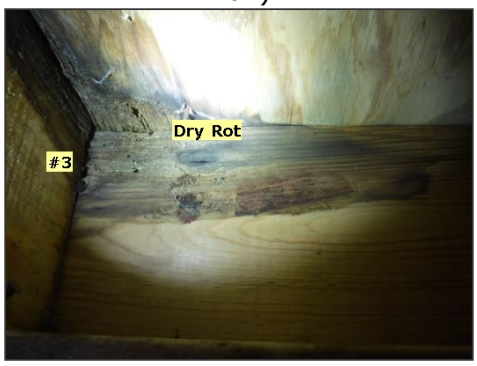
Location #2 (Structural Damage), Elevated moisture, damage sub-floor/Rim Joist (Left side of door wall)



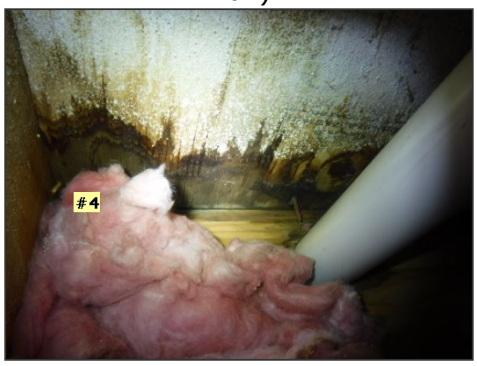
Location #2 (Structural Damage), Elevated moisture, damage sub-floor/Rim Joist (Left side of door wall)



Location #3 (Structural Damage), damage sub-floor/Rim Joist (below glass door wall)



Location #3 (Structural Damage), damage sub-floor/Rim Joist (below glass door wall)



Location #4, Stained sub-floor/rim joist

4. Exposed Basement / Crawlspace Foundation Walls (Below Grade)

Observations:

4.1. Basement, I did not observe any indication of water seepage, stains, or water damage to the accessible and exposed foundation structures or finished walls during my inspection today. Recommend referring to the seller's disclosure document to determine if there ever has been any water leakage, accumulation, or dampness.

Environmental

1. Potential Asbestos Containing Material

Limitations:
• I do not inspect or test for Asbestos Containing Materials (ACM). If suspected ACM is observed during the home inspection, I will verbally bring this to your attention and may provide comments and or photos as a courtesy and may recommend testing covered under a separate agreement and fees.

Notes:
1. Note testing is a separate service and must be agreed to in writing. Without taking a sample for verification by an accredited laboratory this cannot be confirmed 100%. Only a laboratory analysis can absolutely confirm the presence of asbestos.

References:
1.Consumer Product Safety https://www.cpsc.gov/safety-education/safety-guides/home/asbestos-home
2. EPA Guide https://www.epa.gov/asbestos

Observations:
1.1. I did not observe any materials that were suspect of containing asbestos in the exposed and accessible areas of the home today.

2. Organic Fungal Growth

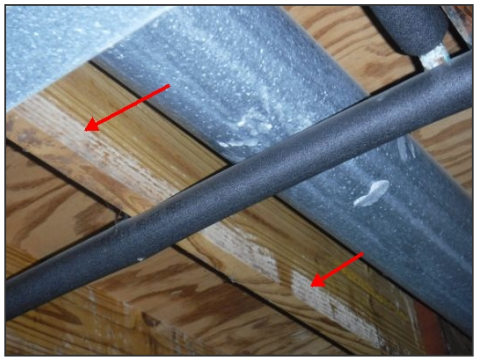
Limitations:
• Your Home Inspection service included a visual Mold Inspection today. I do not inspect for concealed fungal growth or determine if underling conditions exist.

Notes:
1. Testing is a separate service and must be agreed to in writing.
2. Mold cannot exist without moisture. Therefore, any moisture whatsoever, whether it be from inadequate grading and drainage, a leaking roof, window, or door, or moisture from a faulty exhaust vent, a condensate pipe, an evaporator coil, or a component of a plumbing system should be serviced immediately, or the potential for mold contamination will remain.

Reference:
1. EPA Guide http://www.epa.gov/mold/moldguide.html.
2. If you have concerns regarding observed fungal growth, I recommend contacting a Mold Remediation Contractor for further evaluation and to determine if underlining damage exists and estimate of repairs.

Observations:
2.1. Sub-floor joists, I observed white powdery surface fungal grow on a few of the floor joist. Recommend properly cleaning and maintaining relative humidity levels below 60%. Reference Mich Mold Cleaning Guide attached to end of report.





3. Vermin / Pests

Limitations:

• Your Home Inspection included a visual Pest Inspection today. I do not inspect for concealed vermin activity or determine if underling conditions exist.

Notes:

1. Note VA or FHA Wood Destroying Inspection (NPMA-33 Form) is a separate service and must be agreed to in writing and additional fees. If a WDI was preformed at the time of the Home Inspection, the WDI report will be attached to the end of this report.

Reference:

1. EPA Guide https://www.epa.gov/safepestcontrol

Observations:

3.1. I did not observe any indication of pest activity in the exposed and accessible areas of the home today.

4. Radon

Observations:

4.1. I do not inspect or test for Radon Gas. Reference EPA Radon Citizen Guide for more information https://www.innovativehomeinspection.com/uploads/EPA_Radon_Citizens_Guide.pdf

4.2. Recommended having finished basements Radon Tested. Contact SWAT Radon https://swat-radon.com/michigan-radon-mitigation or Precision Radon Testing www.percisionradontesting.com, Jarett James, 800-837-8903

Michigan Department of Community Health

Steps for Cleaning Mold

Before getting started, get to know MOLD:

Mend

There are many places you can find mold in your home. However, mold always needs a damp or wet place to start growing. If you don't fix the water problem, the mold will keep coming back no matter how well you clean.

Observe

Look around. Where is the mold growing? How much mold is there? If the area that is moldy is very large or you have health problems, you might want to hire a contractor to do the work for you. If the mold is growing on something that can be cleaned with bleach and water, and you do not have asthma or other health problems, you can probably clean the mold yourself.

Learn

Read the Michigan Department of Community Health's mold flyers to learn more about places in your home to look for mold, what your rights are as a renter or home owner, and how mold can affect your health. Get the flyers by going to www.michigan.gov/mold or calling 1-800-648-6942.

Disinfect

Follow the directions on the following pages to learn how to safely clean up mold on your own.

Mold Cleaning Kit

Things you will need:

long rubber gloves
(like dishwashing gloves)

goggles
(without holes or air vents)

N-95 mask
(you can buy at a local home improvement store)

a measuring cup

two buckets
(1 gallon size or larger)

2 sponges or rags

water

household bleach*
(do not use pool bleach)

DIRECTIONS

1. **Open windows, if possible**.
   Make sure you have a lot of fresh air. If you can't open windows, use fans to blow clean air from other rooms.

2. **Put on your gloves, goggles, and face mask.**

3. **Make your Mold Cleaning Mix.**

Mix 1 cup of bleach with 1 gallon of water in one bucket.

- Stir up the bleach and water with your gloved hand, being careful not to splash.
- Add one sponge or rag to the bucket.

4. **Fill the second bucket with <u>water only</u> and add the other sponge or rag.**

Be very careful to keep the Mold Cleaning Mix away from kids and pets.

NEVER MIX BLEACH AND AMMONIA.

*If you or others in your home have asthma, you should <u>not</u> use bleach. Please contact the Michigan Department of Community Health at 1-800-648-6942 for other cleaning options.

Getting Ready to Clean

Sort everything that is moldy into two groups:

Things that water CAN'T soak into:	**Things that water CAN soak into:**
linoleum floors	carpet
stoves	couches
sinks	stuffed animals
plastic toys	clothes
tile walls	wood
metal	drywall
and more...	and more...

DIRECTIONS
to clean things that water CAN'T soak into

1. **Put together your Mold Cleaning Kit.**

2. **Apply the Mold Cleaning Mix.**
   Wipe the mix onto the things that are moldy using your sponge or rag. If the items are small enough, you can soak them directly in your bucket of Mold Cleaning Mix.

3. **Let the items sit or soak for 10-15 minutes.**

4. **After 10-15 minutes, rinse the things using plain water.**

5. **Dry everything very well.**
   Use towels or fans to blow on the things and area you cleaned.

6. **Repeat if necessary.**
   You may need to do steps 2-5 again if the mold is still there.

7. **If the mold still cannot be removed, you should consider throwing the items away.**

Remember that the bleach might discolor some items, so test the Mold Cleaning Mix on a hidden area before using it on the entire item.

Bleach should not be used on metal objects. For these items, wipe the mold off with a mix of warm water and dish soap.

DIRECTIONS
to clean things that water CAN soak into

Small Things

If the item is small enough that it can fit in a washing machine and can be safely washed, try washing it on a HOT water cycle with your regular laundry soap.

Dry everything very well.

Do the items still smell like mold or dirt?
Can you still see the mold?

If so, you should throw it away. If not, it should be OK to keep it.

Big Things

Has everything been wet for <u>two days or MORE</u>?

If you answered yes, you will probably need to throw those items away. This includes carpet and couches. Mold is already growing, even if you can't see it yet, and could cause health problems later.

Has everything been wet for <u>LESS than two days</u>?

As long as you don't see any mold growing already, try to soak up as much water as you can with towels or a wet/dry vacuum (like a Shop-Vac, for example).

Open your windows or turn on your air conditioning or heat blowers to get fresh air moving through the area where the wet things are found. If you have a fan, use it to blow fresh air directly on the wet area.

You need to dry everything as fast as possible.

Wood and Drywall

While wood and drywall feel hard, water can still soak into it. This means mold could be growing inside your walls where you can't see it.

If there is a lot of mold on your walls or ceiling, the BEST thing to do is to cut it out and replace the section.

You might want to hire a home contractor to do this, especially if the mold has grown on the wood and support beams inside the wall.

Removing the wood or drywall is the only way to be totally sure you get rid of all of the mold. However, if you prefer to try cleaning it, see page 6 for instructions.

About hiring a home contractor

If you decide to hire someone to remove and repair damage caused by mold, it is recommended that you use a *home repair contractor*.

A home repair contractor is usually cheaper than a *mold remediator*, or someone that only repairs homes with mold, because they do not do all the testing that mold remediators do. Testing for mold is not needed and only adds to your cost.

A regular home repair contractor is capable of cleaning and repairing your home after a problem with mold.

Note that the State of Michigan does not license or certify companies for mold clean-up.

mold on a wall

mold inside a cabinet

mold on a wall and carpet

Cleaning the wood or drywall yourself

If the area that is moldy is small (the US Environmental Protection Agency suggests an area smaller than 3 feet by 3 feet), and you do not want to cut it out of the wall, you can first try to clean the wood or drywall yourself with the Mold Cleaning Mix (see directions on page 2). If the mold comes back again after you try to clean it, then you will need to cut out the drywall.

DIRECTIONS

1. **Put together your Mold Cleaning Kit.**
2. **Wipe on the Mold Cleaning Mix.**
   Wipe the Mold Cleaning Mix onto the wood or drywall using your sponge or rag. Remember that the bleach might discolor some items, so test it on a hidden area first.
3. **Let the Mold Cleaning Mix soak into the wood or drywall for 10-15 minutes.**

4. **After 10-15 minutes, wipe the wood or drywall with the plain water.**
5. **Dry the wood or drywall well.**
   Soak up as much water off the wood or drywall as you can with towels, and if possible use fans to blow on the area to dry it as quickly as possible.
6. **After the wall is dry, you can re-paint the area.**
   There are special paints available that are advertised to cover mold stains. Talk to your local paint supplier to find the paint that best meets your needs.

Is more information available?

Yes! Contact the Michigan Department of Community Health at 1-800-648-6942 or visit www.michigan.gov/mold for these other fact sheets:

- **All About Mold**
- **Mold and Your Health**
- **Mold and Renter Disputes**
- **Mold and Home Owners**
- **All About Mold (for Health Care Providers)**

Michigan Department of Community Health

MDCH