

# *Best Choice Home Inspections*

## Property Inspection Report



3167 Oak Tree Ln, Tim Buk Too, VA 00000

Inspection prepared for: Mama Bear

Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 5/7/2021 Time: 9:00 AM

Age of Home: 29 years Size: 1,493 Finished Square Feet of Single-Family Home

Weather: Sunny & Mild

Report# 21051969

Inspection: 3.0 Hours, Photos: 0.5 Hours

Total Home Inspection: 3.5 Hours

Inspector: Ed Derosse

VA License#3380001068

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Email: ed.derosse@gmail.com

NorthernVirginiaHomeInspector4U.com

**BESTCHOICE**



*Home Inspections*

**Report Reading Instructions:**

The Report should be read in its entirety page by page. Some Sections may consist of Potentially Significant Findings, and these findings can concern a Safety Hazard, a Deficiency Requiring Major Expense to Correct, and Items Meant to Draw Special Attention To. Some items may be written in RED, while others will be written in BLACK. The items written in Red will be items that the Inspector deems to be, "in his opinion," the more important items of the Report, but may not reflect the more important items to the "Client." For this reason, it is very important to read each Section of the Report, and Each Color of Each Section, as the Red wording alone will not always explain all the issues. All repairs should be performed by a Licensed Professional when possible, and it is recommended that a copy of all Receipts and Warranty Information be obtained by Client for all work performed.

**"Client" can also go to <http://NorthernVirginiaHomeInspector4U.com>** and scroll the right side of the page where you will find, "CPSC Breaking News &Recent Recalls, and click on its link. There you will be able to use the, Model Numbers, and Serial Numbers, photographed of each appliance in the home, to check on any Recall Information that is available on the Site. It should be understood that we do our very best to take clear and legible pictures of these labels, but often they just do not come out the way we'd like them to no matter how many times we take them, but we do try. When pictures of labels are not legible to Client, it is recommended that Client go back to the said appliance and record that information. This information can be reviewed of the house appliances as often as you like to keep a check on things. But more importantly, anything new that is put into the home can also be periodically checked for recall information.

**If there are any questions, please give us a call..**

# Receipt of Payment

## 1. Receipt of Payment

Materials: Receipt for Inspection Services by BESTCHOICE "Home Inspections"

"Happy, Satisfied Customers"

Report# 21051969

Client: Mama Bear

Property: 3167 Oak Tree Ln. Tim Buk Too, VA 00000

### SERVICES PERFORMED:

Home Inspection - \$0.00

Mold Inspection - \$0.00

Mold Samples - \$0.00

Radon Screening - \$0.00

Other - \$0.00

Total for Inspection Services: \$0.00

Paid by Cash on May 7, 2021

## Conditions During Inspection

### 1. Property Information

Townhouse • Colonial Style

### 2. House Style

3 Level • No Garage

### 3. Type of Construction

Unfinished Basement

### 4. Water Supply Source

Public Water Supply

### 5. Waste System

Public Sewer System

### 6. Occupancy

Vacant

### 7. Weather Conditions

### 8. Direction Of Front Entrance

### 9. Attending Parties

Materials: Buyer(s) - 100%, Buyers Agent - 100%

## 10. Limitations/Supplemental Information

Materials: GENERAL INSPECTION GUIDELINES: , \* Construction Regulations - A standard home inspection does not include evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. Any questions regarding code compliance should be addressed to the appropriate local officials. , \* Aesthetic Considerations - A standard home inspection report does not generally include aesthetic considerations (appearances, cosmetics, odors, finishes, carpeting, etc.), nor does it include a determination of all potential concerns or conditions for a house or property. , \* Environmental/Mold Issues (And Exclusions) - The reported or actual health effects of many potential harmful, toxic or environmentally hazardous elements that may be found in building materials or in the air, soil, water in and/or around any house are varied, and, in some cases controversial. A home inspection does not include the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens and other biological contaminants, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness or appropriateness of any method or system (e.g., water filter, radon mitigation, etc.), designed to prevent or remove any hazardous or unwanted materials or elements. , \* Design and Adequacy - A home inspection does not include structural or mechanical system design or adequacy evaluations including seismic or high wind considerations, soil bearing or stability, or energy conservation measures. It also does not address in any way the acceptability of a house floor plan or other design features. Furthermore, determinations or disclosures regarding specific product defects notices, safety recalls or other similar manufacturer or public/private agency warnings are not part of the standard inspection. , \* Estimated Ages - Listed age estimations only represent the inspector's opinion as to the approximate age of the building or specific elements, and are provided for general guidance purposes only. Such opinions may be based on numerous factors including, but not limited to, element appearance and owner comment. Obtain independent verification if knowledge of the specific age of an element is desired or required. , \* Design Life Range - These figures represent the typical estimated economic service life range (in years) for elements of similar design, quality and type, measured from the time of original construction or installation. Any stated design life is presented only as a guide, does not take into consideration abnormal, unknown or discretionary factors, and is not a prediction of future service life. , \* Element Descriptions - Any descriptions or representations of element material, type, design, size, dimensions, etc., are generally made based solely on a visual assessment of observed components. Owner representations, element labeling, sales data and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of such descriptions listed in this report; other materials, components, etc., may be present. Independent evaluations and/or laboratory tests should be arranged if verification of any element's material makeup, design or dimensional representation is desired or required. , \* National Standards - Building codes, construction industry standards of practice, approved testing laboratories (e.g., UL, CSA, etc.) may vary from area to area in the United States. No assessments were made regarding acceptability or approval of any element or component by any agency. , \* Remedial Work - For any element or condition requiring attention, quotes should be obtained prior to closing from qualified specialists or contractors to determine actual repair/replacement costs. Any cost estimates provided, whether oral or written, represent only an approximation of possible costs. Also, any cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. , \* Seller Disclosure - This

report is not a substitute for any legally required Seller Disclosure. The buyer should review the Seller Disclosure with the owner prior to closing to ensure an understanding, completions of all issues and for clarification/resolution of any questionable items. A pre-closing inspection of the house by the buyer is also generally advised. , \* Wood Destroying Insects/Organisms - It would be advisable to obtain a current wood destroying insect and organism report on this property from a qualified specialist, whether or not it is required by a lender. A standard home inspection does not include evaluation of the nature or status of any insect infestation, treatment or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage. , \* Elements not Inspected - In general, any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the BestChoice office to arrange an inspection when all elements are ready for inspection., \* Condominium/Townhouse - Unless otherwise noted, inspection of units under condominium or cooperative forms of ownership do not include evaluation of exteriors or other typical common elements. Contact association and management personnel and review pertinent material such as engineering reports on common element conditions, master deeds, maintenance responsibilities, etc. Also carefully review this report to verify all elements of personal concern have been inspected. , \* Vacant Building - It is often not possible to properly evaluate certain elements in a new structure or if a house has been vacant for any length of time. For example, a drain leak in a wall or blockage in an underground waste line may not become apparent until hours (or days) after the inspection. Therefore, anticipate the possibility of such latent defects with subsequent use of the house and/or systems. Furthermore, a thorough pre-closing inspection is recommended., \* Seasonal/Weather Factors - Due to seasonal factors or weather conditions, evaluation of some elements may have been severely restricted or not possible. Client should assess the level of concern that may exist due to such restrictions and arrange additional inspections when conditions permit or otherwise address prior to closing. , \* Sprinkler System - Sprinkler Systems are not part of a standard home inspection., \* Central Vacuum - Central Vacuum is not part of a standard inspection.

# Roof/Roof Elements

## 1. Main Roof

Satisfactory Fair Poor Safety

X	X		
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Materials: ROOF STYLE: Gable Roof, ROOF PITCH: Moderate/Steep Slope, INSPECTION METHOD: Viewed roof from ground using binoculars , ROOFING LAYERS: 1 Layer, Main Roof: Asphalt/ Composition Shingle, estimated age 9 years, with a design life of 15-20 years, Limitations: Height and Distance  
Observations: Limitation(s): back of roof is a little harder to see., **Loose shingle noted along front edge of roof; repair or replace as necessary**



Loose shingle noted along front edge of roof; repair or replace as necessary

## 2. Garage Roof

Satisfactory Fair Poor Safety

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Materials: Not Applicable

## 3. Sun Room Roof

Satisfactory Fair Poor Safety

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Materials: Not Applicable

## 4. Bay Window Roof

Satisfactory Fair Poor Safety

X			
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Materials: ROOF STYLE: Shed Roof • ROOF PITCH: Moderate/Steep Slope • INSPECTION METHOD: Viewed roof from ground using binoculars • ROOFING LAYERS: 1 Layer • Bay Window Roof: Asphalt/ Composition Shingle, estimated age 9 years, with a design life of 15-20 years • Limitations: Height and Distance

## 5. Fireplace Vent Roof

Satisfactory Fair Poor Safety

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Materials: Not Applicable

## 6. Exposed Flashing

Satisfactory Fair Poor Safety

X			
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### 7. Exterior Chimney/Vent

Satisfactory Fair Poor Safety

	X		
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Materials: Metal Vent: furnace vent

Observations: Furnace vent has rust; repair or replace as necessary..



Furnace vent has rust; repair or replace as necessary..

### 8. Skylights

Satisfactory Fair Poor Safety

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Observations: Not Applicable

### 9. Ventilation Covers

Satisfactory Fair Poor Safety

X			
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Observations: Ventilation includes- Ridge Vent(s), Ventilation includes- Soffit Vent(s)

### 10. Plumbing Stacks

Satisfactory Fair Poor Safety

X			
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### 11. Rain Gutters/Downspouts

Satisfactory Fair Poor Safety

X	X		
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Materials: Aluminum Guttering & Downspouts

Observations: Rusty gutter nails are generally found when gutters get backed up from clogging; repair or replace as necessary, Route downspout(s) away from building (drainage); repair or replace as necessary





Rusted gutter nails are generally found when gutters get backed up from clogging; repair or replace as necessary

12. Fascias/Soffits/Rake Boards

Satisfactory   Fair   Poor   Safety

Materials: Wooden

X			
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### 13. Limitations/Supplemental Information

Materials: ROOFING COMPONENTS:, \* Roofing/Flashings - The watertightness of a roofing system is dependent on the proper installation of the roofing material, its physical condition, and the proper function of all flashings(metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee roof is or will be watertight or leak free. , \* Inspection Limitations - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectable and may result in latent concerns. , \* Composite/Simulated Materials - The use of composite/simulated roofing materials has increased in recent years. The identification of these products is often not possible. Some products are asbestos-containing., \* Damage/Missing Shingle or Flashing - Any specific notation of damaged or missing shingle/flashing does not preclude additional areas of damage/missing shingle or flashing and/or hidden deficiencies, especially when there are visual limitations. Monitor roof for changes; ongoing or questionable situations should be assessed and corrected., ROOFING ELEMENTS:, \* Chimney/Vents - Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/maintain chimney/vent interiors., \* Ancillary Systems - The inspection does not include evaluation of ancillary components or systems such as lightning protection, antennas, solar panels, site lighting, security systems, patio covers or other similar exterior roof or exterior elements. , \* Downspout(s) into Ground - Downspouts that run into the ground are subject to backup/blockage. Neither the presence nor integrity of underground lines, nor free flow of water through such lines is readily determinable. , \* Downspout/Roof Extensions - To minimize water ponding at the foundation, and potential interior water penetration concerns, downspout extensions or splashblocks should be utilized. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

# Exterior

## 1. Exterior Wall Coverings

Satisfactory Fair Poor Safety

X			
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Materials: Vinyl Siding & Trim

## 2. Windows

Satisfactory Fair Poor Safety

X			
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## 3. Entry Doors

Satisfactory Fair Poor Safety

X			
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## 4. Stairs/Stoops

Satisfactory Fair Poor Safety

X	X		
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Materials: Concrete Stoop at Front Door

Observations: Stoop has opening at drainage line that can lead to drainage beneath front stoop, which can lead to other moisture related conditions including mold; repair or replace as necessary



Stoop has opening at drainage line that can lead to drainage beneath front stoop, which can lead to other moisture related conditions including mold; repair or replace as necessary

## 5. Porch/Deck

Satisfactory Fair Poor Safety

X	X		
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Materials: Wood Deck - located at back of home

Observations: Deck flashing indeterminate, Deck rail balluster spacing should be no more than 4"; repair or replace as necessary



Deck rail balluster spacing should be no more than 4"; repair or replace as necessary

#### 6. Exterior Faucet(s)

Satisfactory	Fair	Poor	Safety
X			

##### Observations:

- Front exterior faucet appears to be working properly at this time
- Rear exterior faucet appears to be working properly at this time

#### 7. Electric/GFCI

Satisfactory	Fair	Poor	Safety
X			

Observations: GFCI Protection present and working at this time

## 8. Limitations/Supplemental Information

Materials: EXTERIOR COMPONENTS: , \* Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be observed as they occur, spread, or are discovered during repair or maintenance work. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed. , \*

Stairs/Decks/Porches - Exterior stairs, rails, porches, etc., require regular maintenance to prevent damage or hazardous conditions. If rails are not present on any stairs or elevated structure, it is recommended they be added for improved safety. Do not overload a deck with too many people. , \*

Windows/Doors - The presence or condition of storms, screens, safety glazing, locks and other attachments are not inspected. , \*

Shutters/Ornamental Trim - Ornamental features (shutters, awnings, etc.) are generally not considered; however, if decay or damage is noted, all components and adjacent areas should be checked. , \*

Windows/Seals - Replacement of double glazed units is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time. , \*

Glazing/Putty - While a maintenance item, the glazing/putty on all windows or doors should be maintained for watertightness purposes and for preservation of window glass/sash integrity. , \*

Storms/Screens - Any loose, damaged or missing units should be repaired as desired, or if health or hazard concerns exist. , \*

Drip Caps/Flashings - The trim/siding joint above windows and doors and at horizontal trim must be kept well sealed to minimize leakage or decay. If drip caps or suitable flashings do not exist, they be added or regular caulking/sealing will be required. Hidden damage may exist if poor leakage occurred. , \*

Siding/Wood-Soil Clearance - Siding materials and wood components close to or in direct contact with soil or mulch are conducive to decay and/or wood destroying insects. Whenever possible, at least (6) inches of clearance should be provided above the soil. Foam insulations or other foundation covers also increase the potential for damage. Hidden damage may exist and should be addressed accordingly. , \*

Wood Decay/Insects - Conditions conducive to decay also are conducive to infestation with wood destroying insects. Any damage should be corrected /addressed properly to minimize consequential damage or further infestation. , \*

Railings - Handrails or guardrails should have the proper height, sizing, and rail baluster spacing, and should be securely installed for proper protection. , \*

Deck at House - Any elevated deck must be securely fastened or bolted to the house structure to prevent any excess movement. The house/deck joint generally needs a flashing to prevent water seepage and framing damage that could affect structural integrity.

# Site Elements

## 1. Patio

Satisfactory Fair Poor Safety

X	X		
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Materials: Location: Back of Home, Concrete

Observations: Patio is cracked, probably due to uneven support underneath the slab; repair or replace as necessary



Patio is cracked, probably due to uneven support underneath the slab; repair or replace as necessary

## 2. Walkways

Satisfactory Fair Poor Safety

X	X		
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Materials: Concrete; Front of Home , Concrete; Back of Home

Observations: Common cracks noted; keep sealed to help prevent further damage, Uneven surfaces are a trip hazard; repair or replace as necessary



Common cracks noted; keep sealed to help prevent further damage



Uneven surfaces are a trip hazard; repair or replace as necessary

## 3. Driveway

Satisfactory Fair Poor Safety

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Materials: Not Applicable



## 4. Retaining Wall(s)

Satisfactory Fair Poor Safety

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Materials: Not applicable

## 5. Window Well(s)

Satisfactory Fair Poor Safety

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Observations: Not applicable

## 6. Sub-Grade Entry

Satisfactory Fair Poor Safety

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Materials: Not applicable

## 7. Ground Slope at Foundation

Satisfactory Fair Poor Safety

	X		
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Observations: Improper soil slope toward foundation walls noted in various areas around perimeter of home can lead to moisture intrusion and other moisture related conditions including mold; repair or replace as necessary



Improper soil slope toward foundation walls noted in various areas around perimeter of home can lead to moisture intrusion and other moisture related conditions including mold; repair or replace as necessary

Improper soil slope toward foundation walls noted in various areas around perimeter of home can lead to moisture intrusion and other moisture related conditions including mold; repair or replace as necessary

## 8. Site Grading

Satisfactory Fair Poor Safety

X			
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Observations: Moderate sloping

## 9. Limitations/Supplemental Information

Materials: SITE ELEMENTS:, \* Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building., \* Geological Factors - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils; necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area. , \* Grading/Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns., \* Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. The adequacy or free flow through any such system cannot be readily determined, they are subject to blockage. , \* Ancillary Elements - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable., \* Finished Surfaces - Spalling or cracking of concrete surfaces may not affect function provided no lateral displacement has occurred. Maintain as required or correct to eliminate any trip hazard that may exist or develop. , \* Grading Provisions - Depressions or negatively graded areas should be corrected/improved to help direct any roof or surface run-off away from the foundation. Periodic regrading will be required. , \* Vegetation/Landscaping - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage. , \* Lawn Irrigation - Chronic spray onto the house may cause structural damage. This type system is not inspected within the scope of a standard home inspection. Advise evaluation prior to closing., \* Fencing/Privacy Walls/Sheds - Evaluation of these elements is not within the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for assurance of personal acceptability.



# Attic

## 1. Access

Materials: Scuttle Hole in Hallway Ceiling

## 2. Inspection Method

Materials: From Entry

## 3. Structure

Satisfactory Fair Poor Safety

X	X		
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Materials: Truss Construction, Joist Ceiling Framing, Combination Plywood and Blaze Guard Sheathing

Observations: Stain noted at ridge line is also sitting close to bathroom ventilation vent, which is discharging at the same area of ridge vent and may or may not be causing staining; repair or replace as necessary



Stain noted at ridge line is also sitting close to bathroom ventilation vent, which is discharging at the same area of ridge vent and may or may not be causing staining; repair or replace as necessary

## 4. Ventilation Provisions

Satisfactory Fair Poor Safety

X			
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Materials: Ridge Vent(s), Soffit Vent(s)

## 5. Whole-House Fan

Satisfactory Fair Poor Safety

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Observations: Not Applicable

## 6. Insulation Condition

Satisfactory Fair Poor Safety

X			
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Materials: Loose Fill  
Materials: 12-14 inches

## 7. Limitations/Supplemental Information

Materials: ATTIC COMPONENTS; , \* Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when nonpermanent limitations are removed. , \* Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970's homes are more likely to have been constructed with insulation levels below present day standards. , \* Truss Construction - Truss framing members should not be cut or field altered without design analysis. Once altered, a change in the loading pattern often dictates that the manufacturer, or structural engineer, must determine what remedial action is needed. , \* Exhaust Vent Termination - Laundry, kitchen and bath exhaust fan vents should not discharge into the attic area due to excessive moisture (or grease buildup from kitchen) concerns and the possibility of consequential damage. Redirect vent to the exterior where required. , \* Insulation at Recessed Fixtures - A minimum 2-6 inch clearance is required around recessed ceiling lights unless the fixture is thermally protected, or other clearance is specified by the manufacturer. , \* Leakage/Stains - Any specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to mold concerns.

## Upstairs Hall Bath

### 1. Faucet

Satisfactory Fair Poor Safety

X			
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### 2. Sink

Satisfactory Fair Poor Safety

X			
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Observations: Double Sink • Temporary drain line should be replaced with a permanent drain line..



Temporary drain line should be replaced with a permanent drain line..

### 3. Toilet

Satisfactory Fair Poor Safety

X	X		
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Observations: Limitation's: caulked/ sealed toilet base (if seal is leaking, it may not be detectable)

### 4. Bathtub

Satisfactory Fair Poor Safety

X	X		
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Observations: Molded Bathtub • Shower diverter is leaking; repair or replace as necessary

### 5. Stall Shower

Satisfactory Fair Poor Safety

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Materials: Not applicable

### 6. Ventilation Defects

Satisfactory Fair Poor Safety

X	X		
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Observations: Provided by Exhaust Fan • See comment(s) in "Attic" section..

### 7. Electrical Condition

Satisfactory Fair Poor Safety

X			
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Observations: Bathroom GFCI Protection is in place and appears operational at this time

8. Flooring Condition

Satisfactory   Fair   Poor   Safety

X			
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Materials: Tiled Flooring

Observations:

- Flooring appears serviceable at this time

# Basement Bathroom

## 1. Faucet

Satisfactory Fair Poor Safety

X			
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## 2. Sink

Satisfactory Fair Poor Safety

X			
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Observations: Single Sink

## 3. Toilet

Satisfactory Fair Poor Safety

X	X		
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Observations: Limitation's: caulked/ sealed toilet base (if seal is leaking, it may not be detectable)

## 4. Bathtub

Satisfactory Fair Poor Safety

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Observations: Not Applicable

## 5. Shower

Satisfactory Fair Poor Safety

X			
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Materials: Tilework w/No Enclosure

## 6. Ventilation Defects

Satisfactory Fair Poor Safety

X			
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Observations: Provided by Exhaust Fan

## 7. Electrical Condition

Satisfactory Fair Poor Safety

X			
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Observations: Bathroom GFCI Protection is in place and appears operational at this time

## 8. Flooring Condition

Satisfactory Fair Poor Safety

X			
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Materials: Tiled Flooring

Observations:

- Flooring appears serviceable at this time

# Bathroom Limitations/Supplemental Information

## 1. Bathroom Limitations/Supplemental Information

# Kitchens/Appliances

## 1. Kitchen Sink/Plumbing

Satisfactory Fair Poor Safety

X			
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Observations: Double Sink

## 2. Disposal

Satisfactory Fair Poor Safety

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Materials: InSinkErator (Badger 500): estimated age 8 years, with a design life of 3-5 years

Observations:

- System appears to be working properly at this time
- Age

## 3. Dishwasher

Satisfactory Fair Poor Safety

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Materials: Whirlpool: estimated age 10+ years, with a design life of 5-7 years

Observations: Dishwasher info pictured, System appears to be working properly at this time, Age



Dishwasher info pictured

## 4. Microwave Deficiencies

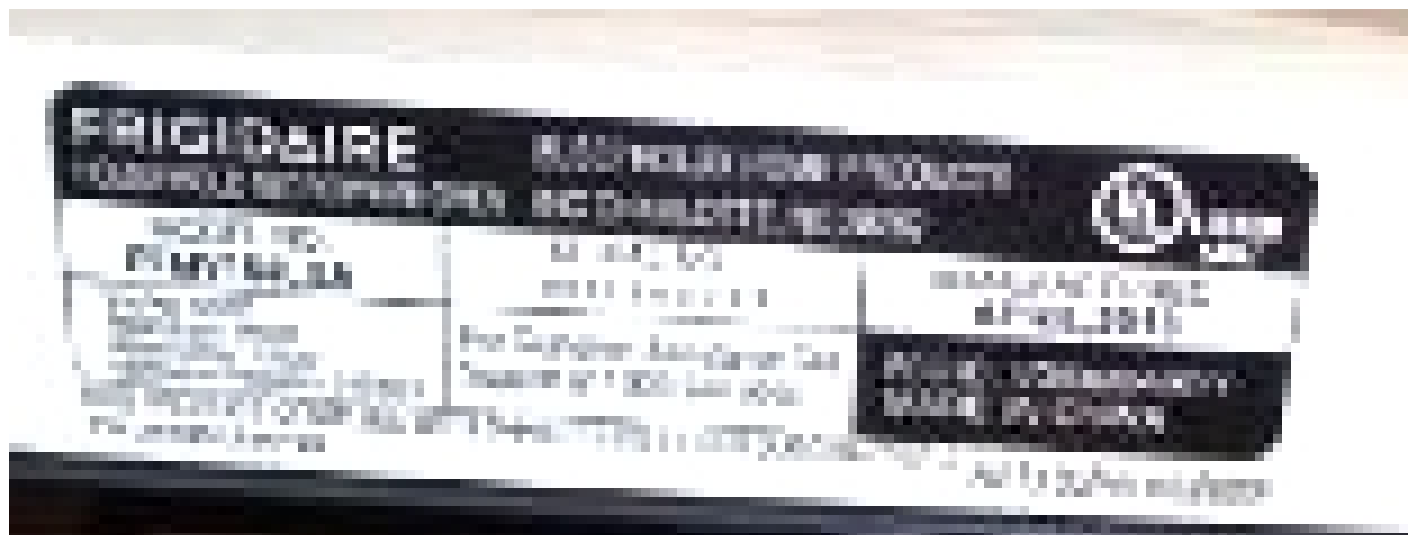
Satisfactory Fair Poor Safety

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Materials: Frigidaire: estimated age 8 years, with a design life of 5-7 years

Observations:

- Microwave info pictured
- System appears to be working properly at this time
- Age



Microwave info pictured

## 5. Ventilator(s)

Satisfactory	Fair	Poor	Safety
X			

Materials: Ventilation provided by Microwave (Recirculator Vent)

## 6. Refrigerator

Satisfactory	Fair	Poor	Safety

Materials: Whirlpool: estimated age 14 years, with a design life of 10-12 years

Materials: Present • Door Ice/Water Dispenser present

Observations:

- Refrigerator info pictured
- System appears to be working properly at this time
- Age
- Icemaker could not be fully evaluated



Refrigerator info pictured

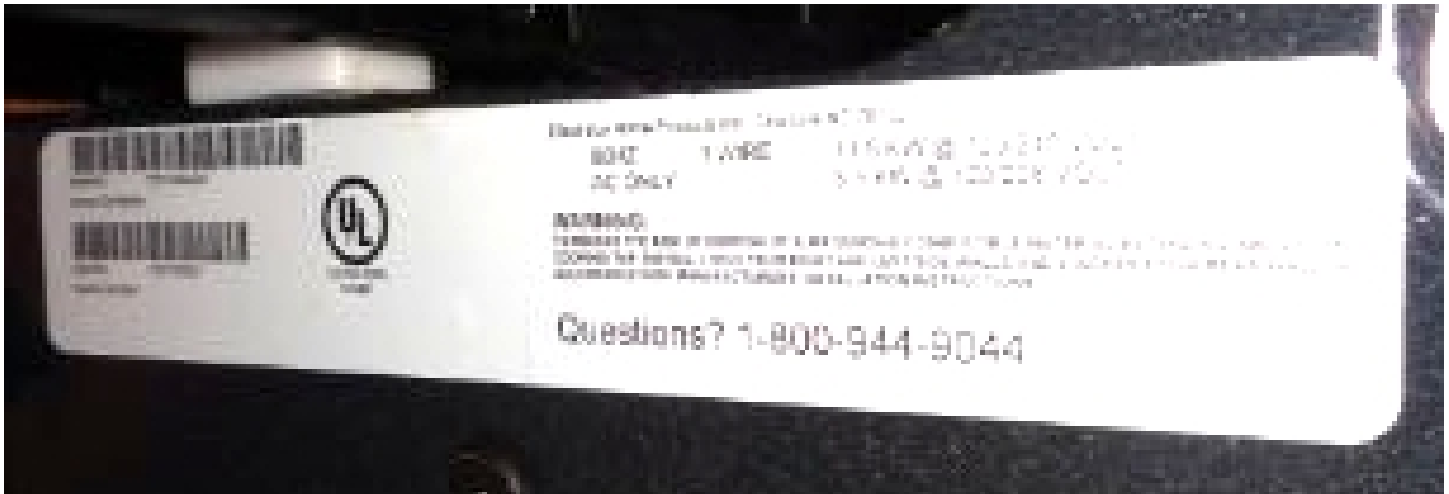
## 7. Cooking

Satisfactory	Fair	Poor	Safety
	X		

Materials: Frigidaire (Stove): estimated age 10 years, with a design life of 8-15 years (Electric)

Observations: Cooking info pictured, System appears to be working properly at this time, Age





Cooking info pictured

**8. Electric/GFCI**

Satisfactory	Fair	Poor	Safety
X			

Observations: GFCI(s) are present and appear to be working properly at this time

**9. Cabinetry**

Satisfactory	Fair	Poor	Safety
X			

Materials: Wooden Cabinetry

**10. Countertop**

Satisfactory	Fair	Poor	Safety
X			

Observations: Laminate Countertop(s)

**11. Flooring Condition**

Satisfactory	Fair	Poor	Safety
X			

Materials: Engineered Flooring

# Kitchen Limitations/Supplemental Information

## 1. Kitchen Limitations/Supplemental Information

Materials: KITCHEN COMPONENTS:, \* Appliances - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer. Review Water Temperature comments and Bathroom Section. , \* Appliance Utilities - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added. , \* Cooking Appliances - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as a part of a home inspection. While proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure. , \* Microwaves - Evaluation of these units is not included in a standard inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions. , \* Disposal - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item., \* Dishwasher - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

# Interior Areas

## 1. Ceiling Conditions

Satisfactory Fair Poor Safety

X	X		
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Materials: Drywall

Observations:

- Limitations: fresh paint
- Common cracks noted
- Common nail pops noted

## 2. Wall Conditions

Satisfactory Fair Poor Safety

X	X		
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Materials: Drywall

Observations:

- Limitations: fresh paint
- Common cracks noted

## 3. Standard Room Flooring Conditions

Satisfactory Fair Poor Safety

X			
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Materials: Carpeting

## 4. Stairs/ Railing Conditions

Satisfactory Fair Poor Safety

X			
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Materials: Carpeted Staircase

## 5. Windows Conditions

Satisfactory Fair Poor Safety

X			
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Materials: Aluminum Frames • Single Hung • Double Glaze Panes

## 6. Room Door Conditions

Satisfactory Fair Poor Safety

X			
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Materials: Hollow Core Doors

## 7. Door Entries/ Patio/ Deck Door Conditions

Satisfactory Fair Poor Safety

X			
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Materials: Metal Door(s) • Sliding Glass Door(s)

## 8. Electric Conditions

Satisfactory Fair Poor Safety

X			
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Observations:

- Lighting assembly is not fully installed in basement; repair or replace as necessary



Lighting assembly is not fully installed in basement; repair or replace as necessary

### 9. Smoke Detector Deficiencies

Satisfactory Fair Poor Safety

X	X		
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Materials: Hard Wired • Location(s): Each Level

Observations:

- Recommend installation of additional smoke detector(s) in appropriate areas
- Recommend installation of carbon monoxide detector(s) in appropriate areas

## 10. Limitations/ Supplemental Information

Materials: INTERIOR COMPONENTS - • \* Structural Evaluation - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, newly painted or decorated surfaces, etc. If the type flooring is a concern, it should be confirmed before closing. • \* Indoor Air Quality/Molds - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms--most are results of excess moisture conditions. A home inspection does not include assessment of potential health or environmental contaminants or allergens. If leakage occurs or detrimental moisture conditions exist or develop, the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted. • \* Windows and Doors - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated. • \* Double Glazed Units - Double or triple glazed (insulated) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of furnishings, drapes, etc. is advised. • \* Infiltration/Leakage - The particular cause of a leak, or the status of any prior leakage conditions, cannot be readily verified in most cases. If any possible causes for leakage anywhere in the house are noted, it should be understood that additional unanticipated factors may also be contributing to or causing the condition. Hidden damage may exist. All areas of potential concern should be attended to and/or monitored for leakage. Any renovation or finish work should only start after verification and correction of the cause of leakage. Fresh paint or new finishes may hide signs of leakage. • \* House Settlement - All homes experience some form of settlement due to construction practices and/or materials used. This condition is often within acceptable tolerances from the standpoint that the overall structural integrity is not affected. Ongoing or significant settlement conditions, however, require further evaluation to determine if remedial work is required. • \* Auxiliary Systems - A standard home inspection does not include evaluation of any auxiliary house component or system (or need for same) such as an intercom, security/safety systems, central vacuum, TV, home entertainment unit, doorbell, telephone or other equipment not part of primary systems. The appropriate service company should be contacted for information and assessment of element conditions. • \* Security/Safety - A standard home inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should conduct his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation. Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. • \* Ceiling Fans - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status

as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above. • \* Pet/Pests - No determination was made regarding any damage and/or lingering odors/waste that may exist from past infestation or household pet activity, unless specifically noted. Such conditions may not surface or become apparent for some time or until carpeting or other obstructions are removed. If pets have been kept in the house, there are likely some resultant conditions or residue. • \* Common Walls - Walls (and/or ceilings/floors) are/may be common to an adjacent dwelling unit. The integrity of the assembly should be maintained for security/fire safety. No assessment of concealed construction, soundproofing or fire/separation suitability was made. • \* Wall/Ceiling Conditions - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement or other factors. Minor conditions can be repaired and monitored. If cracks are large, recurring or increasing, it may be indicative of underlying structural concerns that may need to be addressed. • \* Roof Truss-Uplift - This framing related condition may cause horizontal cracking at the ceiling/wall joint but is normally not a significant structural concern. Attic insulation/ventilation factors contribute to the condition. Installing trimwork attached to only the ceiling may minimize the visual effects of the condition. Also referred to as truss partition separation. • \* Window/Door Seals - Replacement of double glazed units is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time. • \* Glass Surfaces - Sliders and other glass doors and windows prone to impact-contact (i.e., low to ground, bathroom areas, etc.) should be tempered or safety glazed to minimize concerns related to potential shattering. If verification of safety glazing is not possible, questionable units should be corrected or replaced. • \* Leakage/Stain - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may result in mold concerns.

## Laundry

### 1. Washer

Satisfactory Fair Poor Safety

	X		
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Manufacturer: Whirlpool (Duet): estimated age 5 years, with a design life of 5-7 years

Observations: System appears to be running properly at this time • Age

### 2. Dryer

Satisfactory Fair Poor Safety

	X		
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Manufacturer: Whirlpool (Duet): estimated age 5 years, with a design life of 5-7 years • 120 Volt Circuit for Dryer

Observations: System appears to be running properly at this time • Age

### 3. Dryer Vent

Satisfactory Fair Poor Safety

X			
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### 4. Laundry Sink Condition(s)

Satisfactory Fair Poor Safety

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Materials: Not Applicable

### 5. Appliances/Kitchen/Laundry Limitations

Appliances are tested by turning them on for a short period of time. It is recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any pre-closing walk through.

- \* Thermostats, timers and other specialized features and controls are not tested.
- \* The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- \* Washing machine connections are not inspected.

# Foundation

## 1. Foundation Walls

Satisfactory Fair Poor Safety

X	X		
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Materials: Basement • Poured Concrete

Observations: Limitation(s): Inspection limited due to finish materials

## 2. Posts and Girders

Satisfactory Fair Poor Safety

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Materials: Indeterminate; finish materials.

## 3. Sub Floor

Satisfactory Fair Poor Safety

X	X		
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Materials: Wood Joists

Observations: Limitation(s): limited inspection due to finished ceilings

## 4. Floor Structure

Satisfactory Fair Poor Safety

X	X		
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Materials: Concrete

Observations: Limitation(s): limited review due to floor coverings

## 5. Sump Pump Conditions

Satisfactory Fair Poor Safety

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Materials: Not Applicable



## 6. Limitations/Supplemental Information

### STRUCTURAL EVALUATION:

\* Inspection Limitations - Evaluation of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified.

\* Finished Areas - In addition to the obvious fact that finished surfaces may restrict structural evaluations, it should be noted that no evaluations are made regarding local permits or approvals for such work or use.

### WATER PENETRATION:

\* General Considerations - Most houses have the potential for surface or subsurface water penetration. Such potentials will be high if there are areas at or below grade or house is in or near a flood zone. Regardless of any specific report comments, it would be prudent in all cases to discuss local conditions and concerns with the present owner and/or local authorities. Any comments made in this report are based on evidence/indication present at the time of inspection only. It is not possible to accurately determine the extent of past conditions or to predict future concerns. If there are indications of prior remedial work intended to reduce water penetration concerns, documentation should be obtained from the owner and/or installer.

Experience indicates that the majority of water penetration concerns are due to a combination of factors commonly related to inadequate foundation grading and drainage provisions. In many situations, relatively straightforward measures may have a direct effect on the condition; in other cases, the remedy may be more complex or impossible to achieve. Any specific recommendations in the report should be considered; however, be aware that they do not necessarily represent a complete or permanent solution to the condition.

\* Sump Pump - A sump pump may be added out of necessity or as a precautionary measure. Regardless, if present, it should be regularly checked for proper operation and discharge and maintained accordingly. Pump operation may change seasonally, due to rainfall or other factors. If an ongoing concern exists, consideration should be given to having a backup and/or battery energy source for emergency situations. The discharge adequacy/location of underground lines cannot be checked.

\* Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

\* Exterior Entryway - The areaway (stairs and any walls) providing access to subgrade areas often contributes to seepage due to inadequate or clogged drains or lack of coverings. The appropriate remedial work should be performed if detrimental conditions exist.

\* Grading/Roof Drains - Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns.

# Electrical

## 1. Service Entry Conditions

Satisfactory Fair Poor Safety

X			
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Materials: Underground service • Estimated service size 200 amps  
Materials: Estimated voltage 120/240 Volt

## 2. Distribution Panel/ Main Disconnect Conditions

Satisfactory Fair Poor Safety

X			
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Materials: Location: Basement • General Electric Panel • Breaker protection  
Materials: Single Main • Estimated Amps: 200  
Observations:  
• Ground present

## 3. Auxiliary "Sub" Panels

Satisfactory Fair Poor Safety

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Not applicable

## 4. Wiring Method

Satisfactory Fair Poor Safety

X			
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Materials: Metal/ Plastic Conduit

## 5. Distribution Wiring

Satisfactory Fair Poor Safety

X			
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Materials: Aluminum Entry • Copper Household

## 6. GFCI/AFCI

Satisfactory Fair Poor Safety

X			
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Materials: Present: • Exterior • Kitchen • Bathroom(s)  
Materials: No AFCI's Present. Not Required

## 7. Limitations/ Supplemental Information

### ELECTRICAL COMPONENTS:

- \* Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection.
- \* Panel/Circuit Wiring - Aluminum wiring is common on service feeders and major appliance circuits. All aluminum connections should be checked periodically. If HOUSEHOLD CIRCUITS are listed as aluminum wiring, review any inspector comments and ALUMINUM (120V) WIRING comments below. The operation or adaptability of any 240 volt dedicated appliance circuit for use with a particular appliance was not determined.
- \* Ground-Fault Circuit-Interrupter (GFCI) - These electrical devices are designed to improve personal safety and are recommended for all houses. Regular testing of GFCI's is required to ensure proper operation. In most areas GFCI'S have only been required on certain circuits since the mid- 1970's. If not present, it is recommended that they be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors) where possible or required.
- \* Panel Labeling - No determination was made of individual circuit distribution or accuracy of any circuit labeling. Recommend tracing and labeling, or confirm correct labeling, of all circuits.
- \* Auxiliary/Low Voltage Systems - Evaluation of auxiliary, low voltage, electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, etc.,) is not performed as part of a standard home inspection.
- \* Panel Capacity - The panel appears near or at capacity or is possibly undersized for house demands. An upgrade of the panel and associated wiring may be required.
- \* Low Voltage House Lighting - Over time, the components in this type system will malfunction at a greater rate than normal. Anticipate maintenance/upgrade needs.
- \* Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.
- \* Site Lighting/Wiring - Advise check of all site lighting components to ensure proper wiring procedures/operation.

# Cooling/ Heat Pump#1

## 1. System Deficiencies

Satisfactory Fair Poor Safety

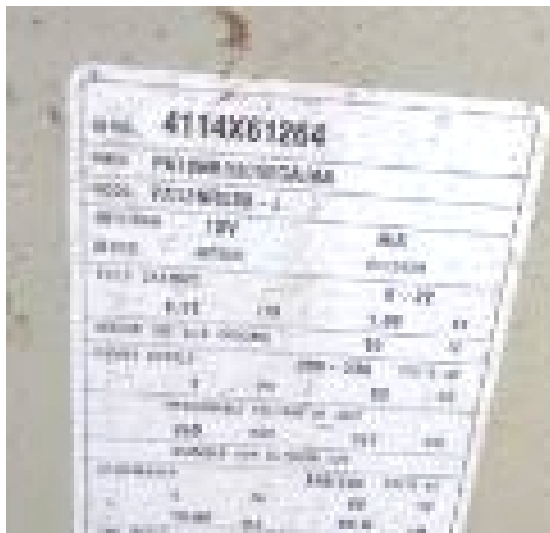
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Materials: Payne (Central A/C): estimated age 7 years, with a design life of 6-10 years

Materials: 240 Volt • Location: Outside • Refrigerant on Label.. R-22

Observations:

- Outdoor info pictured
- System could not be checked due to colder exterior temperature



Outdoor info pictured

## 2. Air Handler Deficiencies

Satisfactory Fair Poor Safety

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Materials: Location: Basement • Payne: estimated age 6 years, with a design life of 6-10 years • Filter Size: 14X24X1

Observations:

- Indoor info pictured
- See comments in "Central System" section



Indoor info pictured

3. Other Components

Satisfactory   Fair   Poor   Safety

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Materials: Condensation Line • Quick Disconnect • Thermostat - Hallway  
Observations: See comments in "Central System" section

4. Limitations/ Supplemental Information

COOLING/ HEAT PUMPS:  
\* Central Cooling (AC) - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.  
\* Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate backup or leakage can lead to mold growth.

# Heating#1

## 1. Heating Source/ Fuel Source Deficiencies

Satisfactory Fair Poor Safety

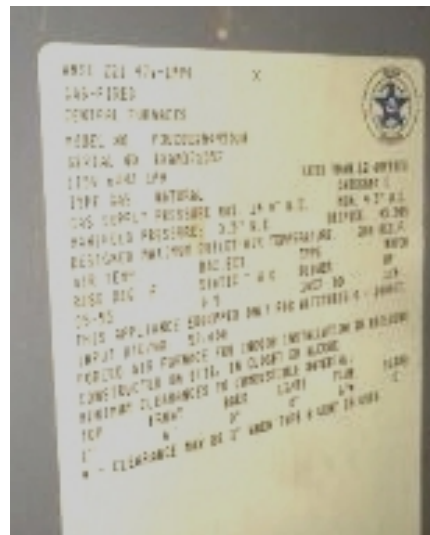
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Materials: Location: Basement • York (Forced Air): estimated age 19 years, with a design life of 10-20 years

Materials: Natural Gas • Fuel Shutoff location: next to heating unit

Observations:

- Heating info pictured
- Furnace and ductwork is full of rust, and burners are burning with too much yellow; it is recommended that furnace be fully evaluated by a qualified hvac contractor and repair or replace as necessary



Furnace and ductwork is full of rust, and burners are burning with too much yellow; it is recommended that furnace be fully evaluated by a qualified hvac contractor and repair or replace as necessary

Heating info pictured

## 2. Vents/Flues/Chimneys

Satisfactory Fair Poor Safety

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Materials: Metal

Observations: See comments in "Heating System" section

## 3. Heat Distribution Methods

Satisfactory Fair Poor Safety

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Ductwork

Observations: See comments in "Heating System" section

## 4. Other Components

Satisfactory Fair Poor Safety

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Materials: Thermostat-Location: Living Room

Observations: See comments in "Heating System" section

## 5. Limitations/ Supplemental Information

### HEATING SYSTEMS:

\* Central Heating - Evaluation is limited to an operational check of conventional residential systems. No design or heating adequacy evaluation, thermostat calibration assessment, heat loss analysis or active or passive solar system evaluations are performed as part of a standard inspection. Furthermore, no specific evaluations were performed related to the presence of any asbestos-containing materials. Independent evaluation is required to address any asbestos concerns.

\* Hot Air Furnace - The "heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 10+ years old or any wear is exhibited.

\* Maintenance/Service - Servicing or repair of the heating system normally must be done by a qualified service company; most utility companies only service/handle gas supply concerns.

\* Flue/Venting - All venting systems must be maintained to ensure an adequate draft. Any indication of a potential concern requires immediate attention as health/safety hazards may exist, including the introduction of carbon monoxide into the house air.

\* Unit/Vent Clearance - Adequate clearances from combustible materials must be provided; use suitable heat shields where appropriate. Required clearances will vary depending on unit and type venting.

\* Combustible Air - All fuel-burning units require adequate air supply for proper combustion and to prevent backdrafting concerns at this or other units.

Combustion air may be supplied by room air, room vents or direct ducting from the exterior.

# Plumbing

## 1. Water Service Line To House

Materials: Polybutylene Main

## 2. Main Water Valve Location

Location: Front Foundation Wall

## 3. Water Supply Piping Deficiencies

Satisfactory Fair Poor Safety

X	X		
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Materials: Plastic

Observations: Most of the piping is concealed and cannot be identified • Supply piping appears to be working properly at this time

## 4. Gas Supply Piping Deficiencies

Satisfactory Fair Poor Safety

X	X		
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Materials: Black Iron

Observations: Most of the piping is concealed and cannot be identified • Supply piping appears to be working properly at this time

## 5. Drain, Waste & Vent Systems Deficiencies

Satisfactory Fair Poor Safety

X	X		
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Materials: Plastic

Observations: Limited inspection of waste lines due to finish materials • Drain, waste and vent piping appear to be working properly at this time

## 6. Limitations/ Supplemental Information

### PLUMBING SYSTEM:

\* Water Supply/Waste Disposal - Neither the source, type nor quality of water supply, nor the method of waste disposal is determined as part of a standard home inspection. Advise obtaining documentation/verification of type systems. If a private water and or/waste system exists, independent evaluation by a specialist is recommended.

\* Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e. g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition of sub-slab or inground piping is excluded from a standard inspection.

\* Shut Off/Location - Confirm and label gas and water shut-off valve locations. Provide full access at all times.

\* Lead Piping/Lead in Water - This inspection does not include assessment of lead piping or lead in water whether from the supply, piping, solder or other sources. Independent testing is available to determine lead concerns.

\* Backflow Preventer - This device is required, in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

\* Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Floor drains are subject to backup and overflow.



# Water Heater(s)

## 1. Water Heater(s) Deficiencies

Satisfactory Fair Poor Safety

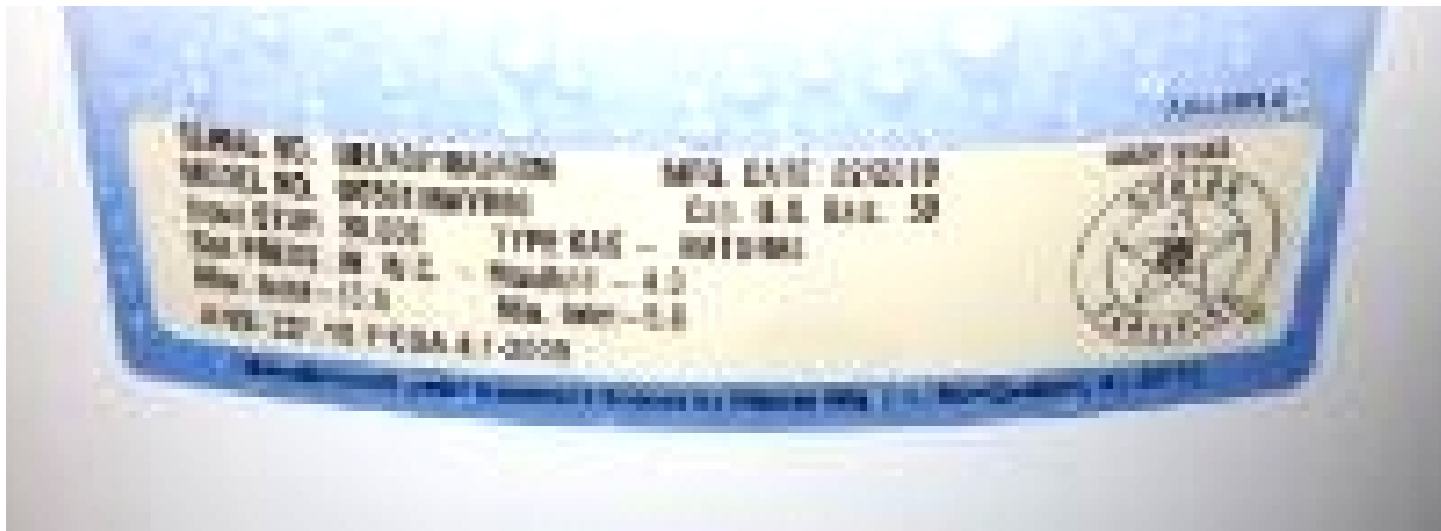
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Materials: Location: Basement • General Electric (Natural Gas): estimated age 11 years, with a design life of 7-10 years (50 Gallons)

Materials: Not Applicable

Observations:

- Water heater info pictured
- Water Heater heat exchanger is showing signs of breakdown; repair or replace as necessary
- Age



Water heater info pictured

## 2. Vent Connector(s) Deficiencies

Satisfactory Fair Poor Safety

X			
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Materials: Vent flue pipe present

Observations:

- Appears serviceable at this time

## 3. Gas/Fuel Lines at Unit(s) Deficiencies

Satisfactory Fair Poor Safety

X			
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Materials: Flex Pipe

Observations:

- Appears serviceable at this time.

## 4. Relief Valve(s) Deficiencies

Satisfactory Fair Poor Safety

X	X		
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Materials: T&PRV Valve • Drain Valve

Observations:

- Drain valve not checked for drainage
- T&PRV Valve not checked for drainage

## 5. Limitations/ Supplemental Information

Materials: WATER HEATER: • \* Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone. • \* Water Temperatures - Hot water temperature generally should not exceed approximately 120 degrees F at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure. • \* Clearance/Elevation - While possibly not a requirement at the time of construction, the combustion chamber or ignition sources of mechanical equipment in garage areas should be positioned at least 18 inches above the floor for fire safety reasons. Adequate clearance to combustibles must also be maintained around the unit and vent. • \* Residential Water Heaters - have life expectancies that vary greatly. The typical water heater has a lifespan of about 10 years, based on the following factors: correct installation; usage volume; construction quality; and maintenance. A standard home inspection cannot guarantee any unknown factors. • \* Usage - The life expectancy of the water heater depends a great deal on the volume of water used. Using large quantities of water means that the water heater will have to work harder to heat the water. In addition, the greater the volume of water, the greater the corrosive effect of the water will be on the tank materials, pipes, etc.

## Report Summary

Roof/Roof Elements		
Page 6 Item: 1	Main Roof	Loose shingle noted along front edge of roof; repair or replace as necessary
Attic		
Page 16 Item: 3	Structure	Stain noted at ridge line is also sitting close to bathroom ventilation vent, which is discharging at the same area of ridge vent and may or may not be causing staining; repair or replace as necessary
Heating#1		
Page 37 Item: 1	Heating Source/ Fuel Source Deficiencies	<ul style="list-style-type: none"><li>• Furnace and ductwork is full of rust, and burners are burning with too much yellow; it is recommended that furnace be fully evaluated by a qualified hvac contractor and repair or replace as necessary</li></ul>