

Dear Client:

At your request, a visual inspection of the above referenced property was conducted on Tuesday, September 10, 2019. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF INSPECTION REPORT

IMPORTANT: The 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. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Summary A: The following is a list of items / conditions that are typically considered significant and / or safety related, and usually will need further evaluation or repair by appropriately Licensed Contractors.

GENERAL INFORMATION

Building Characteristics:

Utilities Status:

1. Gas service off at time of inspection.

ROOF SYSTEM

Roof:

Roof Covering Condition:

2. Exposed nails / fasteners noted. Damaged Shingles noted; ridge. Repair/Replacement needed. Poor installation, deterioration viewed at patio cover. A licensed roofing contractor should be called in to make further evaluation and to repair or replace as needed.



Flashings:

Type and conditions

3. Metal, Composition, The potential for water entry is present, separations viewed at edges, at the vents, chimney, at various roof penetrations. Storm Collar(s) are missing / none provided at B-vents. A licensed roofing contractor should be called to make further evaluation and repairs as needed.



Attic & Insulation:

Access:

4. Attic is full size, Viewing was limited, due to space, insulation, ductwork etc. Moisture stains are noted, Unable to determine the status of the stains. Active leakage may be present. Ladder to the attic is weak and presents a safety hazard. Make improvements as needed.



PLUMBING SYSTEM

Main Line:

Material:

5. Copper, Excessive corrosion is found near the main valve, Repairs will be needed, Main line is 3/4 inch diameter.



Water Heater:

Condition:

6. Drain pan is recommended. Gas/Pilot is Off - Could not fully inspect, Pressure relief valve and pipe noted, not tested. Poor termination of TPR pipe noted Flue vent intact, missing trim ring at ceiling. Improper clearance to combustibles, Minimum 1 inch clearance needed from combustibles at double wall B-vent. A water shutoff valve is installed. Thermal coupler is present. Manufacture date / approximate age- 1/16/2017.



7.



Fuel System:

Meter / Tank:

8. Meter located at exterior, North, Lines not fully visible, Gas System Not On at time of inspection - Suggest gas company light and test all gas appliances. Caped line from main noted near meter.



HEATING - AIR CONDITIONING

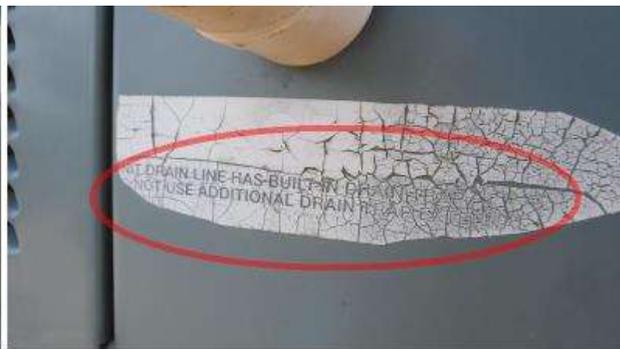
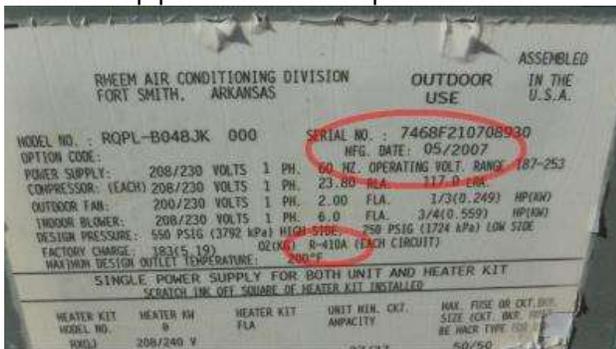
Air Conditioning:

Air Temp Drop of 18-22 degrees is considered acceptable:

9. 20 degrees F Good cooling.

Condensate Line:

10. Condensate line installed with trap and vent provided; does not appear to have proper slope, should not have external trap per manufacture specifications.

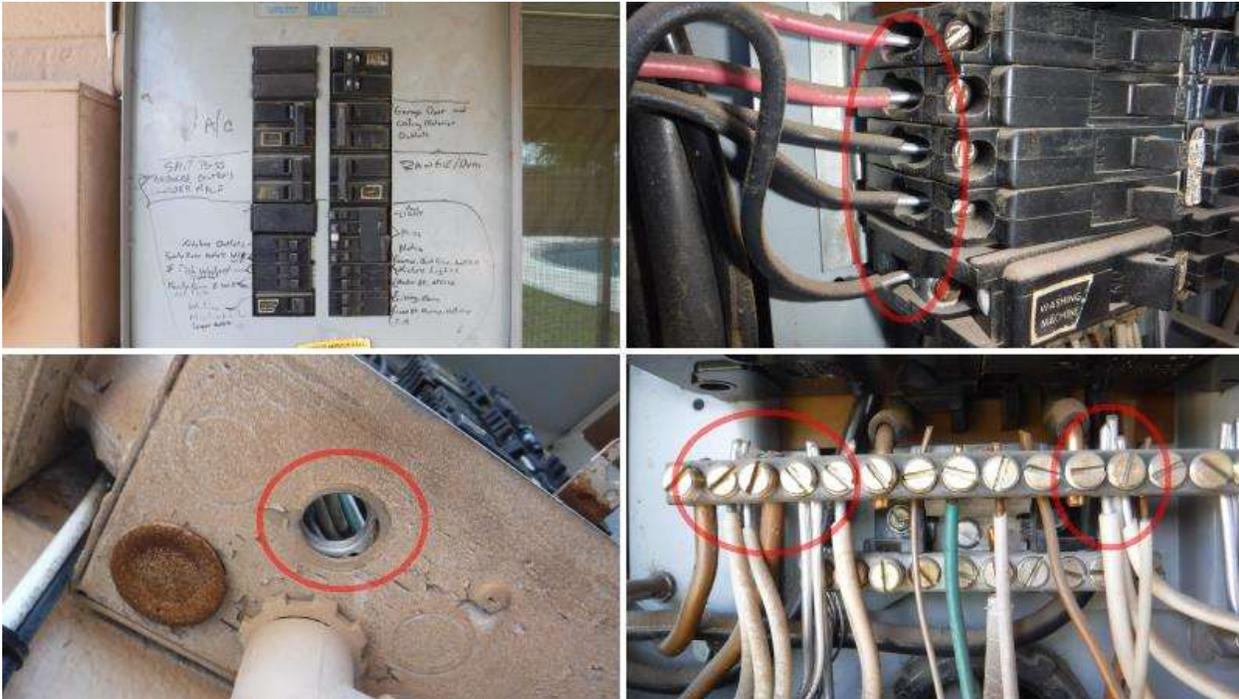


ELECTRICAL SYSTEM

Electrical Distribution Panels:

Main Panel Observations:

11. Circuit and wire sizing correct so far as visible. Triple lugging at ground/neutral bar noted, typically rated for only two wires. Missing knockouts viewed at panel. Single pole in use at 20 amp 240 volt breaker. Abandoned breaker noted. Different brand breakers are installed, not recommended. NOTE: Six or fewer breakers in one location do not usually require a main breaker. Anti oxidant recommended on aluminum 240 volt connections. Electrical tape around some breakers is noted. Electrical system appears outdated by today's standards. Upgrade should be considered. Have a licensed electrician make further evaluation and corrections as needed.



12.



Conductors:

Branch Wiring:

13. Copper, Aluminum (240 volt OK), Aluminum wire on 120 volt circuits - FURTHER EVALUATION RECOMMENDED BY A LICENSED ELECTRICIAN. Cables inadequately attached or protected, exposed wiring noted; kitchen cabinet above vent hood, garage. Damage/Defects noted, Extension cord wiring installed in a permanent manner is considered a fire hazard as its insulation is not formulated to withstand the test of time. Fires can start unexpectedly. Extension cord wiring is noted in the following areas: garage, patio. Wiring is not stapled / secured within 12" of boxes / fixtures; attic.



Electrical Outlets:

General:

14. A representative sampling of outlets were tested. As a whole, outlets throughout the house are in serviceable condition. Separations at kitchen outlet left of sink; GFCI series with patio outlet at sprinkler timer. GFCI not responding / not operational / not provided at: garage, front eaves, patio, master bathroom. Refrigerator is plugged into a GFCI protected outlet above the kitchen counter; no dedicated appliance outlet provided behind the refrigerator.



INTERIOR ROOMS

Smoke / Fire Detector:

Comments:

15. Failed to respond to test button / not operational; hall, southwest guest. Most manufactures recommend replacing detectors that are more than 10 years old. We suggest additional smoke detectors be installed in appropriate locations.

GARAGE - CARPORT

Garage Doors:

Door to living space:

16. Door or its hardware needs repair or replacement, does not self-close and latch. There is no fire rated door separating the garage from the living areas of the house.

Garage Walls and Ceiling:

Fire Wall

17. Settlement cracks noted. Damage is noted. Moisture stains / damage viewed; possible mold below water heater. Attic access stairs do not appear to be fire-rated. Repair any openings with approved materials to restore its fire rating.



Summary B: The following items / conditions noted should receive eventual attention, but do not affect the habitability of the home and the majority are the result of normal wear and tear, and / or deferred maintenance.

EXTERIOR - FOUNDATION

Exterior Walls:

Materials & Condition:

1. Walls are constructed with Frame construction. Block construction Wood siding. Settlement cracks are noted; garage northeast. Separations at wood connections; north gable. Voids / openings in surfaces noted; gas main, northwest at conduit. Pet door is installed.



Trim & Eaves:

2. Wood materials. Vinyl materials. Separations noted at garage vehicle door trim; exposed screws noted. Weathering and aging, deterioration noted. Peeling / flaking paint noted. Separations at joints / seams / connections noted.



Foundation:

Materials & Condition:

3. Poured in place slab concrete, Slab is not visible due to carpet and/or floor covering, The exterior view of the foundation is limited to the portions visible above grade. Conditions may exist that warrant further investigation by a

Professional Engineer. Cracking, settlement viewed at multiple locations; entry, garage north. The exposed portions of the perimeter foundation walls need maintenance. This is needed to prevent further deterioration.



PLUMBING SYSTEM

Hose Bibs / Hookups:

General:

4. Sample operated, appeared serviceable, Anti-siphon devices missing / not installed, front.



INTERIOR ROOMS

GENERAL COMMENTS:

5. Previous repairs / paint noted.

Doors:

Entry Door

6. Needs attention / maintenance / minor repairs for proper operation; loose hardware at screen door. Weathering, deterioration, split wood noted. Door / frame is not square.



Other Exterior Doors

7. Sliding glass door. Screens, damaged. Self-closing / latching devices not installed / not operating properly. Fogged, condensation between panes, indication of thermal seal failure noted; family room.

Overall Interior Door Condition:

8. Appear satisfactory. No doors provided at bedroom closets.

Windows:

General Type & Condition:

9. Clad-Metal/Vinyl, Dual pane. Sliding, A representative sampling was taken. Windows as a grouping are generally operational. Screens; Missing screens noted; bedroom.

Floors:

Type:

10. Carpet, Tile, Laminate, Appears satisfactory. Wear / stains noted. Separations at wall noted; family room, entry.



Fireplace:

Type:

11. Masonry, Damper missing, removed, blocked. Fireplace has been altered, closed, blocked off. Outlet and cable runs into the firebox noted.



GARAGE - CARPORT

Floor:

Condition:

12. Surfaces have raised / settled. Floor is not fully visible, due to vinyl flooring.



KITCHEN - APPLIANCES

Range/ Cooktop / Oven:

Type & Condition:

13. Electric, Appears serviceable, Stove has not been secured as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Stove should be properly secured right-away.

Ventilation:

Type & Condition:

14. External, Fan/Hood operational. Missing filter panel, not installed.



Kitchen Interior:

Counters & Cabinets:

15. Counters are solid surface type (granite, quartz, concrete, corian) with minor wear. Damage is noted; sagging, separations behind sink. Caulking is needed in the vicinity of the sink. Cabinets appear serviceable, with moderate to heavy wear. Stains / damage viewed below sink.



Fixtures & Drain

Kitchen Sink:

16. Minor wear noted, Faucet is serviceable, Corrosion noted at plumbing below sink; no active leakage detected.



BATHROOM

Bathroom:

Location:

17. Hall.

Vanity Cabinet:

18. Attention Needed - The vanity cabinet and/or top in this bathroom needs attention. Moisture stains noted.



Faucet and Supply Lines:

19. Faucets appear functional. There are shutoffs installed for both hot and cold water pipes under the basin, not operated. Corrosion noted at supply lines / valves.

Toilet Condition

20. Action Necessary - There is evidence of an active leak. Water leaking from tank noted when I arrived. Homeowner shut water off at valve prior to him leaving the home.



Tub/Shower/Shower Head and Mixing Valves:
21. Valve is difficult to operate.

Tub/Shower Drain:
22. Functional - The tub/shower appears to drain at an acceptable rate. Stopper is missing.

Bathroom:
Location:
23. Master.

Faucet and Supply Lines:
24. **Attention Needed** - The faucet in the bathroom vanity leaks at handle(s). There are shutoffs installed for both hot and cold water pipes under the basin, not operated. Corrosion noted at supply lines / valves.



Tub/Shower/Shower Head and Mixing Valves:
25. **Attention Needed** - The tub / shower fixtures need some attention so that it will function as intended. Tub / shower diverter partially diverts water to showerhead. Valve Leaks - The water mixing valve leaks and needs to be repaired.



Tub/Shower Drain:
26. Functional - The tub/shower appears to drain at an acceptable rate. Stopper is missing / not operational.

Tub & Shower Walls:
27. The tub and walls appear to be in functional condition. Small chip in tub noted.



Caulking/Water Contact Areas:

28. **Attention Needed** - The caulking / grout in the water contact areas appears to need attention. Damage may result if not corrected.

GROUNDS

Paving Conditions:

Driveway:

29. Driveway Type: Concrete, Cracks noted are typical, Surface raised/settled.

Patio / Porch:

Slab:

30. Patio type: Concrete, Brick, Cracks noted - typical, Surface raised/settled.

Structure:

31. Type: Shed roof, Deterioration noted at base of posts, Needs repair or securing, Structure appears over spanned/sagging/damaged. Improper addition of 2x4 blocks at top of post noted. Structure is too low, inadequate headroom clearance noted.



Cover / Roof:

32. The method of patio cover attachment to main roof is incorrect and needs further evaluation and repair to prevent deterioration or water entry into wall and framing areas. Moisture damage viewed.



Fences & Gates:

Condition:

33. Type: Masonry, Cracks / separations / settlement noted, Loose blocks noted, Top row, Cap blocks, Damage / deterioration noted. Moisture stains / deterioration noted. Self-closing / latching devices for pool barrier are missing / needed / damaged / not operational.



Grading:

Site:

34. Flat site, Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

Landscaping:

Condition:

35. Maintenance / mowing / trimming needed.

SPRINKLER SYSTEM

Sprinkler Heads:

Overall Condition:

36. DEFICIENCY OBSERVATIONS- Back flow prevention was not present. Each and every individual sprinkler / drip head is not checked for operation. Some sprinkler heads need adjustment as they are over spraying or under spraying their intended range.

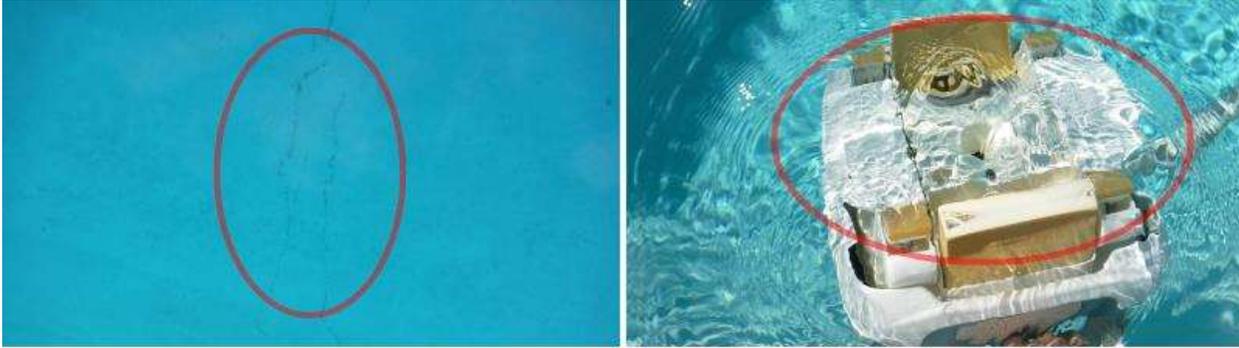


POOL/SPA & EQUIPMENT

Pool Surface:

Condition:

37. Fair overall condition. Drain covers, appear to be entrapment resistant type. Staining / discoloration noted at surface. Call a licensed pool contractor for further evaluation and repairs as recommended.



Cleaning system:

Condition

38. Vac style system, operational, wear parts are in need of replacement. In-floor cleaning system is not operating and will need repairs / replacement if desired.

Skimmer, Aerator, Auto-fill:

Condition:

39. Skimmer, basket and weir door appear satisfactory. Aerator valve and nozzle, appear satisfactory. Auto-fill device is missing anti-siphon device.

Pumping Equipment:

Pump & Motor:

40. Good. Body bond is missing / loose / disconnected.



Pressure gauge and bleeder valve.

Gauge

41. Damaged, not operational.

Pool Decking:

Child Protection Fencing:

42. None is provided. Check with the local town Building Department as to fencing requirements with regard to the swimming pool.

Summary C: The following items are typically considered suggestions, upgrades and maintenance recommendations.

ROOF SYSTEM

Gutters & Downspouts:

Type & Condition:

1. Consider installing gutters and downspouts to help with site drainage.

Ventilation Provisions:

Condition:

2. There is some ventilation installed; however, the existing venting may not allow adequate ventilation for the attic cavity. Action may be necessary to correct this shortage of ventilation. Typically half of the vents should be installed at upper portions, other half of vents should be installed at lower portions of attic. No lower vents provided. Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed.

PLUMBING SYSTEM

Waste Lines:

Condition:

3. Appears satisfactory. Drains tested at sinks, tubs, showers, fixtures etc. Laundry and floor drains not tested. Not fully visible. Due to type / age of system, further evaluations / inspections by qualified plumbing contractor with a camera scope is recommended. Plumbing vents appear serviceable.

HEATING - AIR CONDITIONING

Ductwork / Distribution:

Air Intake/Filters:

4. Suggest cleaning / replacing air filter every 30 days.

ELECTRICAL SYSTEM

Electrical Outlets:

Laundry:

5. Electrical outlet is grounded, No 240 outlet.

LAUNDRY AREA

Laundry:

Fuel System:

6. Gas service pipe is provided.

Dryer Vent:

7. A dryer vent is provided, Vertical dryer vent present. Recommend cleaning of vertical dryer vent pipe every 6 to 12 months to prevent clogging and to improve dryer performance.

Thank you for selecting our firm for your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Ryan Phelps #40004
Big Brother Inspections