Serenity Home Inspections LLC
Property Inspection Report

123 Your New Home Lane, Atlanta GA 30360

Prepared For: Amazing Client

Date of Inspection: 1/20/2016

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SerenityHomeInspection.com

UNDERSTANDING YOUR REPORT:

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

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

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

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

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

TEXT COLOR SIGNIFICANCE:

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

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

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

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

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

Table Of Contents

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.
Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Enviromental Hazards		
Page 9 Item: 3	Wood-destroying Insects	3.2. Insect mound built up to base of exterior siding and trim below back deck. recommend further evaluation by qualified pest control company for type and correction needed
Roof		
Page 13 Item: 2	Roof Boots & Flashing	2.6. Exposed fastener heads noted at the roof penetration flashing. All fastener heads should be sealed to prevent rust/water intrusion.
Exterior		
Page 17 Item: 2	Exterior Wall Condition	2.4. Exterior stucco appears to be "Exterior Insulation and Finish System" (EIFS), also known as "Synthetic Stucco". This type has been known to allow water intrusion into the wall cavities at cracks, joints, around window and door frames, and other areas where water can enter causing hidden damage to the structure. We are unable to determine if any underlying damage or moisture problems are present in the wall cavities by a "Visual Inspection Only". Further evaluation by a licensed qualified contractor is recommended prior to close to ensure no moisture damage exists. 2.5. Portions of the exterior siding and trim are in direct contact with the soil. This will cause accelerated water damage and increased potential for insect activity including wood destroying insects. This condition will also dramatically increase the potential for water intrusion into the home. There should generally be a 4-6 inch gap between the siding/trim and ground level. Recommend further evaluation and correction by a qualified contractor. 2.6. Drainage weep channels in exterior brick are clogged or missingsporadic around home. Have qualified contractor correct for proper drainage and to prevent brick from cracking.
Page 18 Item: 3	Trim Conditions	3.4. Flashing issues sporadic around exterior of home where trim of all penetrations protrudes beyond edge of flashing above which may allow rain intrusion into wall cavities. further evaluation needed for correction
Page 21 Item: 5	Window/Frame Conditions	5.5. Multiple windows are stuck shut sporadic in home. Break seal and ensure operation. Stuck windows in a bedroom can prevent emergency egress in case of fire.

Page 22 Item: 7	Exterior Grading	7.4. The soil at the back right corner below the deck appears to be incorrectly sloped and should be repaired. It is recommended that a landscape contractor make a further evaluation and correct to prevent water from collecting against the foundation walls to prevent possible water entry.
Page 25 Item: 11	Fences/Retaining Wall Conditions	11.5. The retaining wall is leaning outward along the top below the back deck. Have a landscape contractor correct and repair as needed.
Decks/Porches/Patios/Stairs		
Page 25 Item: 1	Deck Conditions	1.3. It is recommended to install metal plates and fasteners to secure connections of the deck framing and the wood posts to the deck framing. 1.4. Back deck structure is visibly sagging towards outer corner with vertical posts slightly leaning below. recommend further evaluation by qualified contractor for cause and correction
Page 27 Item: 2	Exterior Stairs & Handrails	2.3. Open risers noted at deck/porch stairs outside the home. This is a possible fall hazard for small children. It is recommended to have these closed off if small children are present. See photographs for locations ad examples. 2.4. The handrail is not graspable. Deck stairs require a graspable, continuous and smooth handrail for safety. A 2x4 or 2x6 board is not an acceptable hand rail. 2.5. Install the missing handrail at the edge of the porch. Whenever a flat surface is over 30 high a guard rail is usually required for safety. 2.6. It is recommended to install a handrail at the exterior steps, whenever four or more stairs are present a handrail is usually required. See photographs for location(s).
HVAC Systems		
Page 30 Item: 1	Air Conditioning Systems	1.3. One or more components of the air-conditioning system are nearing their normal life expectancy, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit will last. 1.4. The second floor AC unit did not appear to adequately cool when tested. Less than a 12 degree temperature difference was noted, between the supply and return, with 14-22 degrees being the expected operating range. It is suggested to have the unit reviewed and serviced as needed by a licensed HVAC contractor to ensure proper operation. 1.5. The basement level AC unit did not appear to adequately cool when tested. Less than a 12 degree temperature difference was noted, between the supply and return, with 14-22 degrees being the expected operating range. It is suggested to have the unit reviewed and serviced as needed

		by a licensed HVAC contractor to ensure proper operation. 1.6. HVAC system uses R22 refrigerant which is banned an no longer produced. Very few HVAC companies have access to the existing recycled or recovered R22 supply. Once the system needs to be recharged (refilled with refrigerant) it will no longer work and the system will have to be replaced. 1.7. The condensate drain lines should discharge at least five feet from foundation walls to prevent water from collecting near or against the foundation walls as required by industry standards. Have a licensed HVAC or qualified contractor correct.
Page 34 Item: 2	Evaporater Coil Condition	2.3. Due to cooling system components nearing or beyond its normal life expectancy, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit will last. 2.4. Condensation is dripping from the evaporator coil penetrations when air conditioning was tested. Recommend correction by a qualified HVAC technician.
Page 37 Item: 6	Furnace System Conditions	6.1. The heating system(s) is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. However, proper function was noted at the time of inspection. It is suggested to have the entire HVAC system serviced to ensure proper function and prolong the service life. 6.2. Due to presence of rust, scale, and some debris in this appliance, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.
Electrical		
Page 41 Item: 3	Main Panel Comments	3.5. Double tapping observed at the breakers at the left side of the main panel box. This is where more than one wire is installed at a breaker point meant only for one wire. Have an electrician examine and repair. 3.6. There is a black and white wire connected to a 2 pole breaker to feed a 240 volt circuit in the panel. In this case the white wire is usually not a neutral wire and should be coded black to avoid confusion. This is usually done at the panel with electrical tape or marker.
Page 43 Item: 4	Sub Panel Comments	4.3. Ground and neutral wiring in sub electrical panel should be isolated on a separate buss. 4.4. Multiple deficiencies uncovered at sub-electric panel in basement with improper wire gauges, improper wire installation and other deficiencies. recommend a full evaluation by qualified electrical contractor for extend of correction needed

Page 44 Item: 6	Smoke/CO Detector Comments	6.1. Recommend installing additional detectors in home to bring to current safety standard. Smoke alarms are required in each bedroom, and in hallways serving bedrooms. Carbon Monoxide sensors are also required on homes with gas appliances or an attached garage.
Page 45 Item: 8	Interior Electrical Conditions	8.1. Incomplete wiring noted in basement. There is not a standard distribution of electrical outlets in the lower level. This may have been added after original construction. There should be an outlet every 12 lineal feet of wall space. 8.2. Much of the wiring appears to not be a professional installation in the basement with sagging wires and floating electrical splices. Have a licensed electrical contractor review and correct as needed.
Plumbing		
Page 46 Item: 1	Main Valve and Piping	1.3. The water pressure dramatically decreases when multiple plumbing fixtures are operated simultaneously. Rec commend further evaluation by a qualified plumber for cause and correction.
Attic		
Page 51 Item: 2	Attic Framing	2.1. A portion of the roof truss framing system appears to have been cut or altered running through the chimney and multiple surrounding truss framing members have cracked and separated with some previous repairs beginning to separate. recommend further evaluation for cause and correction by qualified contractor or engineer
Kitchen		
Page 56 Item: 2	Kitchen Traps/Drains/Supply	2.2. Repair the minor leak at the drain line connection under the basement kitchen sink. Have a plumber examined and repair. 2.3. Exposed electrical wire in basement kitchen where exhaust fan should be installed
Page 57 Item: 3	Kitchen Appliances	3.3. Electrical wiring was not properly installed below basement kitchen range cooktop at connection to receptacle
Bathrooms		
Page 60 Item: 3	Bathroom Traps/Drains/Supply	3.5. Leaking noted at the drain lines beneath one or more bathroom sinks. Suggested to have the drain lines reviewed and repaired by a licensed plumber as needed. See photographs for locations.
Page 61 Item: 4	Toilet Condition	4.1. Loose toilet(s) noted in the home. All toilets should be properly secured to the floor to prevent leakage and ensure proper function. It is suggested to have all plumbing work performed by a licensed plumber. See photograph(s) for locations and details.
Page 62 Item: 6	Tub Faucet Condition	6.3. The plumbing components at the upper hall bathroom shower stall are not properly secured or sealed which may allow damage to piping or water intrusion into wall cavity
Page 63 Item: 8	Shower Faucet	8.6. The plumbing components at the master shower stall wall

	Condition	are not properly secured or sealed which may allow damage to piping or water intrusion into wall cavity
Interior Areas		
Page 66 Item: 2	Interior Wall Conditions	2.4. Water-like staining down wall below foyer window inside home indicates some rain intrusion at window frame. recommend further evaluation for cause and correction 2.5. Possible mold growth and pace of drywall across from water heater in basement. recommend further testing to determine type and correction needed
Page 69 Item: 6	Interior Stair/Rail Conditions	6.1. Secure the loose hand rail at the second floor staircase. 6.2. Secure the loose handrail at the lower level stairs.
Basement		
Page 72 Item: 6	Basement Insulation	6.3. The insulation at the ceiling or walls of the basement has been installed backwards. The paper facing should be installed towards the conditioned side of the home. The paper portion is flammable and should not be left exposed.
Page 73 Item: 7	Basement Comments	7.5. Evidence of past water event in basement around bedroom closet and bathroom. staining and discoloration is visible on multiple ceiling tiles although no current saturation was detected during inspection. organic like growth was uncovered at multiple locations in this area. further testing will be needed to determine type of growth and correction or treatment needed. recommend further evaluation for cause and correction by qualified contractor

Inspection Details

This report is the exclusive property of Serenity Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Serenity Home Inspections and supersede any alleged verbal comments. We inspect all the systems, components, and conditions described in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI), and those that we do not inspect are clearly disclaimed in the inspection agreement and/or in the standards of practice. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The report is not intended to be a "check list" of items that need repair or general maintenance, it is designed to identify material defects or deficiencies that would have an adverse impact on the value of the real-property, or that involve an unreasonable risk to people on the property. This home inspection report will not reveal every condition that exists or ever could exist, but only those material defects that were observed on the day of the inspection.

In accordance with the terms of the inspection agreement, the investigation and service recommendations that we make in this report should be completed DURING YOUR INSPECTION CONTINGENCY PERIOD by qualified, licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the INSPECTION AGREEMENT, which was presented to you at the time of the inspection or in an electronic email attachment prior to the inspection. If you do not have a copy of the INSPECTION AGREEMENT, please contact Serenity Home Inspections and a copy will be provided to you electronically.

1. State of Occupancy

- The home was occupied and the occupants were in the home during the inspection.

2. Attendance

- Client Present

3. Type of Dwelling

- The property inspected was a single family dwelling.

4. Ground/Surface Soil Condition

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

5. Year of Original Construction

- The home was originally constructed in approximately 1998.

6. Weather Conditions

- Cloudy
- Raining

Enviromental Hazards

1. Radon

1.1. A radon test was underway at the time this report was generated.

2. Rodents

2.1. Although obvious damage or activity of rodents may be noted, a full rodent evaluation is outside this inspection scope. Consider having an evaluation performed by a pest control company within your due diligence period.

3. Wood-destroying Insects

3.1. The General Home Inspection does not include identification of damage from- or the presence of- wood destroying insects (WDI). Although I may comment on obvious signs, as a courtesy, a WDI inspection would require the services of a qualified specialist (typically a pest control contractor).

3.2. Insect mound built up to base of exterior siding and trim below back deck. recommend further evaluation by qualified pest control company for type and correction needed

Insect mound built up to base of exterior siding and trim below back deck. recommend further evaluation by qualified pest control company for type and correction needed

Roof

1. Roof Conditions

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

Materials:
• Asphalt Composition Shingles

• Metal Roofing over bay window
• The home has a combination of gable and hip style roof structure.

Observations:

1.1. the approximate age of the roof shingles based on a visual evaluation was 9-11 years.

1.2. The roof was covered with dimensional fiberglass asphalt shingles, also called "architectural" or "laminated" shingles. Fiberglass shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules. Dimensional shingles are composed of multiple layers bonded together. Shingles with multiple layers bonded together are usually more durable than shingles composed of a single layer. Dimensional shingles usually have a 30-year warranty. The actual useful lifespan varies with shingle quality. Determining shingle quality or remaining shingle roof lifespan lies beyond the scope of the General Home Inspection.

1.3. Algae observed on roof. This type of algae is common and is responsible for the black stains and discoloration on the roof. It occurs in warm humid conditions. It is not harmful to the roof and should be considered as a cosmetic concern only. It can be removed with mild chemicals, applied by a specialist.

1.4. Area of roof line on right side of bay window where garage roof meets main home will have a higher potential for water intrusion due to configuration/pitch. Monitor

Roof covering image

Roof covering image

Roof covering image

Area of roof line on right side of bay window where garage roof meets main home will have a higher potential for water intrusion due to configuration/pitch. Monitor

Area of roof line on right side of bay window where garage roof meets main home will have a higher potential for water intrusion due to configuration/pitch. Monitor

Roof covering image

Roof covering image

Roof covering image

Roof covering image

2. Roof Boots & Flashing

Materials:
• Rubber

Materials:
• Portion of roof flashing is covered by other materials or components and are not fully visible for evaluation.
• Metal

Observations:

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

2.2. Due to the age of the roof, all penetrations should be checked by a qualified roofing contractor and resealed as needed. Rubber boots often split at the upper side of the roof vent that is not visible from the ground. Suggested having Roof penetration flashing evaluated and repaired or replaced as needed.

2.3. Missing kick out flashing noted at locations around the home. Kick out flashing is used to divert

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

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

2.5. Roof exhaust vents are rusted. We recommend a review for repair or replacement as necessary by a qualified roofer.

2.6. Exposed fastener heads noted at the roof penetration flashing. All fastener heads should be sealed to prevent rust/water intrusion.

Missing kick out flashing noted at locations around the home.

Roof penetration flashing image.

Roof penetration flashing image.

Roof penetration flashing image.

Roof exhaust vents are rusted. We recommend a review for repair or replacement as necessary by a qualified roofer.

Exposed fastener heads noted at the roof penetration flashing. All fastener heads should be sealed to prevent rust/water intrusion.

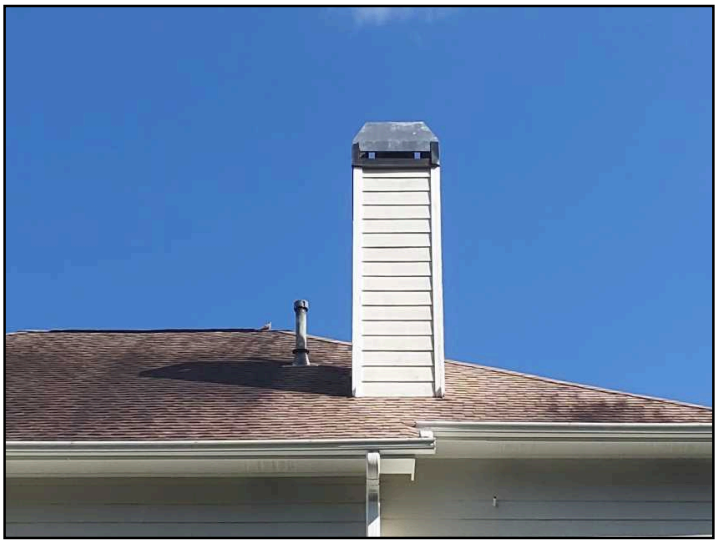
Chimney

1. Chimney Conditions

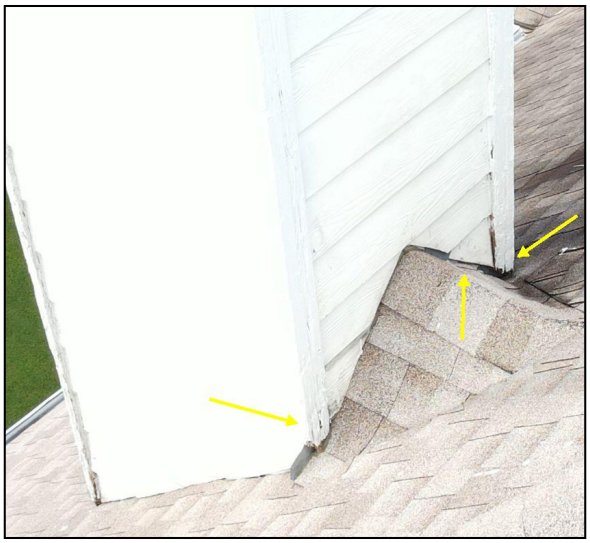
Materials:
• Fiber Cement siding

Observations:

1.1. Water damage is noted on the siding and trim around the chimney. Repair or replacement needed.



Chimney image



Water damage is noted on the siding and trim around the chimney. Repair or replacement needed.

Chimney image

Chimney image

2. Flue Condition

Materials:
• Metal

Observations:

2.1. Unable to determine condition of upper portion of flue liner due to being inaccessible.

3. Flashing Conditions

Materials:
• Metal

Observations:

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

4. Spark Arrester/Rain Cap Condition

• Rain Cap Present

Observations:

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

Chimney cap image

Chimney cap image

Exterior

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

1. Hard Surface Conditions

Driveway:
• Concrete Driveway

Walkway:
• Concrete walkway

Observations:

1.1. Common cracks observed in driveway, these are primarily a cosmetic concern. Monitor and consider sealing to limit deterioration.

1.2. Common cracks observed in walkway, these are primarily a cosmetic concern. Monitor and consider sealing to limit deterioration.

2. Exterior Wall Condition

Materials:
• Fiber Cement Siding
• Brick siding
• Synthetic stucco EIFS trim

Observations:

2.1. Suggest sealing/caulking all penetrations though the siding as part of routine maintenance and

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

2.2. Caulk the vertical joints at the junctions between dissimilar siding materials around the home.

2.3. Minor crack/chips noted at the nail penetrations for the exterior siding.

2.4. Exterior stucco appears to be "Exterior Insulation and Finish System" (EIFS), also known as "Synthetic Stucco". This type has been known to allow water intrusion into the wall cavities at cracks, joints, around window and door frames, and other areas where water can enter causing hidden damage to the structure. We are unable to determine if any underlying damage or moisture problems are present in the wall cavities by a "Visual Inspection Only". Further evaluation by a licensed qualified contractor is recommended prior to close to ensure no moisture damage exists.

2.5. Portions of the exterior siding and trim are in direct contact with the soil. This will cause accelerated water damage and increased potential for insect activity including wood destroying insects. This condition will also dramatically increase the potential for water intrusion into the home. There should generally be a 4-6 inch gap between the siding/trim and ground level. Recommend further evaluation and correction by a qualified contractor.

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

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Portions of the exterior siding and trim are in direct contact with the soil. This will cause accelerated water damage and increased potential for insect activity including wood destroying insects. This condition will also dramatically increase the potential for water intrusion into the home. There should generally be a 4-6 inch gap between the siding/trim and ground level. Recommend further evaluation and correction by a qualified contractor.

3. Trim Conditions

Materials:
• Wood: Wood trim must be kept painted and well caulked to avoid water penetration.
• Fiber cement

Observations:

3.1. Wood trim around the home should be routinely painted and caulked to ensure no water intrusion into the home and to extend the life of the wood. Any areas of unpainted wood trim should be scraped, repainted and sealed. This is a part of normal home maintenance. See photographs for any specific locations and details.

3.2. Seal vertical trim where it meets the siding and where it meets the foundation around the home to prevent water penetration or damage to the sheathing behind the siding.

3.3. Evidence of repairs were observed to several areas of the wood trim around the home. Any patched areas of wood should be maintained with caulking and paint. We cannot verify the adequacy or integrity of repairs once they are made. We recommend investigating the history of any repairs including the need for repairs and to the extent in which repairs are needed.

3.4. Flashing issues sporadic around exterior of home where trim of all penetrations protrudes beyond edge of flashing above which may allow rain intrusion into wall cavities. further evaluation needed for correction

Seal vertical trim where it meets the siding and where it meets the foundation around the home to prevent water penetration or damage to the sheathing behind the siding.

Evidence of repairs were observed to several areas of the wood trim around the home. Any patched areas of wood should be maintained with caulking and paint. We cannot verify the adequacy or integrity of repairs once they are made. We recommend investigating the history of any repairs including the need for repairs and to the extent in which repairs are needed.

Flashing issues sporadic around exterior of home where trim of all penetrations protrudes beyond edge of flashing above which may allow rain intrusion into wall cavities. further evaluation needed for correction

Flashing issues sporadic around exterior of home where trim of all penetrations protrudes beyond edge of flashing above which may allow rain intrusion into wall cavities. further evaluation needed for correction

4. Vent Conditions

Observations:

4.1. The dryer vent for the home discharges at a side wall. Horizontal vent pipes can trap lint and annual cleaning is recommended. There is limited review of the vent line inside the wall cavity of the home.

4.2. The vent for the dryer is dirty and should be cleaned for proper and safe operation of the clothes dryer.

4.3. Suggested ensuring caulking is maintained around all vent hood penetrations outside the home.

4.4. High efficiency furnace exhaust intake on right side of home should not be in close proximity to dryer exhaust vent. recommend further evaluation by qualified HVAC technician

Dryer vent should be cleaned

High efficiency furnace exhaust intake on right side of home should not be in close proximity to dryer exhaust vent. recommend further evaluation by qualified HVAC technician

Suggested ensuring caulking is maintained around all vent hood penetrations outside the home.

5. Window/Frame Conditions

Window Type/Materials:
• Wood Frame
• Thermal-Pane

Observations:

5.1. Determining the condition of all thermal pane windows is not usually possible, due to variations in temperature, weather and lighting at the windows.

5.2. Wooden windows were noted. It is not uncommon for these windows to become stuck or difficult to open. This is a common condition in dwellings of this age with original wooden windows.

We recommend ensuring that one window in each room will open as a means of exit in case of an emergency or ventilation is needed.

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

5.4. Some deterioration visible at exterior portion of windows. Recommend repair as needed to prevent deterioration

5.5. Multiple windows are stuck shut sporadic in home. Break seal and ensure operation. Stuck windows in a bedroom can prevent emergency egress in case of fire.

Some deterioration visible at exterior portion of windows. Recommend repair as needed to prevent deterioration

Some deterioration visible at exterior portion of windows. Recommend repair as needed to prevent deterioration

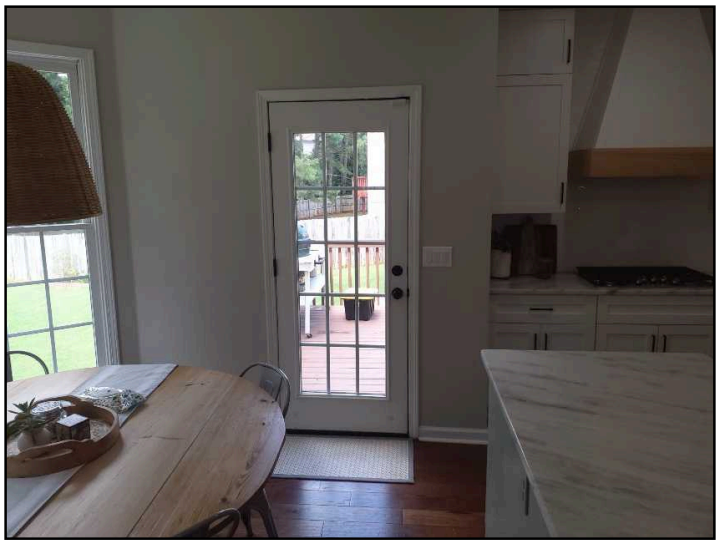
6. Exterior Door Conditions

Observations:

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

6.2. Suggested to install wood blocking beneath aluminum thresholds at exterior doors. This is to protect the threshold from any damage that may occur if stepped on.

6.3. Back deck and basement exterior doors are misaligned making operation more difficult. Recommend correction



Back deck exterior door is misaligned making operation more difficult. Recommend correction

Suggested to install wood blocking beneath aluminum thresholds at exterior doors. This is to protect the threshold from any damage that may occur if stepped on.

7. Exterior Grading

Lot type:
• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
Buyer is advised to refer to Disclosure Statement for further information about drainage failure.

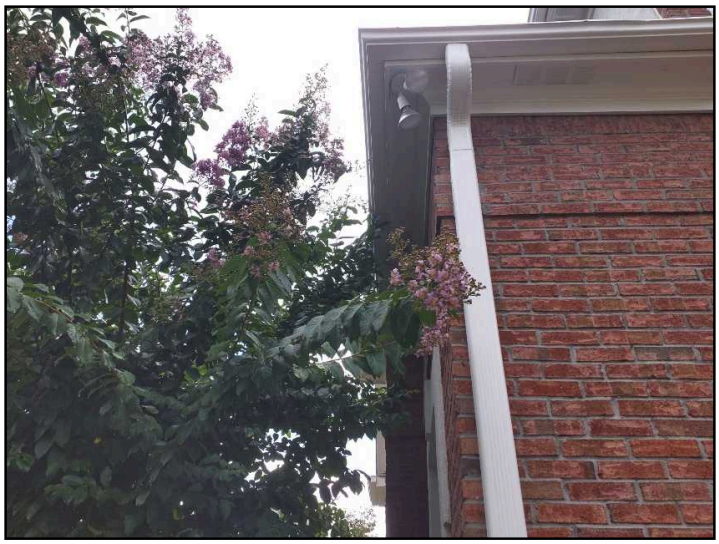
Observations:

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

7.2. Suggest trimming back exterior vegetation from the siding and trim for proper clearance and ventilation.

7.3. Suggest trimming tree limbs back away from the exterior walls and roof line. Tree limbs can allow rodents onto the roof or damage the shingles.

7.4. The soil at the back right corner below the deck appears to be incorrectly sloped and should be repaired. It is recommended that a landscape contractor make a further evaluation and correct to prevent water from collecting against the foundation walls to prevent possible water entry.



Suggest trimming back exterior vegetation from the siding and trim for proper clearance and ventilation.

The soil at the back right corner below the deck appears to be incorrectly sloped and should be repaired. It is recommended that a landscape contractor make a further evaluation and correct to prevent water from collecting against the foundation walls to prevent possible water entry.

8. Gutter Conditions

Materials:
• Metal

Observations:

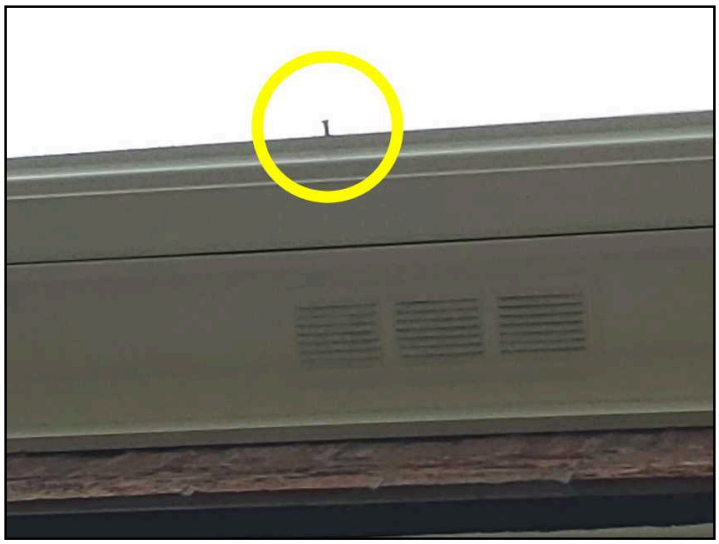
8.1. It is suggested to ensure all downspout discharge into a splash block, underground drains or extension. It is also important that gutters stay cleaned and free of debris. The water should be directed away from the foundation in effort to prevent any erosion or interior moisture issues in basements or crawl spaces.

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

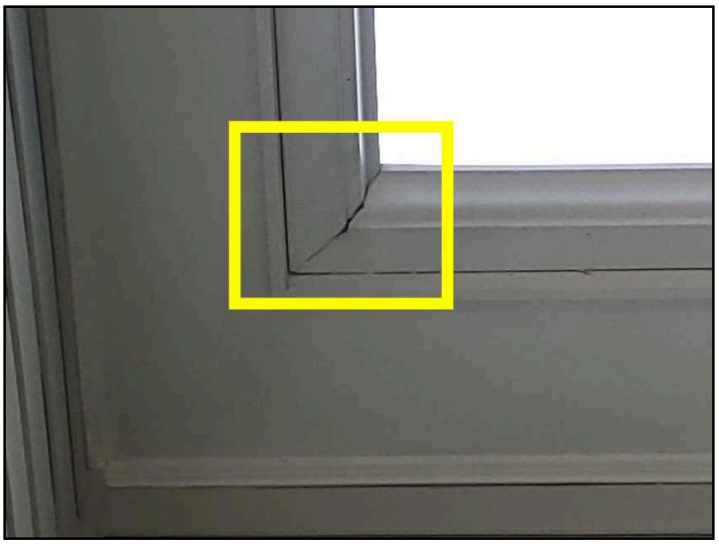
8.3. Evidence of water leakage at gutter seams. Recommend correction by qualified contractor

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

8.5. Some or all of the gutter downspouts are connected to underground drains. These are not visible and cannot be examined.



Loose gutter pins noted sporadic around home



Evidence of water leakage at gutter seams. Recommend correction by qualified contractor

9. Gas utility service

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

Gas meter at the right exterior side

10. Foundation Type

Materials:
• Poured
Concrete

Observations:

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

11. Fences/Retaining Wall Conditions

Observations:

11.1. Fencing remarks do not constitute a full evaluation which is outside this inspection scope.

11.2. Recommend adding sealant at exterior wood fencing to extend life expectancy

11.3. Exterior fencing was in need of maintenance/minor repairs

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

11.5. The retaining wall is leaning outward along the top below the back deck. Have a landscape contractor correct and repair as needed.

Recommend adding sealant at exterior wood fencing to extend life expectancy

The retaining wall is leaning outward along the top below the back deck. Have a landscape contractor correct and repair as needed.

Decks/Porches/Patios/Stairs

1. Deck Conditions

Materials:
• Rear deck
• Wood Support Posts

Observations:

1.1. The flashing and connections between the deck framing and the home are visually examined only and are not always visible. It is recommended to bring all decks (older and newer) up to current standards for deck safety. This includes framing, support, attachment to the home, flashing, handrails, and stairs as needed.

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

1.3. It is recommended to install metal plates and fasteners to secure connections of the deck framing and the wood posts to the deck framing.

1.4. Back deck structure is visibly sagging towards outer corner with vertical posts slightly leaning below. recommend further evaluation by qualified contractor for cause and correction

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

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Back deck structure is visibly sagging towards outer corner with vertical posts slightly leaning below. recommend further evaluation by qualified contractor for cause and correction

2. Exterior Stairs & Handrails

Materials:
• Wood
• Concrete
• Bricks

Materials:
• Wood

Observations:

2.1. Wear/cracking noted in the brick mortar at the front steps. Suggested to have mortar repaired as needed to prevent further weathering and potential water issues. See photographs for examples.

2.2. There needs to be a landing installed at the base of the rear deck steps. The landing should be at least 3' feet in the direction of travel and at least the width of the stairs.

2.3. Open risers noted at deck/porch stairs outside the home. This is a possible fall hazard for small children. It is recommended to have these closed off if small children are present. See photographs for locations ad examples.

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

2.5. Install the missing handrail at the edge of the porch. Whenever a flat surface is over 30 high a guard rail is usually required for safety.

2.6. It is recommended to install a handrail at the exterior steps, whenever four or more stairs are present a handrail is usually required. See photographs for location(s).

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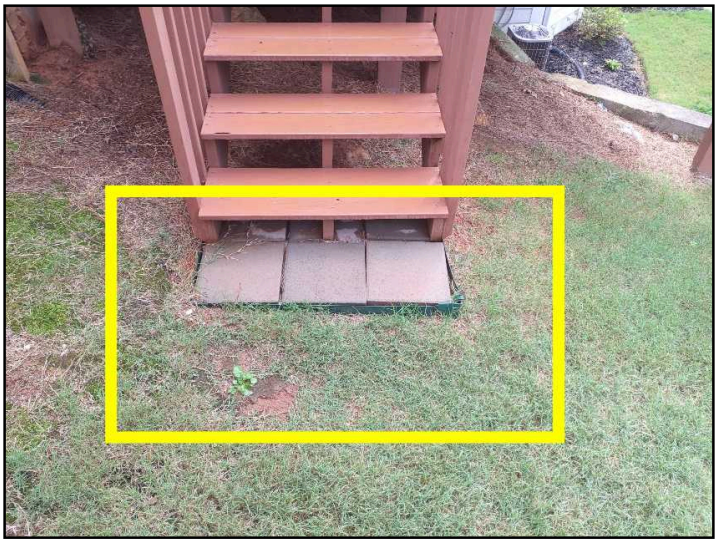

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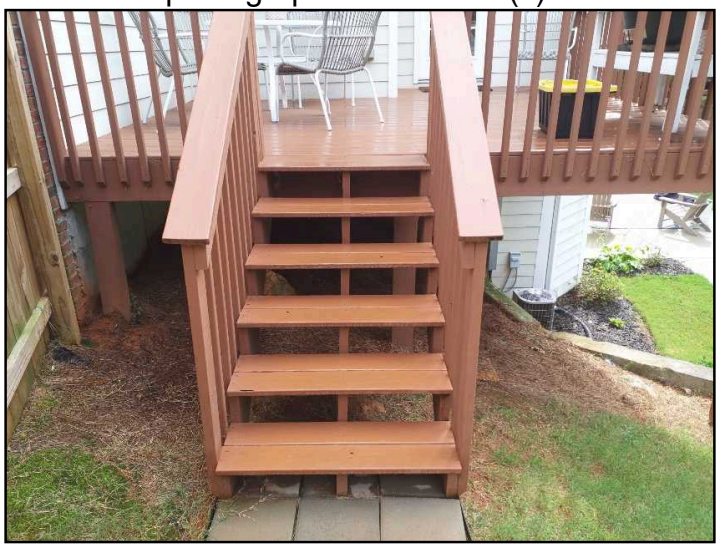
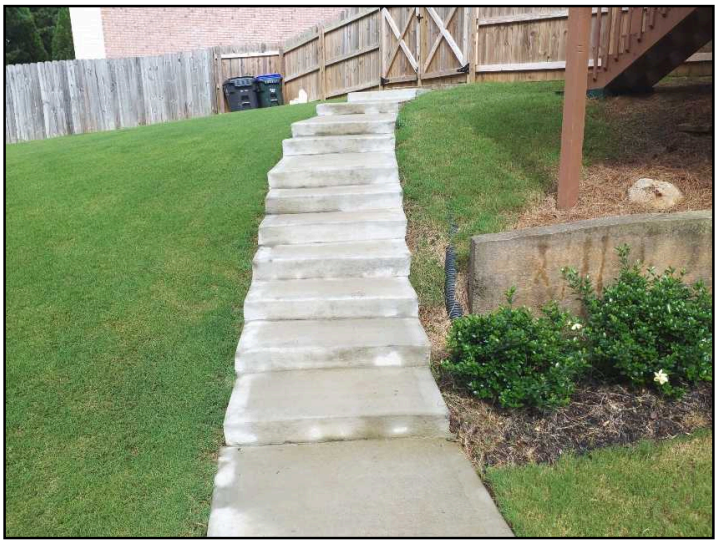


The handrail is not graspable. Deck stairs require a graspable, continuous and smooth handrail for safety. A 2x4 or 2x6 board is not an acceptable hand rail.



Handrail suggested at exterior steps

3. Patio Conditions

Materials:
• Poured Concrete

Observations:

3.1. Common cracks noted. Primarily a cosmetic concern. Suggest sealing as needed.

Garage

1. Garage Door Comments

Garage Type:
• Attached two car garage

2. Garage Door Opener Condition

Observations:

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

3. Garage Floor Condition

Materials:
• Concrete
• Floor has been painted, this limits our review

Observations:

3.1. All concrete will crack to some extent. Sealing will help to prevent further deterioration and prevent water penetration

3.2. Typical cracking noted in the garage floor. Recommend sealing and monitoring for additional movement.

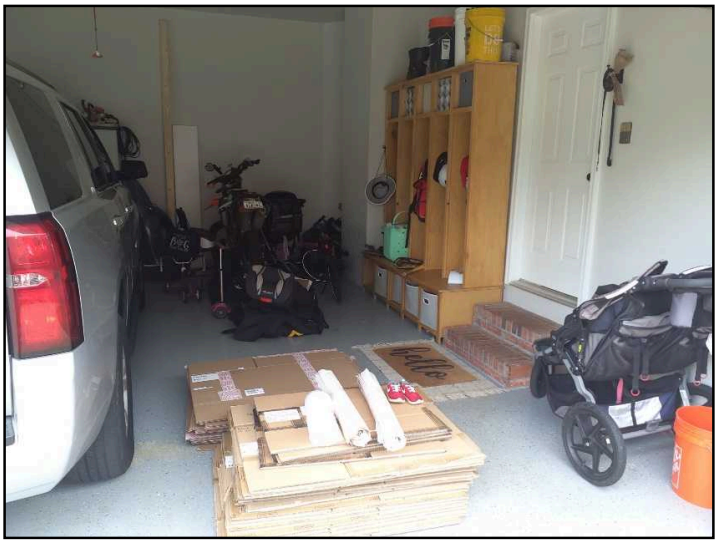
4. Garage Comments

Observations:

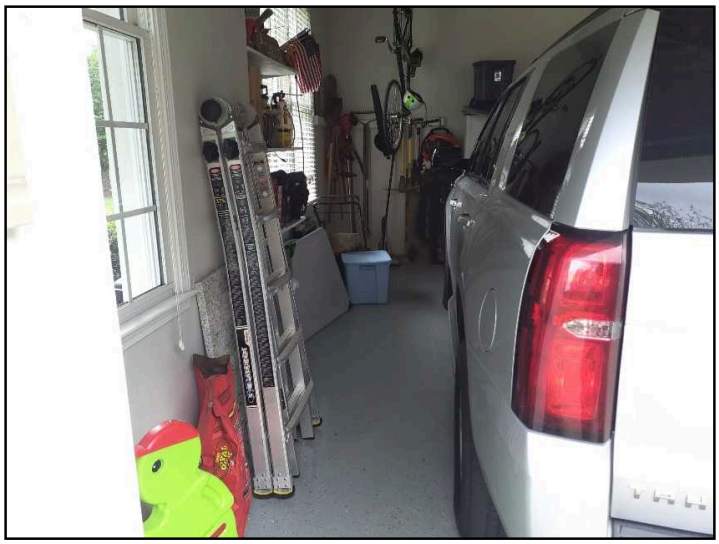
4.1. Limited inspection due to storage of personal property.

4.2. Limited inspection of the garage due to cars parked.

Vehicles noted in garage



Personal storage in the garage



Personal storage in the garage

HVAC Systems

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

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

1. Air Conditioning Systems

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

AC Units:
• There are three AC units serving the home. See photographs for location and details

Observations:

1.1. Refrigerant line insulation is damaged/missing at the outdoor ac-unit. Recommend repairs for improved performance.

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

1.3. One or more components of the air-conditioning system are nearing their normal life expectancy, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit will last.

1.4. The second floor AC unit did not appear to adequately cool when tested. Less than a 12 degree temperature difference was noted, between the supply and return, with 14-22 degrees being the expected operating range. It is suggested to have the unit reviewed and serviced as needed by a licensed HVAC contractor to ensure proper operation.

1.5. The basement level AC unit did not appear to adequately cool when tested. Less than a 12 degree temperature difference was noted, between the supply and return, with 14-22 degrees being the expected operating range. It is suggested to have the unit reviewed and serviced as needed by a licensed HVAC contractor to ensure proper operation.

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

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

The second floor AC unit did not appear to adequately cool when tested.

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There was a 14 degree temperature differential when the air conditioning was tested at the main floor level when tested.

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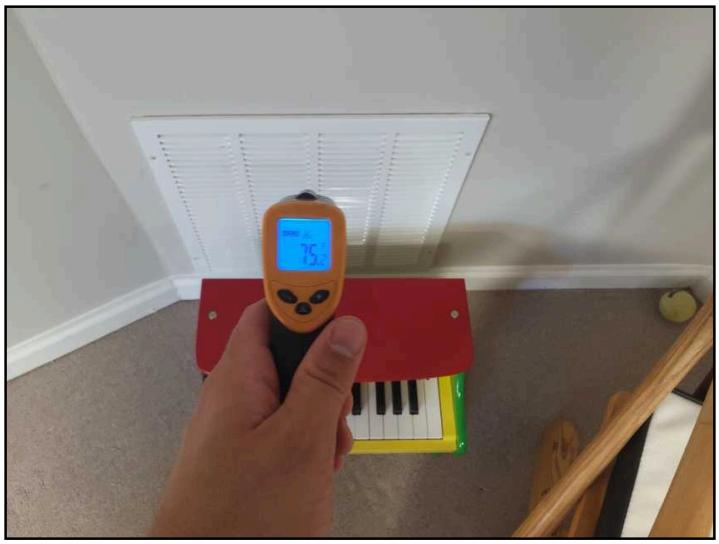

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Back right exterior AC unit carrier 1999 unit is well beyond its normal life expectancy

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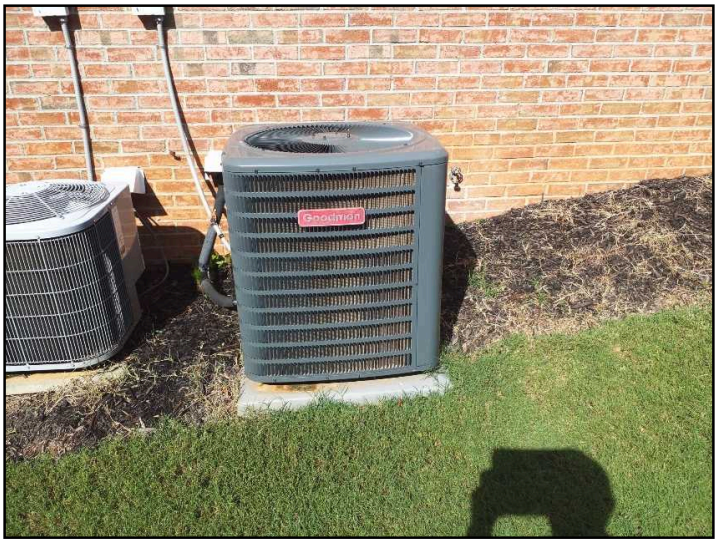
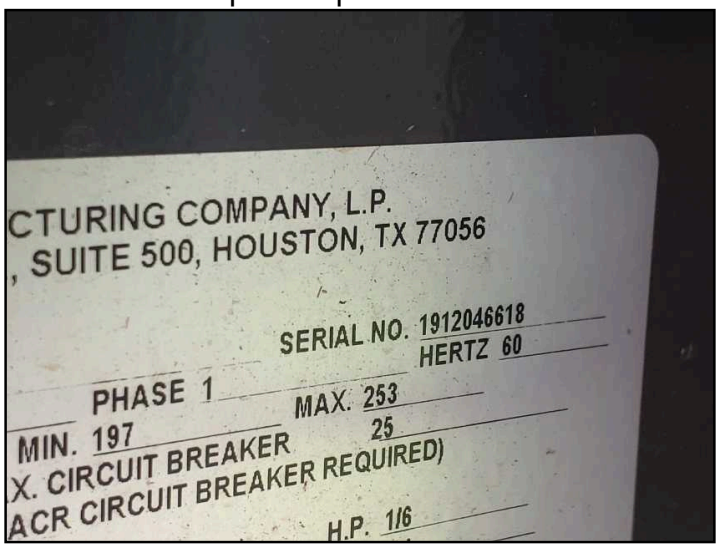
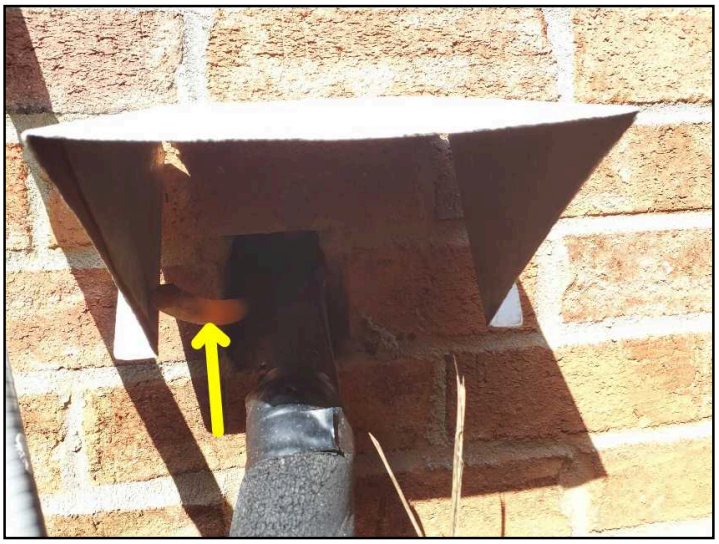
Refrigerant line insulation is damaged/missing at the outdoor ac-unit. Recommend repairs for improved performance.



Left exterior AC unit 2019 Goodman



Exterior AC data tag



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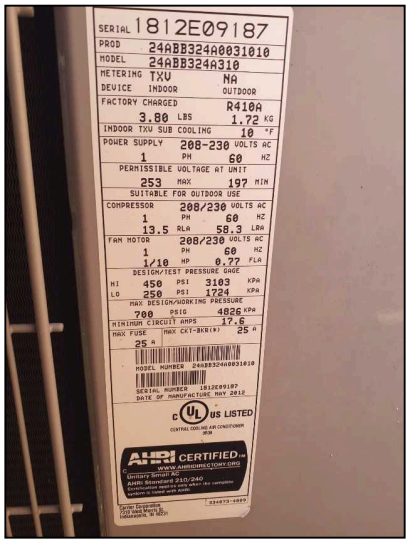


Left exterior AC units carrier 2018

Exterior AC data tag

2. Evaporater Coil Condition

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

Observations:

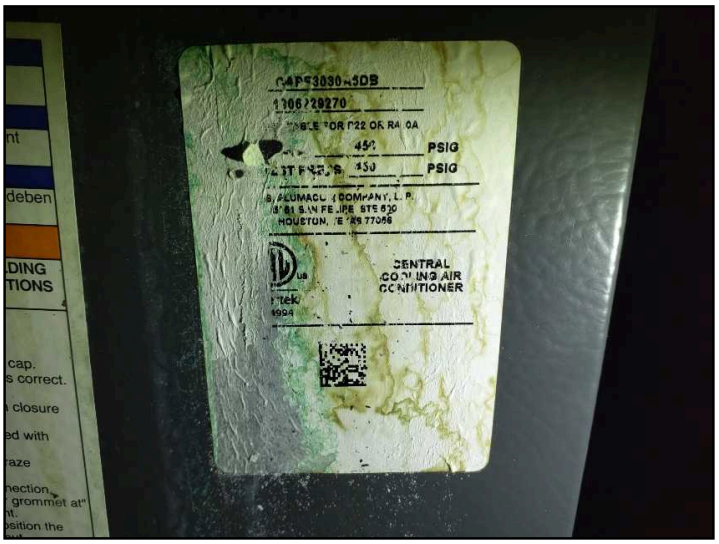
2.1. Seal and insulate the copper AC lines where they meet the coils at the top or side of the furnace. Conditioned air is being lost to the space around and condensation is dripping from the copper lines.

2.2. Condensation drain exiting evaporator coil is missing an access tee with a removable cap.

2.3. Due to cooling system components nearing or beyond its normal life expectancy, a service review by a licensed HVAC contractor is advised to ensure proper function of all components of the system. No guarantees can be made as to how long the unit will last.

2.4. Condensation is dripping from the evaporator coil penetrations when air conditioning was tested. Recommend correction by a qualified HVAC technician.

Evaporator coil portion of HVAC system in antic space 2019 Goodman

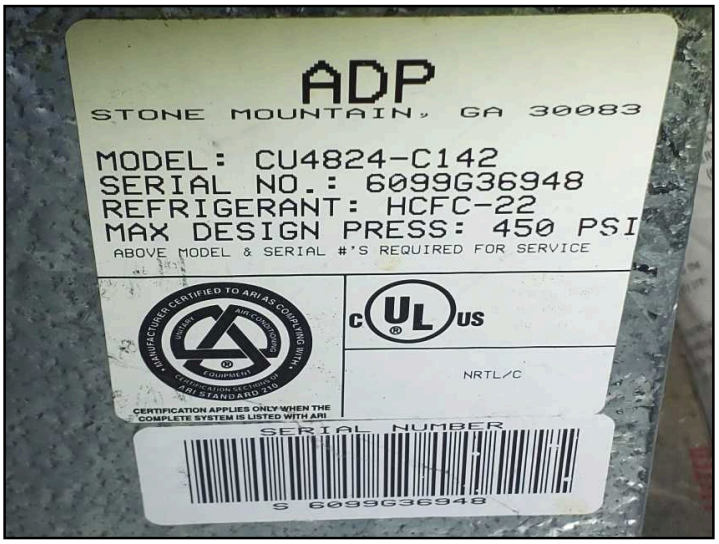


Evaporator coil data tag

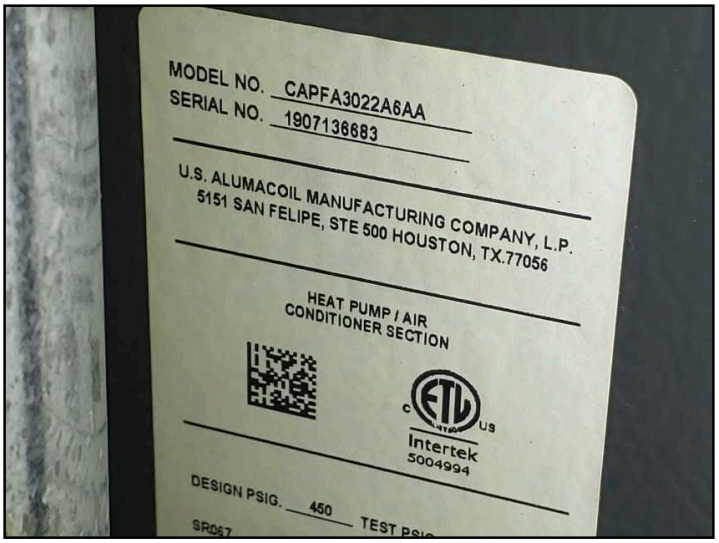
Condensation drain exiting evaporator coil is missing an access tee with a removable cap.

Condensation is dripping from the evaporator coil penetrations when air conditioning was tested. Recommend correction by a qualified HVAC technician.

The evaporator coil portion of the HVAC system in the basement unit is beyond its normal life expectancy at 1999



Evaporator coil data tag



The evaporator coil portion of the HVAC system in the basement Goodman 2019

3. Condensate Conditions

Materials:
• PVC

4. HVAC Units

Furnaces:
• There are three heating systems in the home. See photographs for location and details

5. Heating Energy Source

Observations:

5.1. The sediment trap is incorrectly installed on the gas line at the side of the furnace in the attic. The trap should be installed where the pipe changes direction. Have a HVAC contractor examine and repair.

The sediment trap is incorrectly installed on the gas line at the side of the furnace in the attic. The trap should be installed where the pipe changes direction. Have a HVAC contractor examine and repair.

6. Furnace System Conditions

Condition:
• Due to high outside temperatures at the time of inspection, the furnace(s) was only briefly tested. Suggested having the system serviced at the end of the summer months to ensure proper function during the winter

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

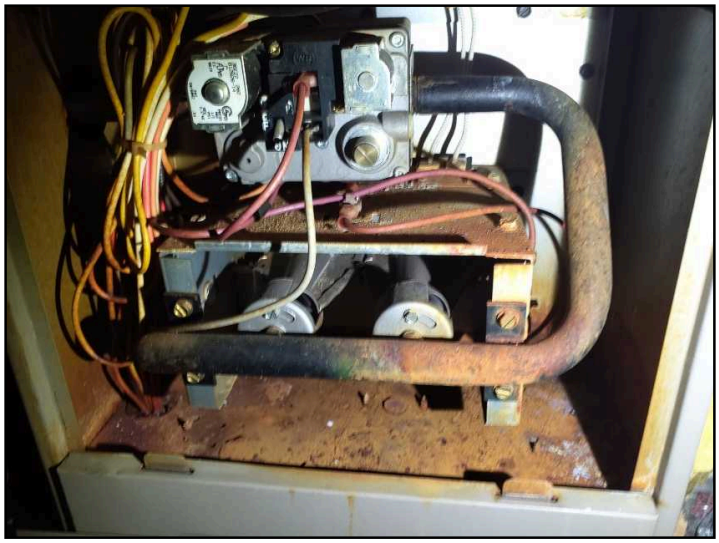
Observations:

6.1. The heating system(s) is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. However, proper function was noted at the time of inspection. It is suggested to have the entire HVAC system serviced to ensure proper function and prolong the service life.

6.2. Due to presence of rust, scale, and some debris in this appliance, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.

Gas furnace portion of HVAC system in antic space. unit is beyond its normal life expectancy

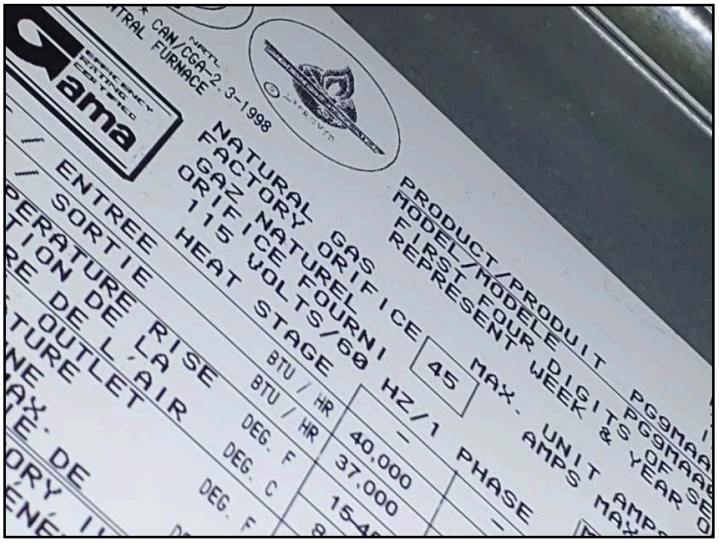
Rust noted on burners in furnace



Rust noted on burners in furnace

Gas HVAC furnace in basement Goodman 2019

Gas furnace portion of basement HVAC system pain 1999 unit has reached its normal life expectancy



Basement gas furnace data tag

7. Furnace Exhaust Vent

Materials:
• Metal
• Plastic (high efficiency)

Observations:

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

8. T-stats & Filter Conditions

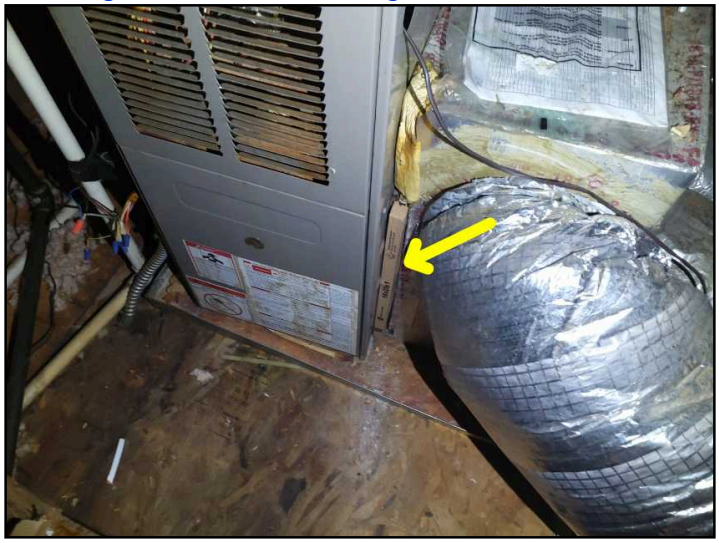
Locations:
• Located in master bedroom.
• Located in the living room.
• Located in the basement.

Locations:

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

Observations:

8.1. The filter cover is missing at the side of the furnace in the attic/basement. Have the cover installed to prevent from drawing unfiltered air through the furnace.



The filter cover is missing at the side of the furnace in the attic/basement. Have the cover installed to prevent from drawing unfiltered air through the furnace.

9. Duct Condition

Observations:

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

9.2. Condensation stains are noted on and around the HVAC registers on the ceiling inside the home. Suggested ensuring complete insulation coverage at the back side of the registers and to paint or replace as needed. Monitor for further.

10. Fireplace Condition

Locations:
• The fireplace is located in the Living Room.

Type:
• This is a wood or gas unit

Observations:

10.1. Regular cleaning, inspection, and service are recommended on all fireplaces. The interiors of flues or chimneys are not visible and cannot be fully examined. Firescreens and doors are not fully examined as part of this inspection. Combustion make-up air devices are not visible and are not tested as part of this inspection.

10.2. The flue over the fireplace is not fully visible. Recommend further review and cleaning of the flue by a qualified professional prior to use.

10.3. The gas appeared to be turned off at the fireplace(s) inside the home. The units are visually inspected, but not tested. It is suggested to have the gas turned on at the units and proper operation verified.


Fireplace in the living room


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


Fireplace damper

Electrical

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

1. Main Service Drop Condition

Type:
- Electric meter and shut off are at the right side of the house.
- Service entrance is underground

Observations:

1.1. Main electrical disconnect noted at the meter base.

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

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

2. Distribution Panel Condition

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

Panel Information
• The main electrical panel is located in the basement
• The electric panel manufacturer is Square D
• The electric panel cover was removed to provide access to the interior of the panel for inspection.

Observations:

2.1. No open positions observed, box is full.

2.2. The main service is approximately 200 Amps.

3. Main Panel Comments

Observations:

3.1. Labeling present on electric circuits locations in the main panel. (These are not checked for accuracy)

3.2. Neutral wires are doubled or bundled together on the neutral buss bar. Current installation practices no longer allows this wiring method, however it was common when the home was built. We recommend having a licensed electrician review as a safety upgrade.

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

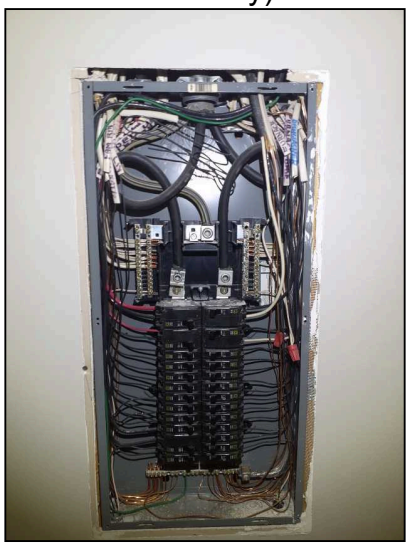
3.4. Wire passing through open knockouts were observed at the top and/or bottom of the main panel. Have wire plugs installed to prevent damage to the wires.

3.5. Double tapping observed at the breakers at the left side of the main panel box. This is where more than one wire is installed at a breaker point meant only for one wire. Have an electrician examine and repair.

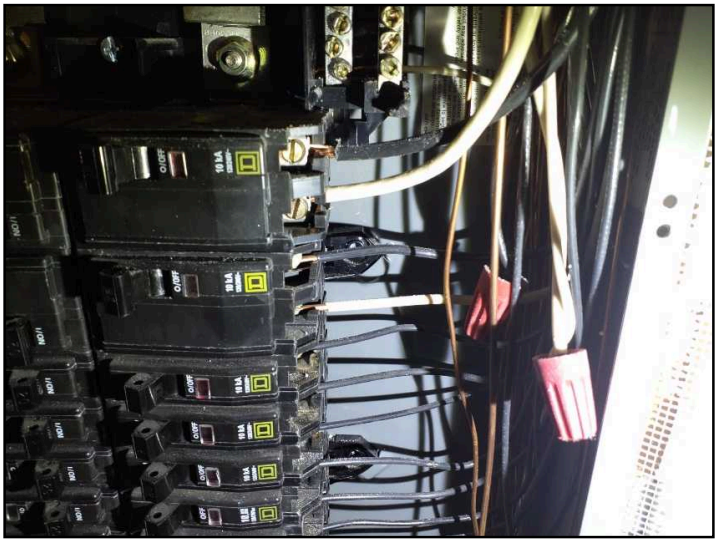
3.6. There is a black and white wire connected to a 2 pole breaker to feed a 240 volt circuit in the panel. In this case the white wire is usually not a neutral wire and should be coded black to avoid confusion. This is usually done at the panel with electrical tape or marker.

Labeling present on electric circuits locations in the main panel. (These are not checked for accuracy)

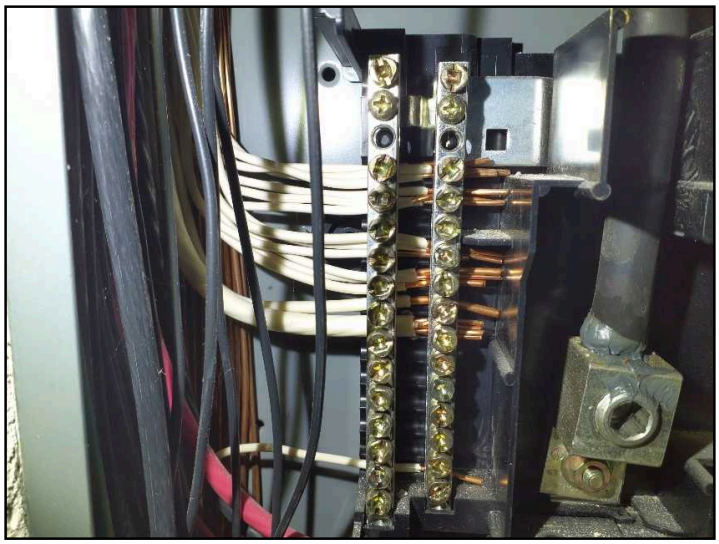
Main panel noted in the basement



Interior of main panel



240 live white wires noted at main panel



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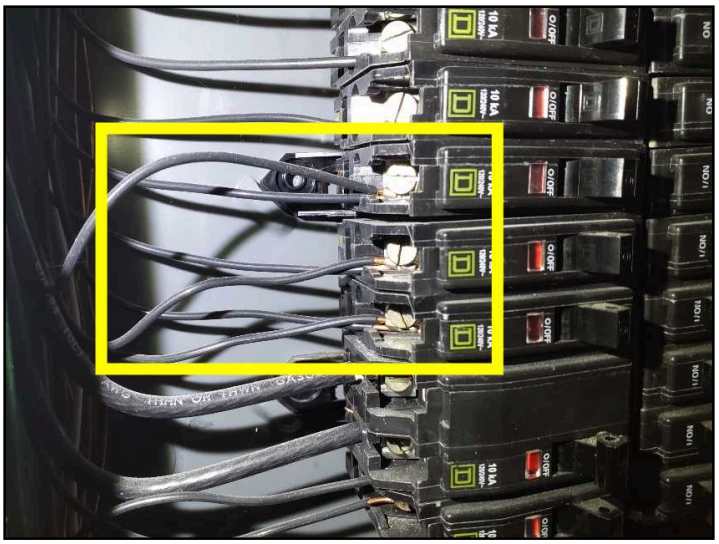
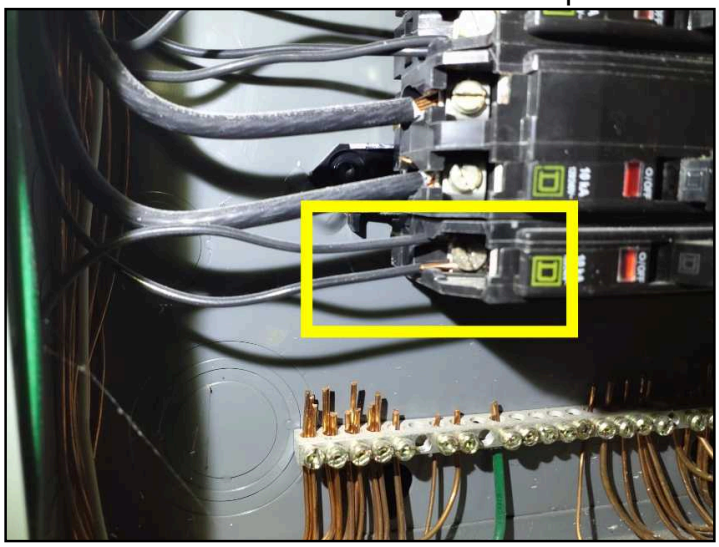
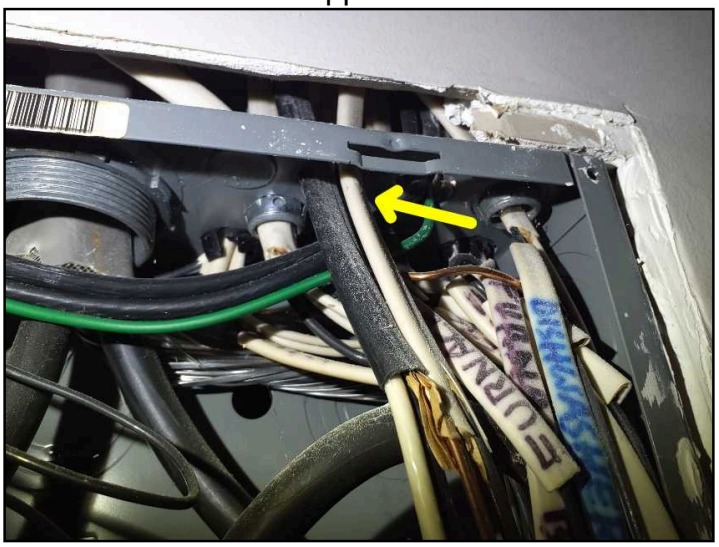


Double tapped breakers



Double tapped breakers



Wire passing through open knockouts were observed at the top and/or bottom of the main panel. Have wire plugs installed to prevent damage to the wires.

4. Sub Panel Comments

Observations:

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

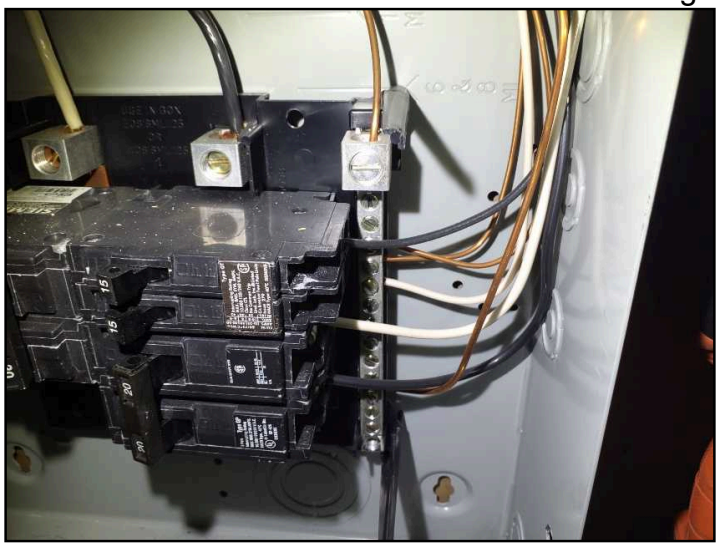
4.2. Labeling present on electric circuits locations in the sub panel. (These are not checked for accuracy)

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

4.4. Multiple deficiencies uncovered at sub-electric panel in basement with improper wire gauges, improper wire installation and other deficiencies. recommend a full evaluation by qualified electrical contractor for extend of correction needed

There is a sub panel located at the basement.

Interior wiring at the sub panel



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

5. Grounding Condition

Type of Grounding:
• Grounding rods

Observations:

5.1. The grounding system is visually inspected only. The effectiveness of the system is not tested.

6. Smoke/CO Detector Comments

Observations:

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

7. Exterior Electrical

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

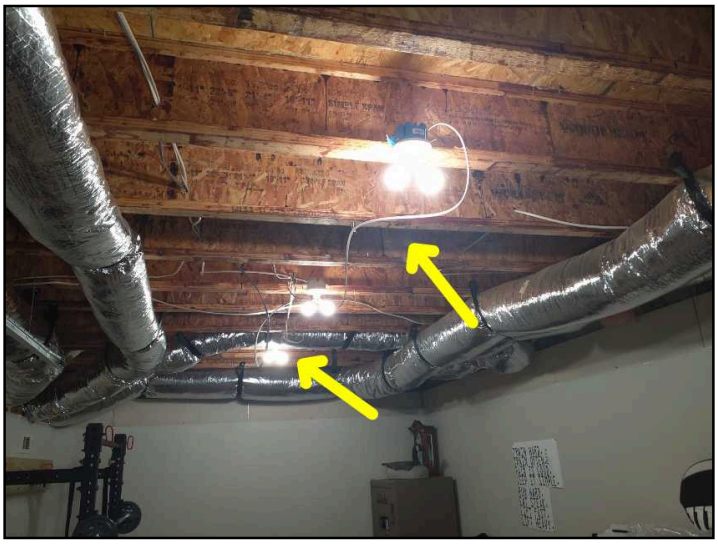
8. Interior Electrical Conditions

Electrical fixtures:
• A representative number of ceiling fans, light fixtures, switches, and receptacles located inside the house are tested as part of our home inspection.
• Attic electrical is examined where visible. Insulation may cover most of the electrical wiring. Any electrical components in the attic that are not accessible to the inspector without moving insulation or other components are not within scope of this report.

Observations:

8.1. Incomplete wiring noted in basement. There is not a standard distribution of electrical outlets in the lower level. This may have been added after original construction. There should be an outlet every 12 lineal feet of wall space.

8.2. Much of the wiring appears to not be a professional installation in the basement with sagging wires and floating electrical splices. Have a licensed electrical contractor review and correct as needed.



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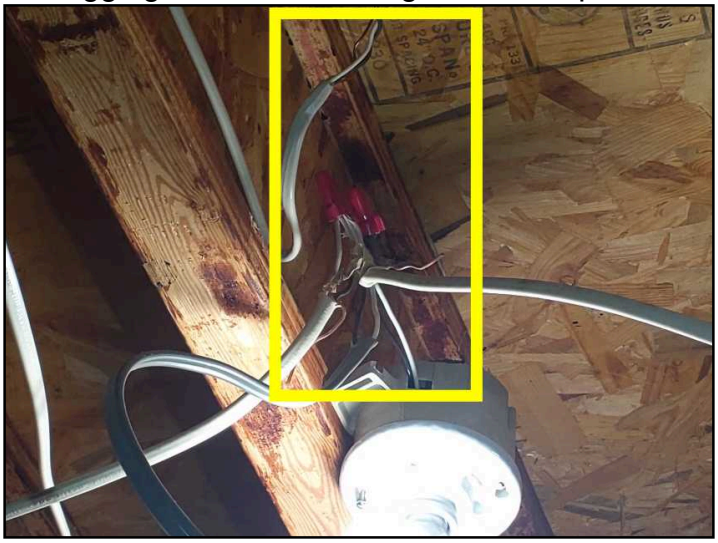

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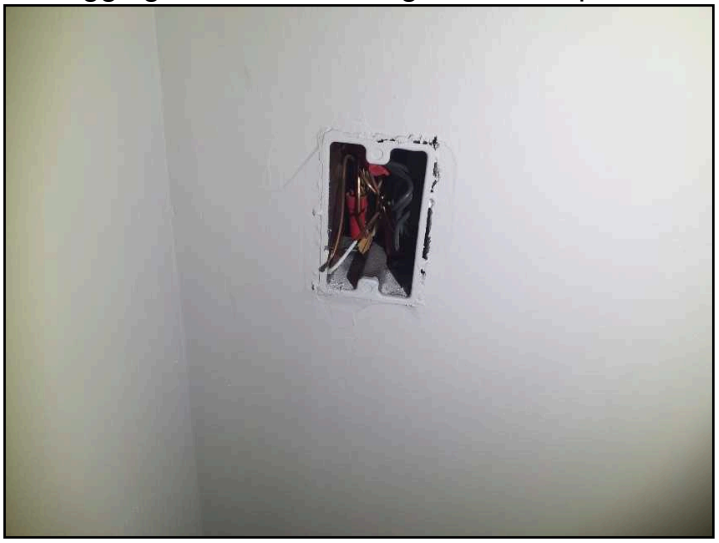

Much of the wiring appears to not be a professional installation in the basement with sagging wires and floating electrical splices.

9. Electrical Comments

Observations:

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

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Plumbing

1. Main Valve and Piping

Location:
• Basement front wall

Materials:
• Public water source
• Copper supply lines

Observations:

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

1.2. Evidence of past water intrusion noted at the wall below the main water line penetration. The area appears to have been patched/sealed properly, and no moisture was noted at the time of inspection. Suggested monitoring and if further issues arise, have repaired as needed.

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

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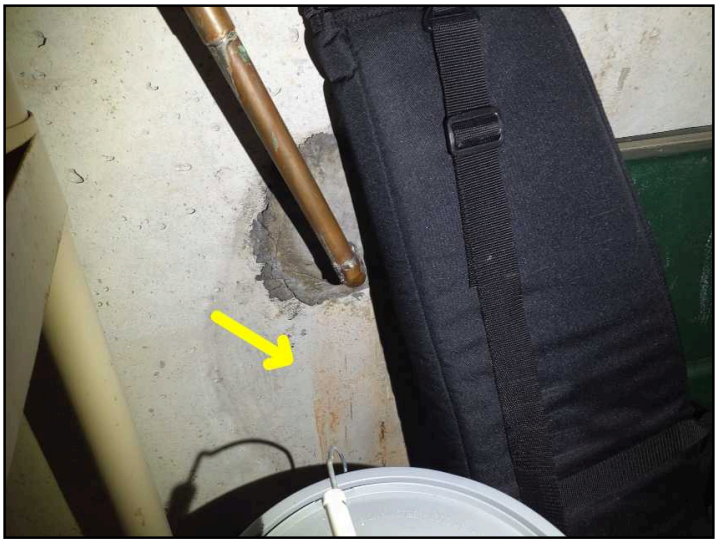

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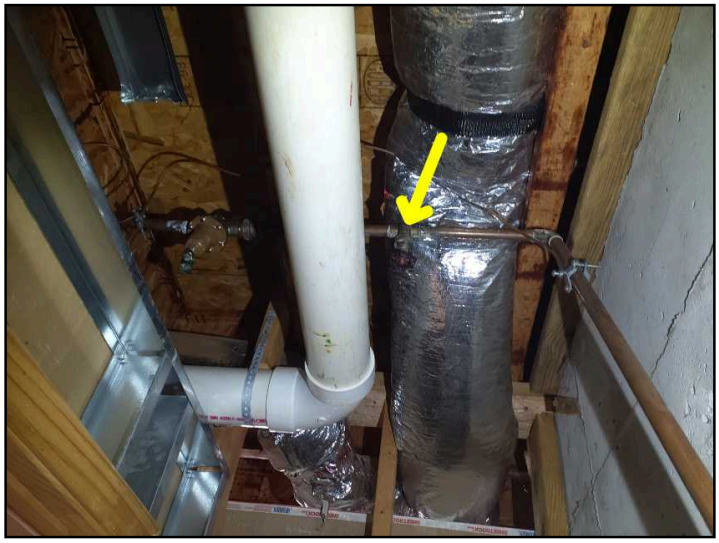

Main water shut off noted at the front basement wall

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

2. Waste System Conditions

Drainage Type:
• Public Waste

Materials:
• PVC
• Sewer Clean out located at front of house on exterior.

Observations:

2.1. Waste water drain lines are visually examined only where accessible and are tested by normal use of the plumbing fixtures. The drain line from the home to the sewer system is buried and cannot be examined. Clogs in drains may occur at any time and future clogs cannot be predicted.

2.2. Based on large trees at property or age of home the inspector recommends having the main underground plumbing waste line scoped by a qualified contractor for a conditional assessment.

2.3. Evidence of past water intrusion noted at the wall below the main waste line penetration. The area appears to have been patched/sealed, and no moisture was noted at the time of inspection. Suggested to monitor and if further issues arise, have repaired as needed.

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3. Water Heater

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

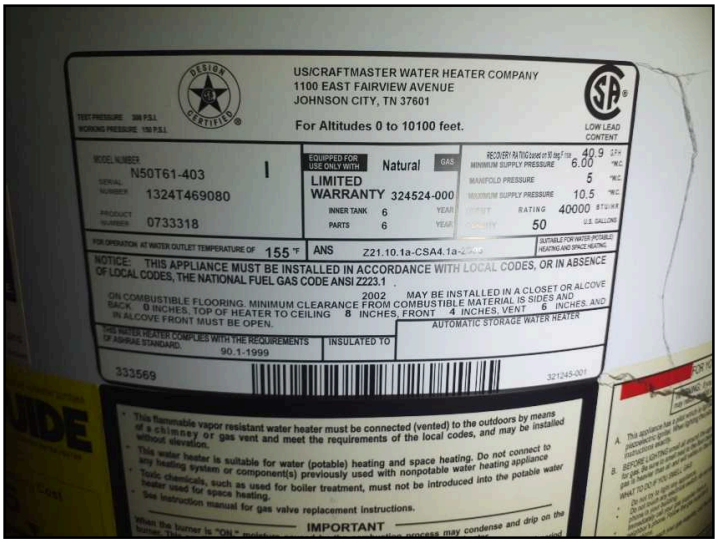
Comments:
• Serviceable at time of inspection. No warranties can be offered on this or any other appliance.
• A FVIR water heater noted. (Flammable Vapor Ignition Resistant) These have been standard since 1993.

Observations:

3.1. The water heater is near the end of the expected service life, and will likely need to be replaced in the future. However, it is functioning at the time of the inspection. We offer no warranty as to the expected remaining service life of the unit. Suggested having the water heater reviewed and serviced as needed to prolong the remaining life of the unit.

3.2. No overflow pan or drain line is noted under the water heater. It is recommended to install an overflow pan and drain line to prevent damage to the flooring under and around the water heater if leaks occur.

Water heater located in the basement gas Whirlpool 50 gallon 2013



Water heater data tag

4. WH Supply Lines / TPR Valve

Materials:
• Copper

Materials:
• The temperature pressure release valve is installed on the tank and is not tested. These valves are prone to leak once they are opened. This valve is a safety device to prevent against abnormally high temperatures and pressure. It is rated at 210 degrees and 150 psi.

5. Exhaust Vent and Burner Chamber

Materials:
• Metal

• Not visible - Flammable Vapor Ignition Resistant compliant (FVIR)

Observations:

5.1. Water heaters are natural draft appliances and rely on rising heat to vent properly. Any fans, vents, or other exhaust appliances in the home may effect the air pressure in the home and reduce proper venting. It is recommended to make sure there is proper combustion air to prevent exhaust gases from leaking back into the home.

6. Exterior Faucet Conditions

• The exterior hose spigots were operational when tested.

Observations:

6.1. Suggest installing anti-syphon vales at the exterior hose faucets.

7. Plumbing Comments

Comments:

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

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Attic

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

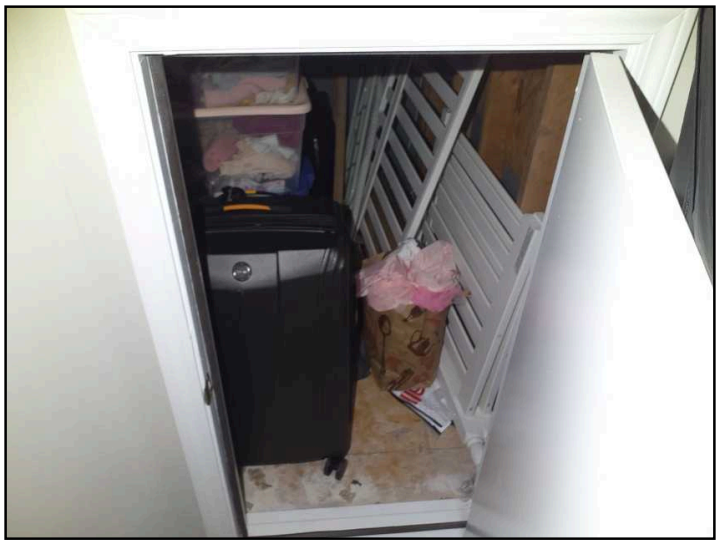
1. Attic Access Conditions

Access:
- Attic was accessed from a pull down ladder located in the upper hall.
- Attic was accessed from a hatch. It is suggested to ensure all attic accesses are weatherstripped and insulated.
- Could not fully view all areas of the attic due to storage. Areas blocked by storage are excluded from this report. Any areas of concern should be checked once the storage has been removed.

Observations:

1.1. The attic was entered and visually inspected at the time of inspection. Not all materials or areas are visible due to insulation coverage and/or other materials.

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



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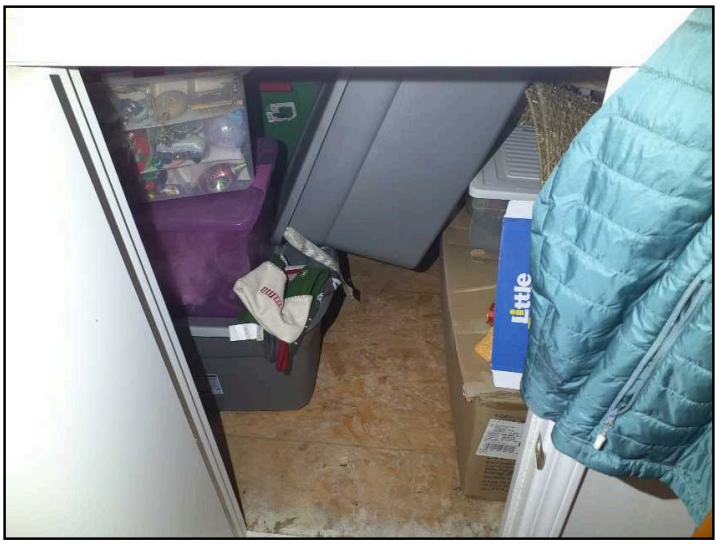

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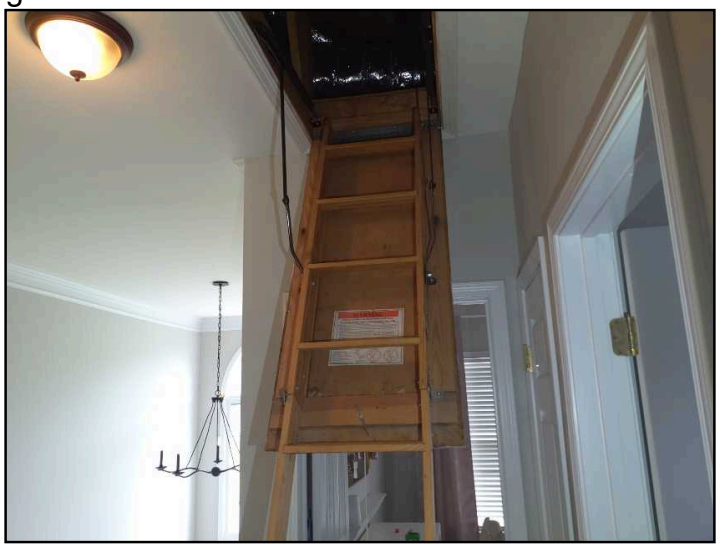

Weather strip and insulate all attic access at living spaces

2. Attic Framing

Materials:
• Engineered Trusses
• 2x4's

Materials:
• Trusses
• 2x4's

Observations:

2.1. A portion of the roof truss framing system appears to have been cut or altered running through the chimney and multiple surrounding truss framing members have cracked and separated with some previous repairs beginning to separate. recommend further evaluation for cause and correction by qualified contractor or engineer

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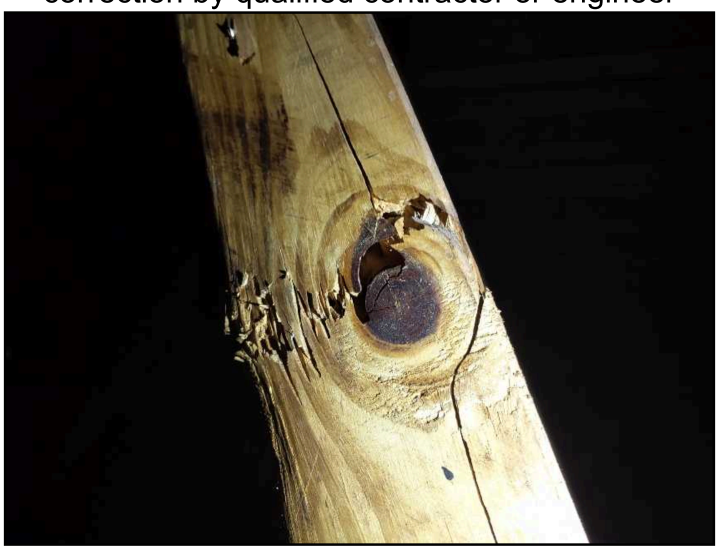

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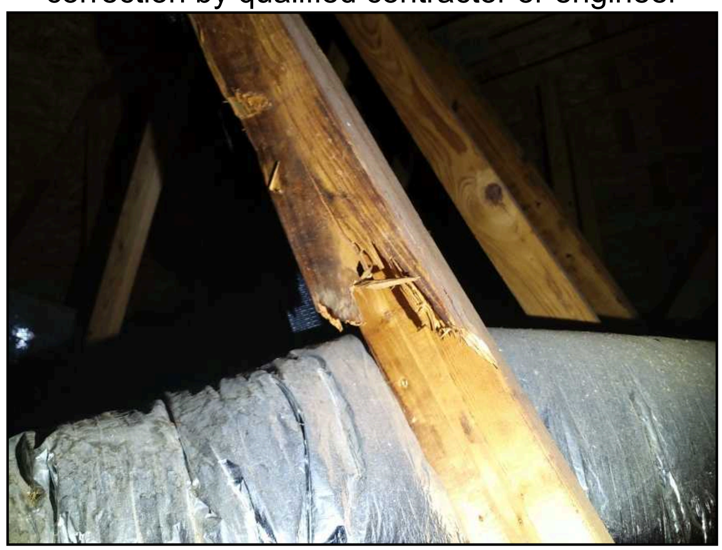

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3. Roof Sheathing Condition

Observations:

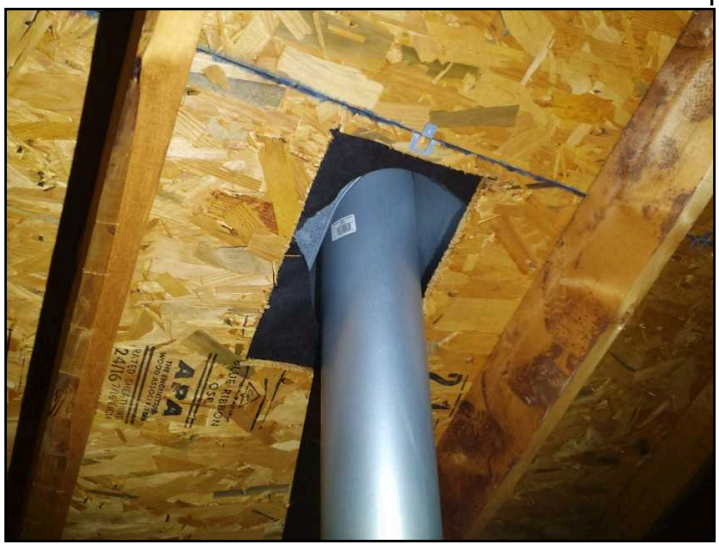
3.1. Staining noted due to failure of previous roofing surface. No evidence of current leakage with new surface.

Underside of roof penetrations in attic

Underside of roof penetrations in attic

Underside of roof penetrations in attic

Underside of roof penetrations in attic



Underside of roof penetrations in attic

4. Attic Insulation & Ventilation

Insulation:
• Blown in loose fill fiberglass insulation

Types of Vents:
• Gable Vents
• Hooded Roof Vents
• Soffit Vents

Observations:

4.1. Average insulation depth was approximately 9 inches in the attic space.

Average insulation depth was approximately 9 inches in the attic space.

Kitchen

1. Counter Tops & Cabinets

Observations:

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

2. Kitchen Traps/Drains/Supply

Observations:

2.1. Limited review due to personal property stored in undersink cabinet.

2.2. Repair the minor leak at the drain line connection under the basement kitchen sink. Have a plumber examined and repair.

2.3. Exposed electrical wire in basement kitchen where exhaust fan should be installed

Repair the minor leak at the drain line connection under the basement kitchen sink. Have a plumber examined and repair.

Exposed electrical wire in basement kitchen where exhaust fan should be installed

3. Kitchen Appliances

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

- The refrigerator is present and appeared functional. The unit is not fully inspected.
- Connection for ice maker water line present, but not tested.

Observations:

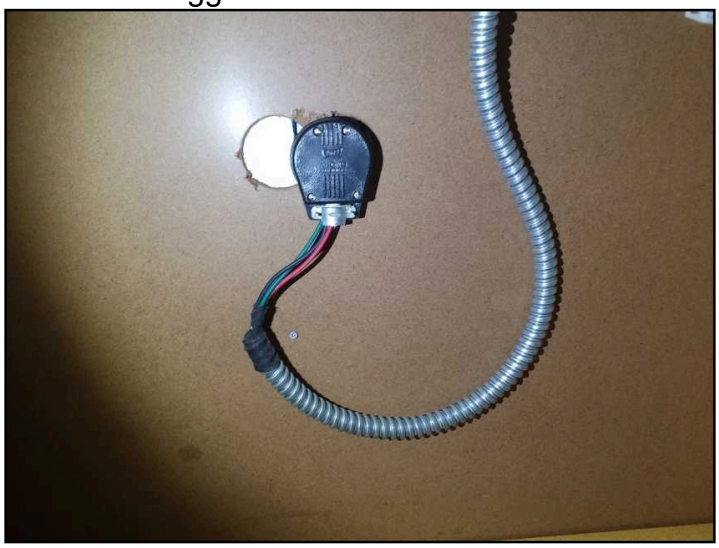
3.1. The dishwasher is not secured in the opening of the base cabinet, Dishwashers should be anchored to the countertop in the basement

3.2. The dishwasher drain line should be looped below the cabinet elevated above the sink drain to prevent potential backflow into the dishwasher in case the sink drain becomes clogged.

3.3. Electrical wiring was not properly installed below basement kitchen range cooktop at connection to receptacle

The dishwasher drain line should be looped below the cabinet elevated above the sink drain to prevent potential backflow into the dishwasher in case the sink drain becomes clogged.

The dishwasher is not secured in the opening of the base cabinet, Dishwashers should be anchored to the countertop in the basement



Electrical wiring was not properly installed below basement kitchen range cooktop at connection to receptacle

Laundry Room

1. Laundry Area Location

Location:
• Laundry Room noted on Main Floor

2. Washer/Dryer Connections

Connections:
• Electric connection for washer tested. Plumbing connections present but these are visually inspected and not tested as they often leak.
• Washer was not operated. These are not within the scope of this inspection. We recommend confirming operation prior to close if the appliance stays with the home.
• Washer plumbing connections observed. We do not disconnect the supply hoses to the washer,

nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.
• The utility connections behind the clothes washer are not fully visible and cannot be tested at the time of the inspection. The washer is blocking the view of the connections.

Connections:
• Electric connection verified and tested. Vent connections visually inspected only.
• Dryer vents cannot be fully examined and may be dirty. It is recommended to clean the dryer vent for proper maintenance and for safe operation. Vents that exhaust vertically or over long distances require more frequent cleaning.
• Dryer was not operated. We recommend confirming proper operation if this appliance stays with the home.
• The utility connections behind the clothes dryer are not fully visible and cannot be tested at the time of the inspection. The dryer is blocking the view of the connections.

Observations:

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

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

Bathrooms

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

1. Bathroom Location

Bathroom Locations: Master Bath • Main Floor Hall Bath • Second Floor Hall Bath • Second Floor Guest Bath • Basement level Hall Bath

2. Bathroom Counters/Cabinets

Observations:

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

3. Bathroom Traps/Drains/Supply

Observations:

3.1. Limited review due to personal property stored in vanity cabinets.

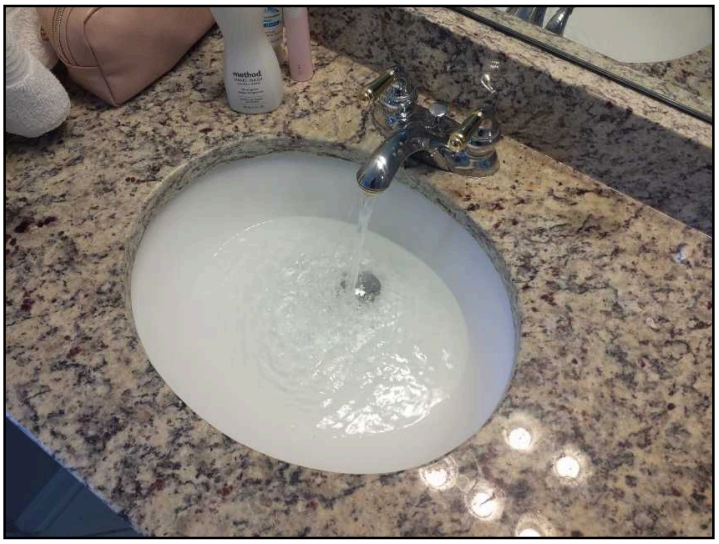
3.2. Slow drain(s) noted in the home. This is most likely due to a clogged P-Trap. Suggested to clean/snake the trap. If proper flow is not restored, it is suggested to consult a licensed plumber to respond and repair. See photographs for exact locations and details.

3.3. corrugated drain line with missing P-trap was noted at basement bathroom sink. These are subject to frequent clogging and should be replaced with a smooth wall pipe.

3.4. Drain below main level hall bathroom sink is not properly secured and configuration prevents removal of p-trap

3.5. Leaking noted at the drain lines beneath one or more bathroom sinks. Suggested to have the drain lines reviewed and repaired by a licensed plumber as needed. See photographs for locations.

Active Plumbing Leak at sink drain on right side in master bathroom



Slow drainage at left sink in master bathroom

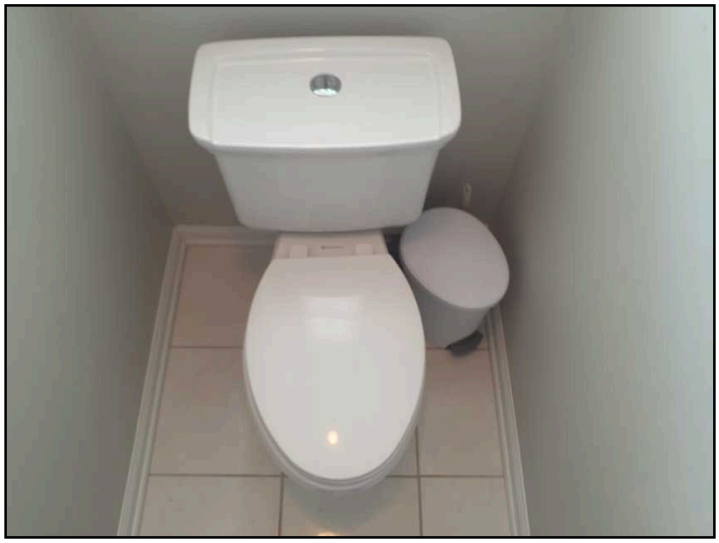
Drain below main level hall bathroom sink is not properly secured and configuration prevents removal of p-trap

corrugated drain line with missing P-trap was noted at basement bathroom sink. These are subject to frequent clogging and should be replaced with a smooth wall pipe.

4. Toilet Condition

Observations:

4.1. Loose toilet(s) noted in the home. All toilets should be properly secured to the floor to prevent leakage and ensure proper function. It is suggested to have all plumbing work performed by a licensed plumber. See photograph(s) for locations and details.



Loose toilet at master bath

Loose toilet at second floor hall bath

Loose toilet at main floor guest bath

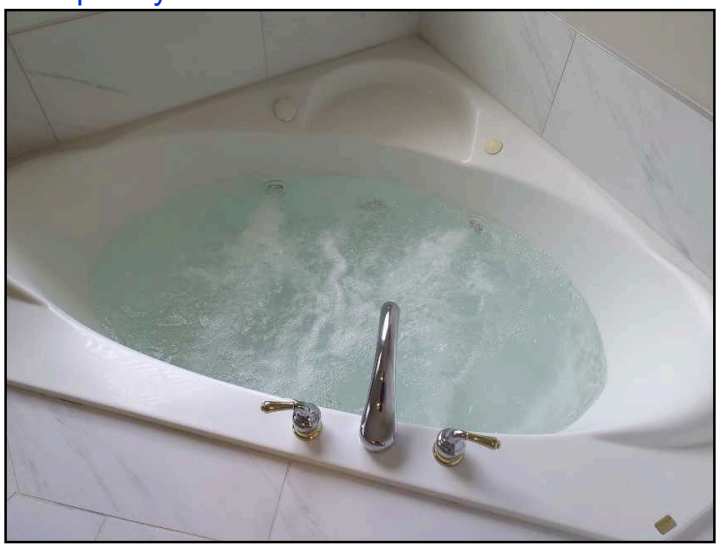
Loose toilet at basement level bath

5. Bathroom Tub and Enclosure

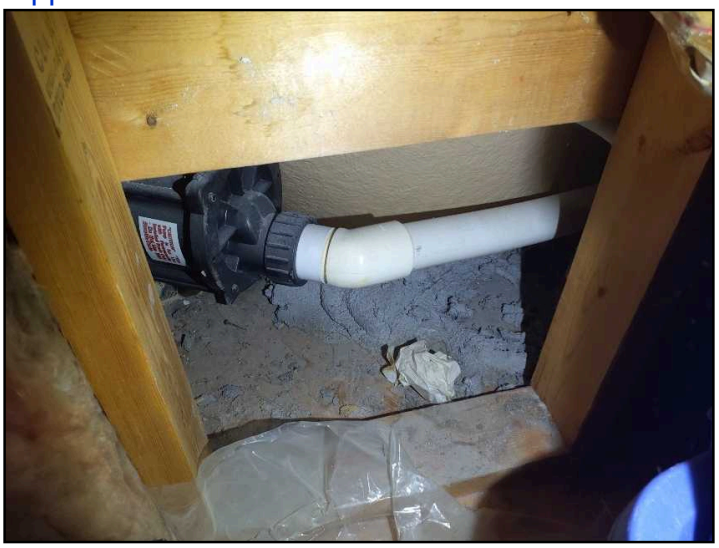
Observations:

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

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



Jetted tub filled and briefly tested



Jetted tub motor

6. Tub Faucet Condition

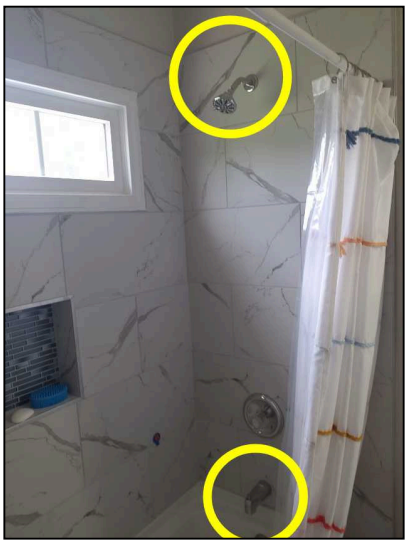
Observations:

6.1. Caulk the gap between the tub spout and the enclosures in bathrooms.

6.2. Tub faucet spout is loose at the upper guest bath room tub. Have secured as needed.

6.3. The plumbing components at the upper hall bathroom shower stall are not properly secured or sealed which may allow damage to piping or water intrusion into wall cavity

Tub faucet spout is loose at the upper guest bath room tub. Have secured as needed.



The plumbing components at the upper hall bathroom shower stall are not properly secured or sealed which may allow damage to piping or water intrusion into wall cavity

7. Shower Enclosure

Observations:

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

8. Shower Faucet Condition

Observations:

8.1. Whistling noted at one or more shower heads around the home. The whistling could be caused by buildup in the shower head or excess water pressure. Suggested to clean or replace the shower head. If this does not eliminate the issue, it is suggested to contact a licensed plumber for further review.

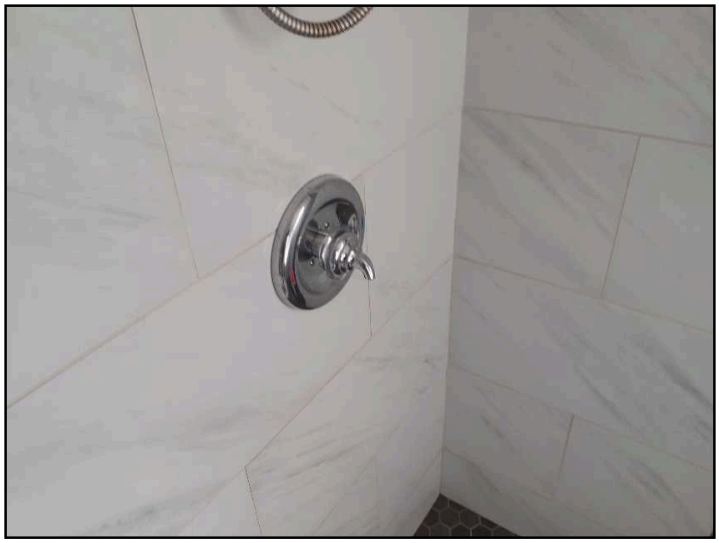
8.2. Leaking noted at hand held shower head. Suggested to repair or replace as needed.

8.3. Missing handle noted at one or more shower faucets in the home. See photographs for locations and details. Have repaired/replaced as needed.

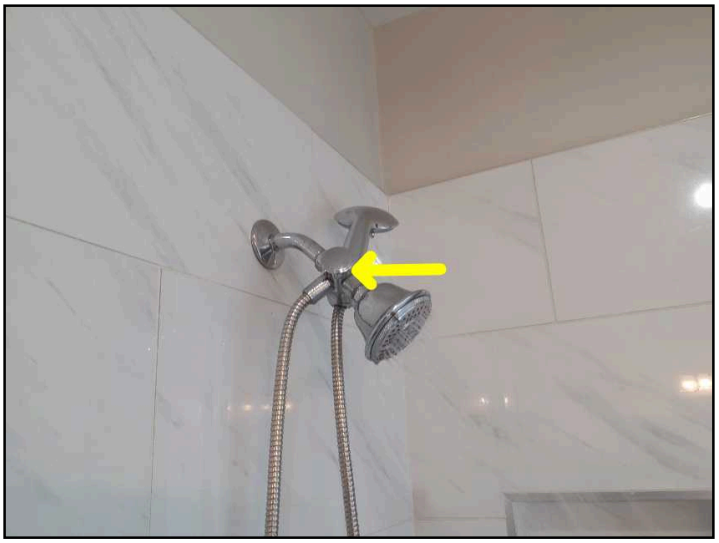
8.4. The hot and cold water lines are reversed at the shower in the main level bath room.

8.5. Plumbing components for main level shower head were not properly secured inside wall cavity and are extremely loose

8.6. The plumbing components at the master shower stall wall are not properly secured or sealed which may allow damage to piping or water intrusion into wall cavity

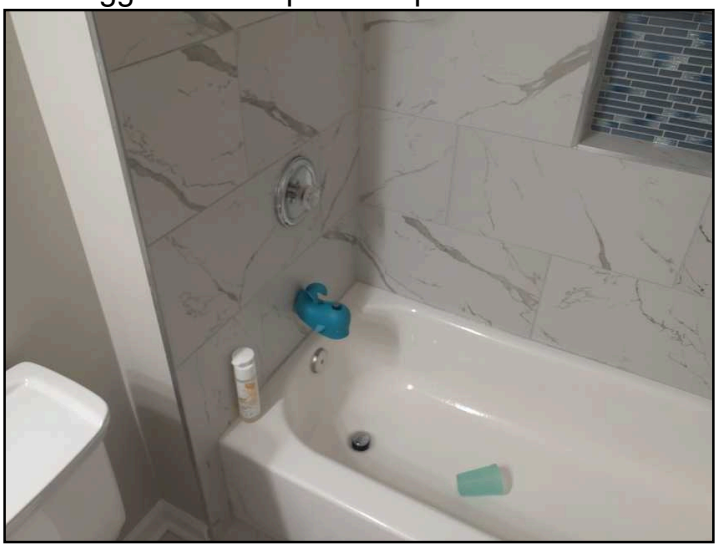


Missing or broken control handle at master shower stall

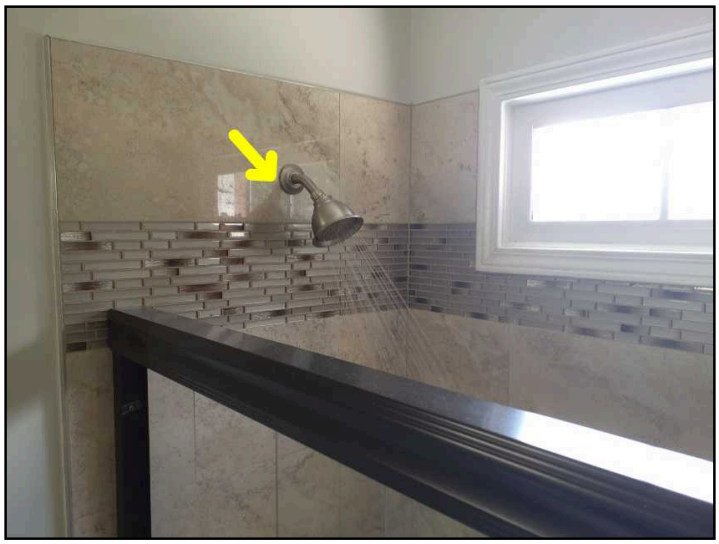


Leaking noted at hand held shower head. Suggested to repair or replace as needed.

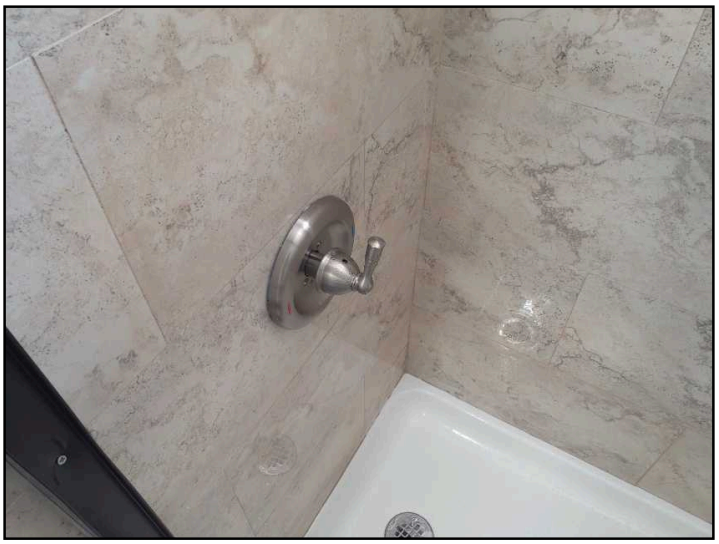
The plumbing components at the master shower stall wall are not properly secured or sealed which may allow damage to piping or water intrusion into wall cavity



Whistling noise observed at upper guest bathroom shower head when tested



Plumbing components for main level shower head were not properly secured inside wall cavity and are extremely loose



The hot and cold water lines are reversed at the shower in the main level bath room.

9. Bathroom Exhaust Fan Condition

Observations:

9.1. No bathroom fan in the basement we recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control when a functional window is not available.

Interior Areas

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

1. Interior Flooring Condition

Materials: Normal scratches and wear are observed in the interior finished floors.

Observations:

1.1. Unevenness is noted in the sub flooring around the home. This appears to be consistent the age and wood framed construction of the home, although not all framing members are visible at the time of inspection. This should be repaired and leveled if the finished flooring is replaced. If further review is desired, it is suggested to consult with a licensed contractor for review.

1.2. Small area of flooring next to support post between living room and kitchen is slightly loose and shifting when stepped on. recommend further evaluation for cause and correction by qualified contractor

Small area of flooring next to support post between living room and kitchen is slightly loose and shifting when stepped on. recommend further evaluation for cause and correction by qualified contractor

2. Interior Wall Conditions

Observations:

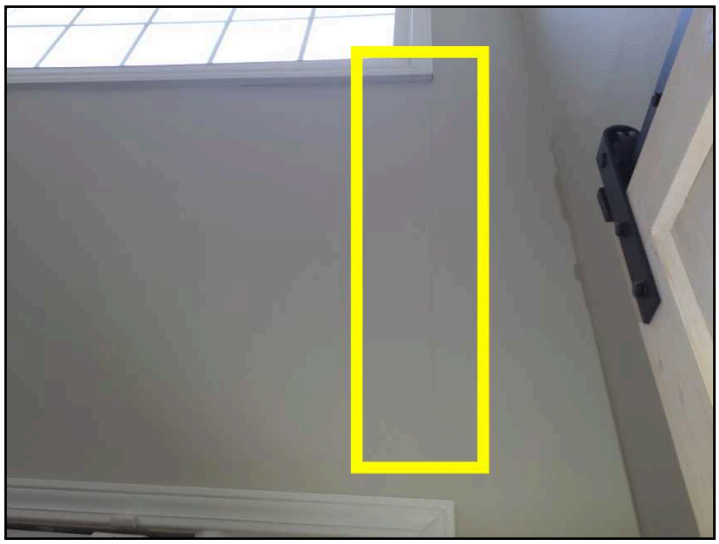
2.1. Common cracks noted. Normal cracks should be spackled and painted and are common in wood framed homes.

2.2. Condensation stains noted on the walls/ceilings in bathrooms. Suggested to clean as needed and operate exhaust fans to prevent further issue.

2.3. Water like sainting on wall above basement kitchen range cooktop. No current saturation was detected during inspection period repair and monitor

2.4. Water-like staining down wall below foyer window inside home indicates some rain intrusion at window frame. recommend further evaluation for cause and correction

2.5. Possible mold growth and pace of drywall across from water heater in basement. recommend further testing to determine type and correction needed



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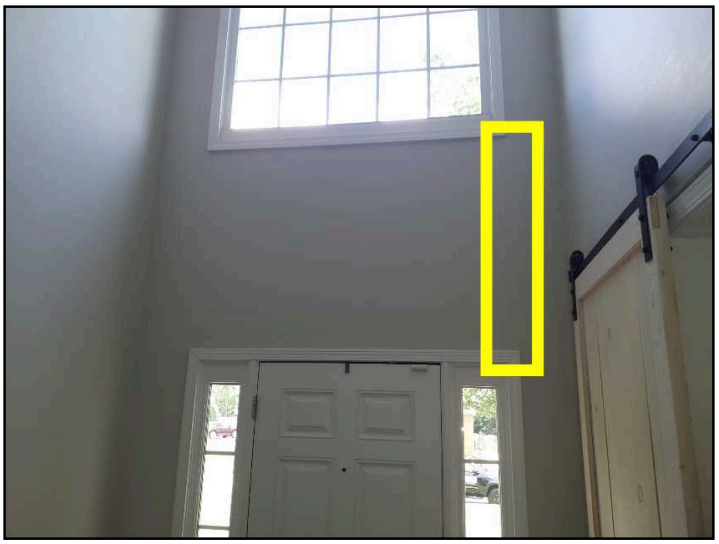

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3. Interior Ceiling Conditions

Observations:

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

3.2. Popped nail heads were noted in multiple locations, in the ceiling, around the home. This is common for the age of home and style of construction. Suggest spackling and painting the areas as needed.

3.3. Evidence of patching observed. There were no active leaks noted at the time of inspection. At the time of inspection, there was no way to determine the cause of the original damage. Suggest referring to the sellers regarding any prior repairs.

4. Interior Door Conditions

Observations:

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

5. Window Condition

Observations:

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

5.2. Peeling paint observed on the interior of the windows around the home, suggest scraping and painting as necessary.

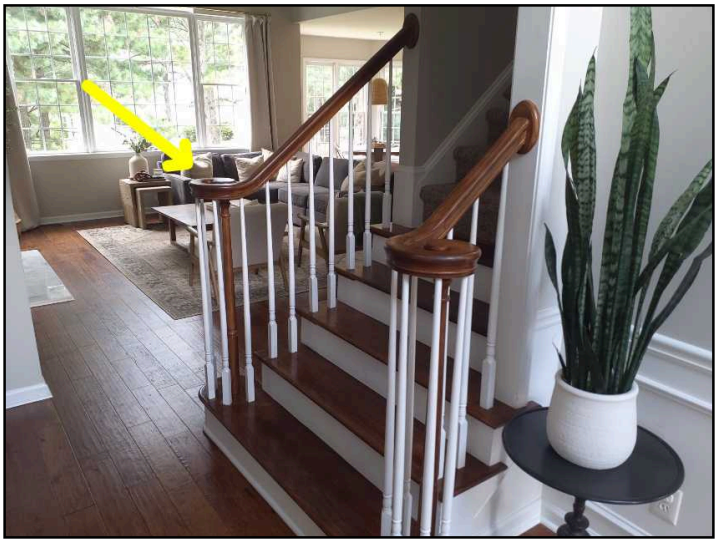
Thermal seal failure at window in the kitchen

6. Interior Stair/Rail Conditions

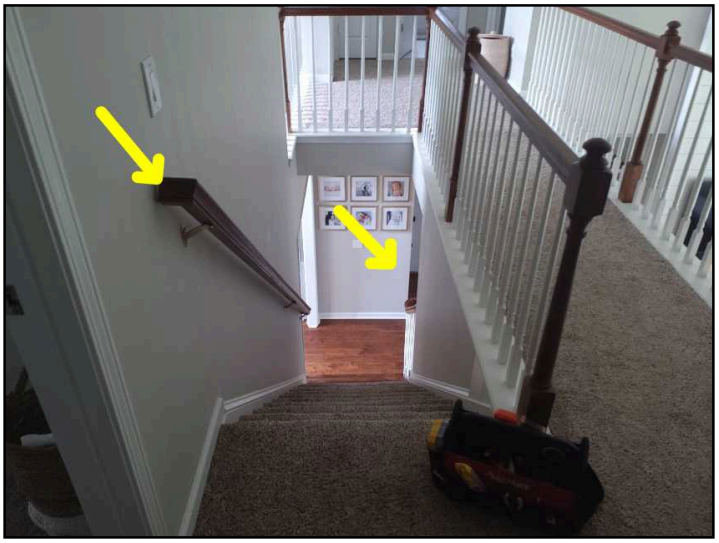
Observations:

6.1. Secure the loose hand rail at the second floor staircase.

6.2. Secure the loose handrail at the lower level stairs.



Secure the loose hand rail at the base of the second floor staircase.



Secure the loose hand rail at the second floor staircase.

7. Other Interior Area Comments

Observations:

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

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

Basement

1. Basement Type & Access

Basement:
• Full basement
• Finished Basement
• Partially Finished

Access:
• Basement is accessible from an exterior door and from interior stairs.

Observations:

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

1.2. Limited view due to storage of personal property.

2. Basement Floor

Materials:
• Covered with flooring

Observations:

2.1. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process.

2.2. Common cracks noted. Recommend consultation with qualified contractor should condition worsen or water intrusion occurs.

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3. Basement Walls & Posts

Materials:
• Poured Concrete

Materials:
• Wood

Observations:

3.1. Common cracks observed. These should be sealed as needed and monitored for any future leaks or movement. No significant cracks noted.

4. Basement Framing Condition

Materials:
• Wood I beam

Materials:
• Wood

Observations:

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

5. Basement Sub floor Condition

Observations:

5.1. Water staining on ceiling tiles sporadic throughout basement. No current saturation was detected during inspection. replaced tiles and monitor

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6. Basement Insulation

Materials:
• Perimeter Walls
• Rolled/Batt Insulation

Observations:

6.1. Insulation should be installed in all unfinished areas at conditioned surfaces.

6.2. Insulation was only noted along the perimeter of the home at the band joist. Additional insulation suggested.

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

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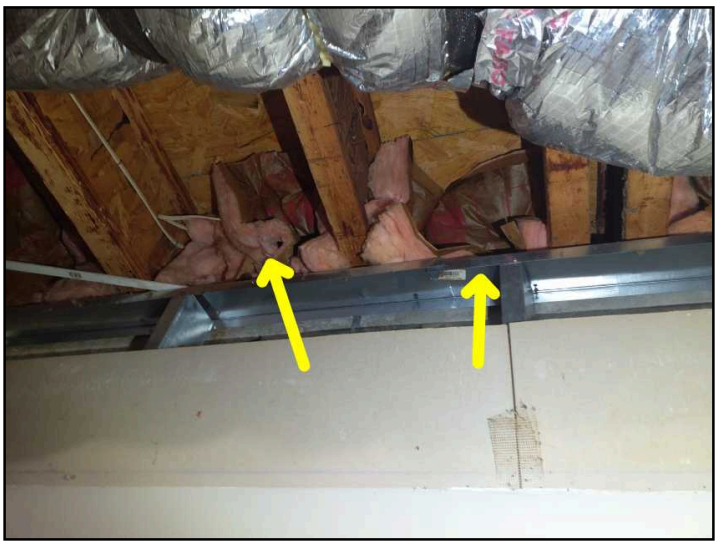


The insulation at the ceiling or walls of the basement has been installed backwards. The paper facing should be installed towards the conditioned side of the home. The paper portion is flammable and should not be left exposed.

7. Basement Comments

Observations:

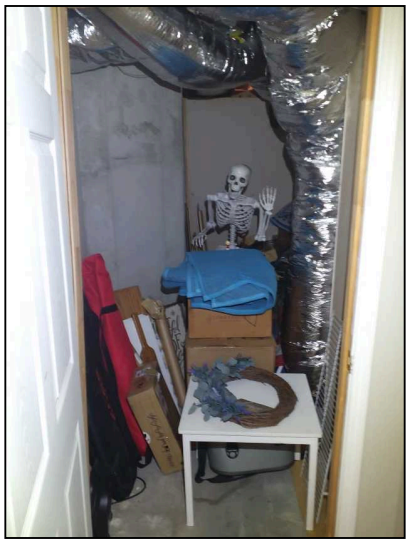
7.1. The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with a qualified contractor and with vendor to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

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

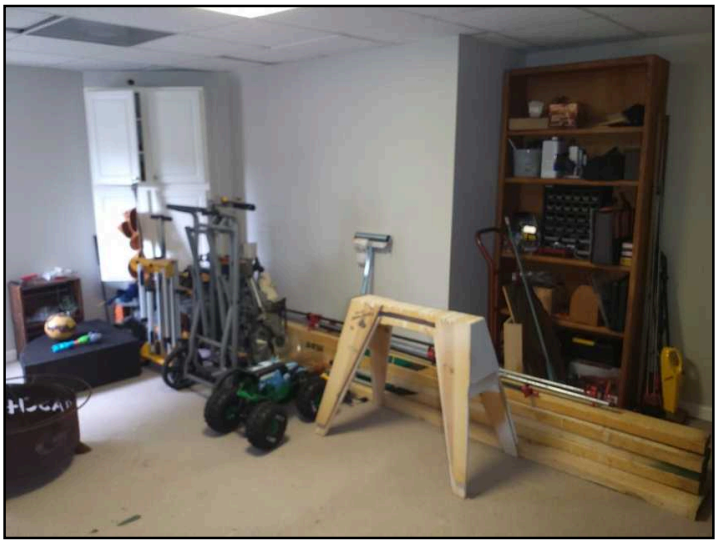
7.3. Large portion of drop ceiling is missing in area outside basement kitchen

7.4. Evidence indicates that the basement was not finished by a qualified professional. There may be additional deficiencies or improper installations not visible at the time of inspection.

7.5. Evidence of past water event in basement around bedroom closet and bathroom. staining and discoloration is visible on multiple ceiling tiles although no current saturation was detected during inspection. organic like growth was uncovered at multiple locations in this area. further testing will be needed to determine type of growth and correction or treatment needed. recommend further evaluation for cause and correction by qualified contractor



Limited view in basement due to storage



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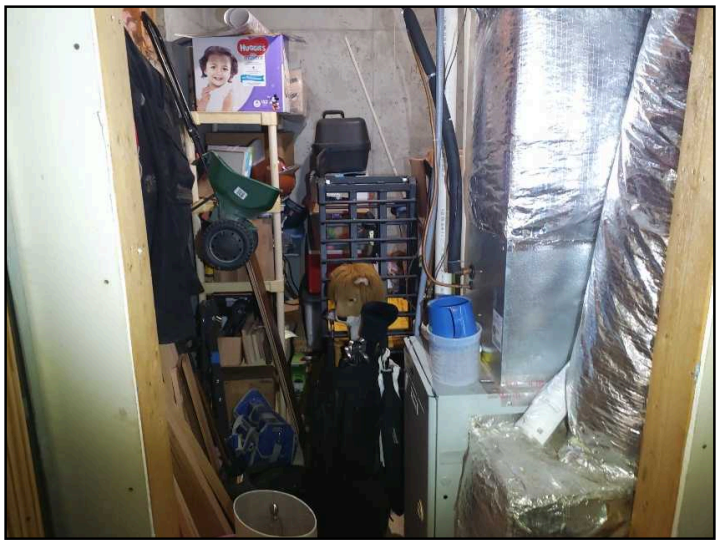

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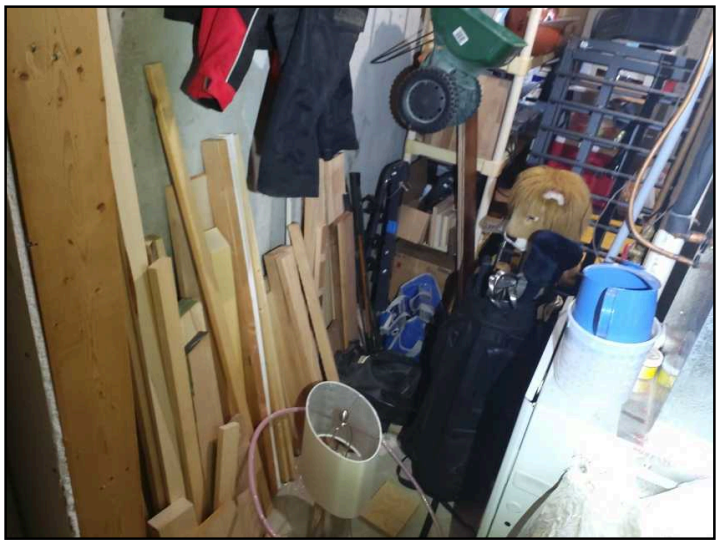

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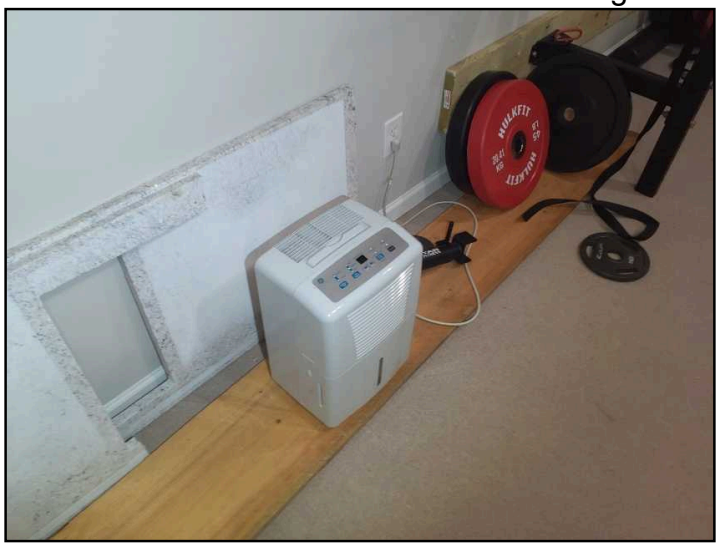

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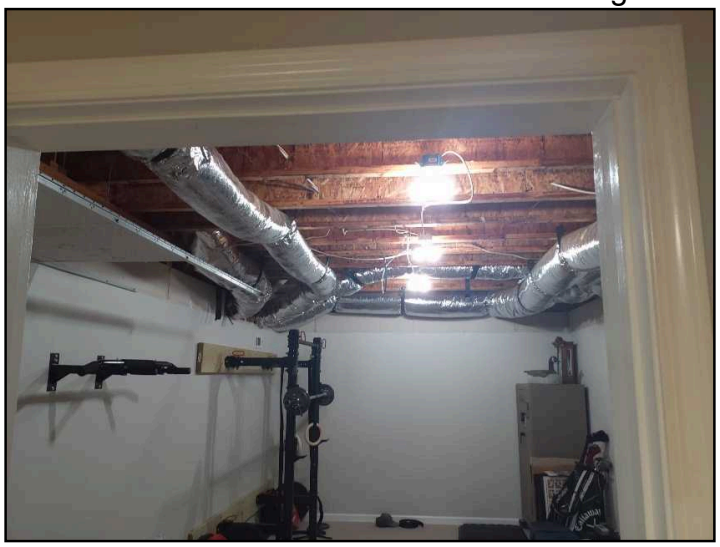

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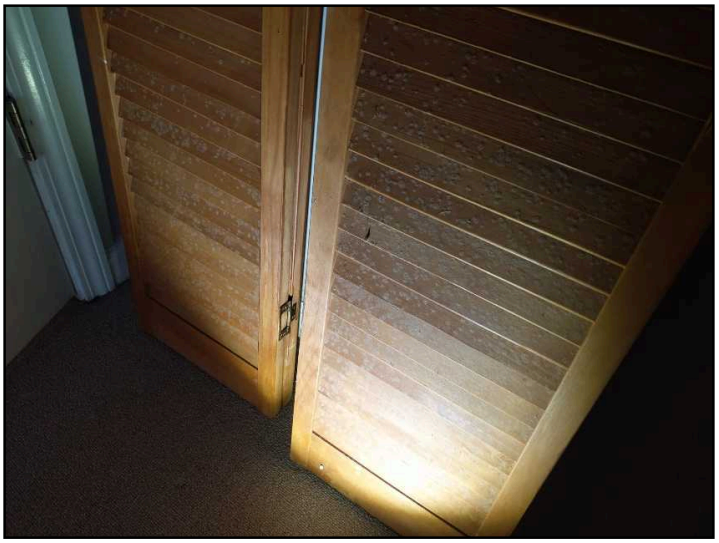
Evidence of past water event in basement around bedroom closet and bathroom.



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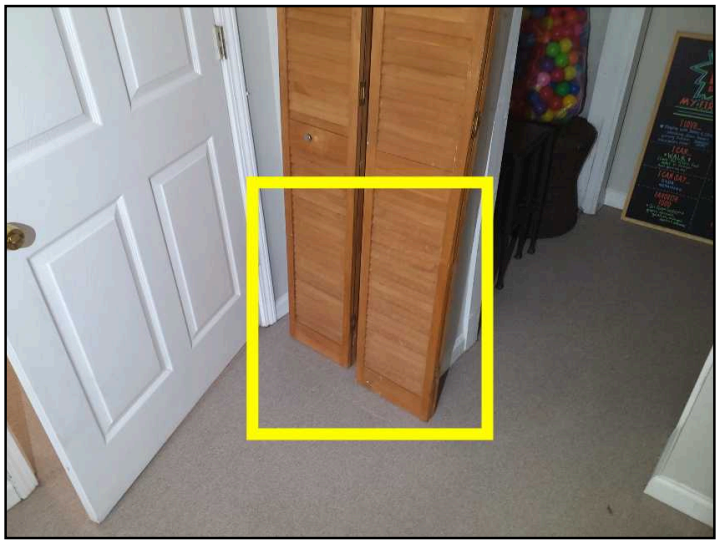

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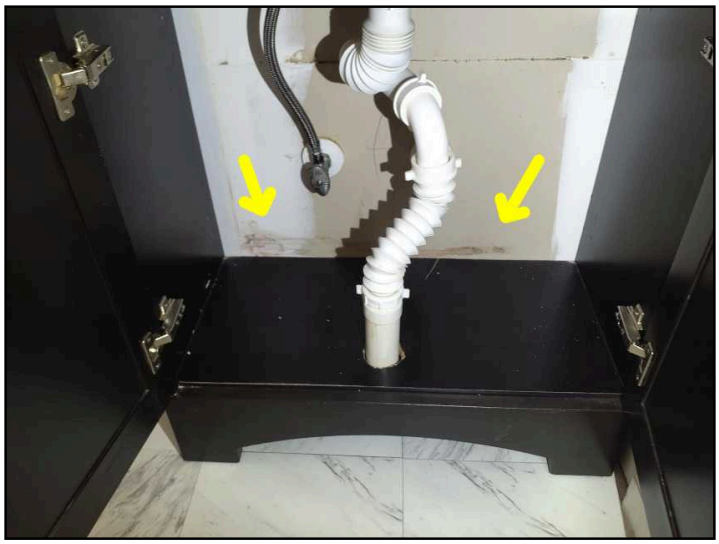

Evidence of past water event in basement around bedroom closet and bathroom.

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Glossary

Term	Definition
Combustion Air	The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.