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Inspected By: Timothy Moreau, P.E.



Home Inspection Report

Prepared For:

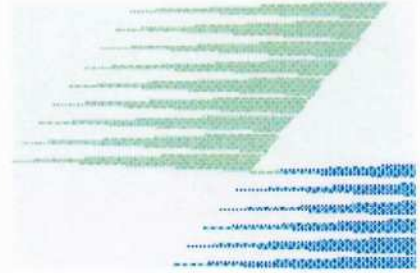
Scott Hermanson

Property Address:

45 Oak Run Drive

Mason City, Iowa 50401

Inspected on Fri, Sep 6 2019 at 2:00 PM



Home Inspection Report

**45 Oak Run Drive
Mason City, Iowa 50401**

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signed:

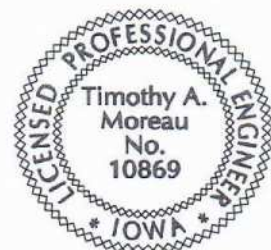
Date:

9/8/19

Timothy A. Moreau, P.E.

Iowa License No. 10869

My License Renewal Date is December 31, 2019



Detailed parts of this document covered by this seal: *All parts of this document*

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

GENERAL COMMENTS

SITE: As noted in the Professional Home Inspection Services Agreement, this is a visual inspection only. The inspection of the grounds does not include a review of geological, geotechnical or hydrological conditions. It also does not include inspection of recreational facilities, outbuildings, seawalls, breakwalls, docks, a erosion control and other earth stabilization measures excluding retaining walls.

EXTERIOR: As noted in the Professional Home Inspection Services Agreement, this is a visual inspection only. Storage in the garage or on the grounds may have limited the inspection. Heavy vegetation/landscaping may have limited the inspection. A representative sample of exterior components was inspected. Inspection did not include screening, shutters, awnings, and similar seasonal accessories.

ROOFING: As noted in the Professional Home Inspection Services Agreement, this is a visual inspection only. If access to the roof was possible the roof was inspected at arms length. If access was not possible or was not deemed to be necessary, the roof was inspected from the ground using binocular's. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. The assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, etc. The entire underside of the roof sheeting was not inspected for evidence of leakage. Evidence of prior leakage may be disguised by interior finishes.

FOUNDATION / STRUCTURAL: As noted in the Professional Home Inspection Services Agreement, this is a visual inspection only. Assessing the structural integrity of the building is beyond the scope of the typical home inspection. A licensed professional engineer is recommended where there are structural concerns about the building. The professional engineers on Advanced Professional Services staff can assist with any structural concerns noted in this inspection. Inspection of structural components were limited by, but not restricted to, access to the structural members and/or due to the fact structural members were covered by interior finishes.

PLUMBING: As noted in the Professional Home Inspection Services Agreement, this is a visual inspection only. Inspection of plumbing systems were limited, but not restricted to, due to portions of the plumbing system being concealed by finishes and / or indoor storage (such as below sinks, etc.). Water quality is not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.

HEATING: As noted in the Professional Home Inspection Services Agreement, this is a visual inspection only. Inspection of the heating system is general and not technically exhausted. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The adequacy of heat distribution is difficult to determine during a one time visit to a home.

COOLING: As noted in the Professional Home Inspection Services Agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail it anytime. Window mounted air conditioning units were not inspected. The air conditioning system is not inspected if the outdoor temperature was below 60°F on the night before the inspection as damage would likely result to the system if operated.

INSULATION / VENTILATION: As noted in the Professional Home Inspection Services Agreement, this is a visual inspection only. Insulation and ventilation types and levels in concealed areas cannot be determined. No destructive tests were performed. Potentially hazardous materials such as asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without detailed inspection and laboratory analysis which is beyond the scope of this inspection. Estimates of insulation R-value's or insulation Demps are rough average values. An analysis of indoor air quality is beyond the scope of this inspection. Attic or roof space insulation and ventilation are inspected only where access to these areas is possible.

ELECTRICAL: As noted in the Professional Home Inspection Services Agreement, this is a visual inspection only. The inspection does not include low-voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. Electrical components behind finished services could not be inspected. Only a representative sampling of outlets and light fixtures were tested. Furniture and/or indoor storage may have restricted access to some electrical components.

INTERIOR: As noted in the Professional Home Inspection Services Agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of material, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concern exists. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.

Furniture, appliances and/or wall coverings may have restricted the inspection of the interior. Extensive storage throughout the home may have restricted the inspection of many components. No access was gained to the wall cavities of the home. In homes where the majority of the basement ceiling was finished access to inspect structural elements may have been limited. There may have been limited access to the floor cavities of the home.

General

Property Type:	Single Family
County Parcel ID No.:	033532600200
Abbreviated Legal Description:	Lot 18 Mar Oak Second Addition
Stories:	Two
Approximate Age:	27 Years
Age Based On:	Listing
Bedrooms/Baths:	5 Bedrooms / 3.5 Bathrooms
Door Faces:	North
Furnished:	Partially
Occupied:	No
Weather:	Sunny
Temperature:	76 Degrees
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	None

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Aerial View:

See Next Page



Comment 1:

On the following page(s) is an Aerial View of the subject property to provide an Overview of the Property Location with Respect to other Geographical Features in the Area.

Lot Size:

1.06 Acres

Site Grading:

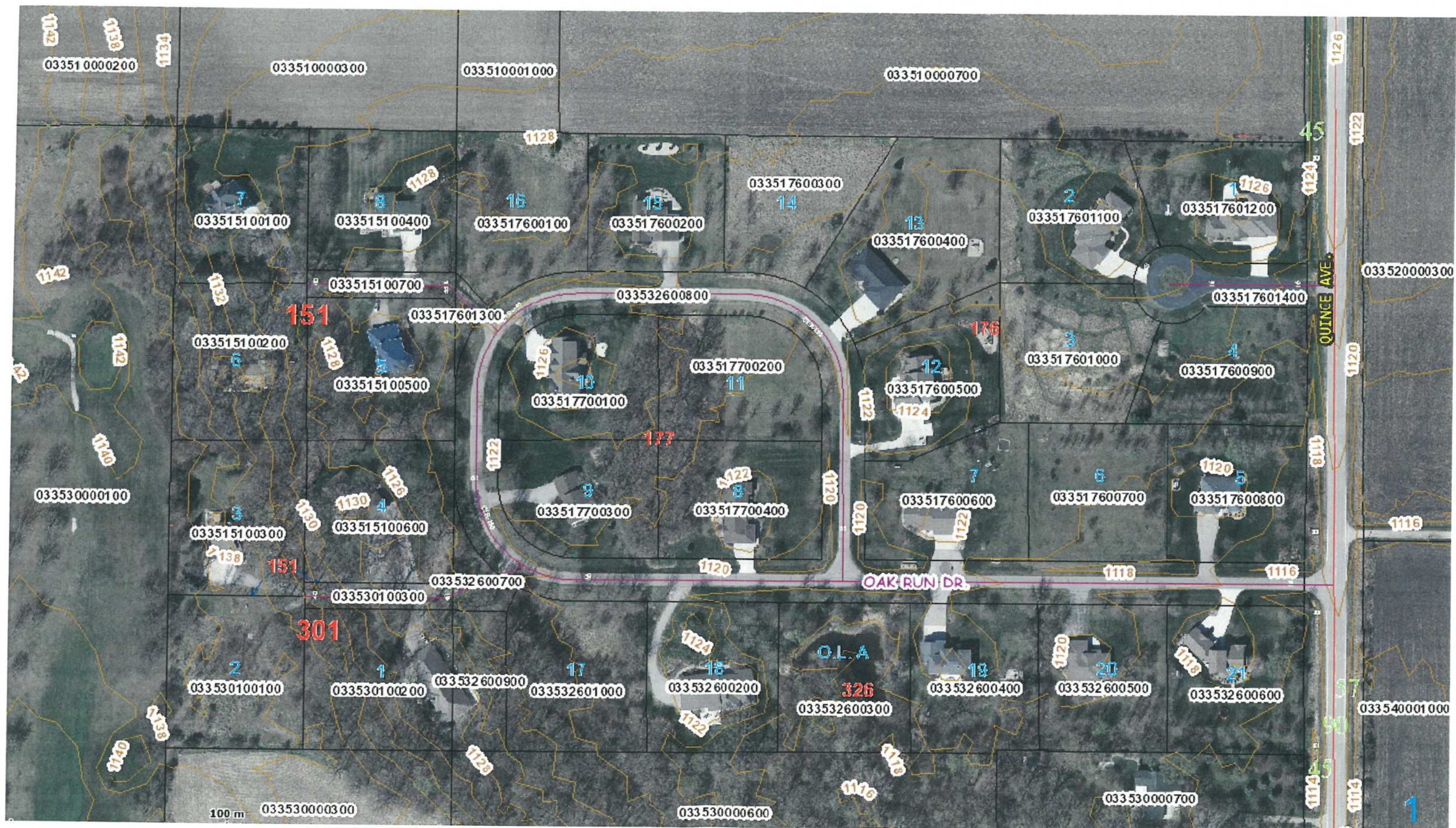
Mostly Level

Condition: Satisfactory

Drainage Issues:

The Mar Oak Subdivision has had a history of drainage related problems. A subsurface drainage system was installed when the subdivision was originally developed back in the late 1980's. A copy of the WHKS plans for the construction of the streets and tile subdrain system are attached at the end of this report. In the summer of 2016 Veenstra & Kimm, Inc., Consulting Engineers, was contacted by the Mar Oak Homeowners Association requesting a proposal to investigate drainage concerns. At that time the primary concern of the Homeowners Association was not surface drainage, but instead was with respect to subsurface drainage or the lack of it. Jason Petersburg, P.E., a engineer with Veenstra & Kimm, Inc. met with representatives of the Homeowners Association on July 8, 2016 to discuss their concerns regarding the drainage problems they were experiencing. A copy of Petersburg's Notes from that meeting are attached at the end of this report for reference purposes. As noted, it was Petersburg's opinion that the existing tile system is likely plugged with tree roots. The Homeowner Association representatives advised the poor subsurface drainage

My Map



(Site continued)

was causing their sump pumps to run non-stop and was also causing their roads to fail. A copy of Veenstra & Kimm, Inc.'s Proposal dated July 29, 2016 is also attached at the end of this report. The Homeowners Association elected to not pursue the investigation using Veenstra & Kimm, Inc. but instead decided to pursue trying to resolve their drainage related concerns by contacting the City of Mason City and requesting the City's help. The City of Mason City is currently in the process of cleaning out the ditches along Oak Run Drive.

Vegetation:

Generally Maintained

Condition: Satisfactory

Retaining Walls:

Not Present

Driveway:

Asphalt

Condition: Satisfactory

Public Sidewalks:

Not Present

Walkways:

Pavers

Condition: Satisfactory

Patios/Decks:

Wood

Condition: Satisfactory

Fences:

Not Present

Steps/Stoops:

Concrete

Condition: Satisfactory

(Site continued)



Comment 2:
Drainage Ditch Grading & Driveway Culvert Improvements along Oak Run Drive.



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

(Site continued)



Comment 3:

Minor Cracking & Surface Spalling in Asphalt Driveway which has been Sealed Previously; Typical for 27 year old pavement.



Figure 3-1



Figure 3-2



Comment 4:

Minor Weed Growth in Paver Joints; Maintenance Recommended.



Figure 4-1

(Site continued)



Comment 5:

Edge Board on Lower Level Deck S.W. corner separating; Repairs Recommended



Figure 5-1



Comment 6:

Front Entry Stoop.



Figure 6-1

(Site continued)



Comment 7:
Planting Area Overgrown with Weeds.

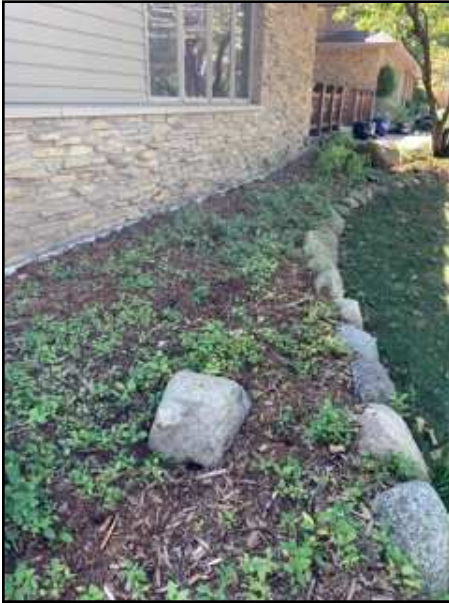


Figure 7-1



Figure 7-2



Figure 7-3

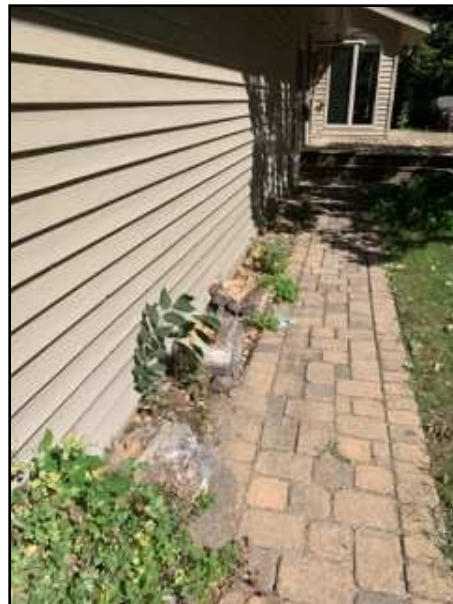


Figure 7-4

(Site continued)



Comment 8:

Low Area Adjacent to Foundation Wall North Side East of Entry; Potential Entry Point for Water to Enter Crawl Space.



Figure 8-1



Comment 9:

Low Area Adjacent to Foundation Wall South Side East of Living Room; Potential Entry Point for Water to Enter Crawl Space.



Figure 9-1

(Site continued)



Comment 10:

Water Level in Pond Located to the East Estimated to be 4' below Floor Level of Crawl Space at Time of Inspection.



Figure 10-1

Garage

Garage Type:	Attached
	Condition: Satisfactory
Garage Size:	3 Car
Fire Separation Wall to House:	Yes
Overhead Doors:	Insulated Metal
Door Opener:	Chain Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam, Force Sensitive
	Condition: Satisfactory



Comment 11:

Light Beam Door Close Safety Feature Functional; Force Resistance Safety Feature Needs Adjusting (Middle Door).



Comment 12:

Electric Door Openers: Overhead Door Model 2026.



Comment 13:

Extra Storage Stall - No Overhead Door.



Figure 13-1

(Garage continued)



Comment 14:
Protruding Foundation - Potential Tripping Hazard.



Figure 14-1

Exterior

Exterior Covering:	Same as House Condition: Satisfactory
Exterior Trim Material:	Same as House Condition: Satisfactory

Roofing

Inspection Method:	At Arms Length
Roofing Material:	3 Tab Shingle Condition: Satisfactory
Approximate Roof Age:	Same as House
Ventilation Present:	Soffit Condition: Satisfactory
Gutters & Downspouts:	Metal Condition: Satisfactory

(Garage continued)

Structure

Wall Structure:	Wood Frame - 2" x 6" Condition: Satisfactory
Ceiling Structure:	Same as House Condition: Satisfactory
Roof Structure:	Same as House Condition: Satisfactory
Roof Sheathing:	Same as House Condition: Satisfactory

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Lap Wood, Limestone Condition: Satisfactory
Exterior Trim Material:	Wood Condition: Satisfactory
Caulking:	Latex Paintable Condition: Satisfactory
Chimneys :	Not Present
Windows:	Aluminum / Vinyl Clad Condition: Satisfactory
Storm Windows & Screens:	Aluminum Condition: Satisfactory
Entry Door No. 1:	Front Door - Raised Panel Insulated Metal Condition: Satisfactory
Entry Door No. 2:	Sliding Glass Door to Deck - Glass with Metal Frame Condition: Satisfactory
Entry Door No. 3:	Laundry Room to Deck - Insulated Metal Condition: Satisfactory
Garage To House Entry Door:	Insulated Metal Condition: Satisfactory

(Exterior continued)



-
-  **Comment 15:**
A number of the Window Screens have been removed from Windows.



Figure 15-1

-
-  **Comment 16:**
Recommend Adjusting Catch on Front Door to Keep Door Sealed Tight when Closed for Better Energy Efficiency.

-
-  **Comment 17:**
No Storm or Screen Door on Door No. 1 & Door No. 3

(Exterior continued)



Comment 18:

Door to Garage - Finish Worn on Inside; Appears to be Due to Dog Scratching Door .



Figure 18-1



Comment 19:

Door No. 3 - Air Gap Lower Left Corner; Weather Stripping Does Not Extend all the way to bottom of Door Jamb



Figure 19-1

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof/Arms Length
Roof Design:	Hip
Roof Pitch:	Medium Pitch - 7/12 Pitch
Roof Covering:	3 Tab Shingle
	Condition: Satisfactory
Layers:	One
Approximate Roof Age:	5 Years Or Less
Ventilation Present:	Soffit
	Condition: Satisfactory
Vent Stacks:	Plastic
	Condition: Satisfactory
Chimney :	Wood Frame
	Condition: Satisfactory
Sky Lights:	Yes
	Condition: Satisfactory
Valleys:	Asphalt Shingle
	Condition: Satisfactory
Soffit and Fascia:	Aluminum Soffit / Wood Facia
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Marginal

(Roofing continued)



Comment 20:
Sky Light - Good Condition.



Figure 20-1



Comment 21:
Chimney - Metal Cap showing signs of Rust; Recommend Rust Preventive Coating.



Figure 21-1

(Roofing continued)



Comment 22:
Power Roof Ventilator.



Figure 22-1



Comment 23:
Roof Ventilators - 10 each.



Figure 23-1

(Roofing continued)



Comment 24:

Vegetation Growing Gutter - North Side; Damage to Gutter Guard Apparent; Serious Cleaning of Gutters and Repairs to Gutter Guard Recommended.



Figure 24-1



Figure 24-2




Comment 25:

Gutters Equipped with Gutter Guards.

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Crawl Space
Foundation Floor:	Sand
	Condition: Satisfactory
Foundation Walls:	8" Poured Concrete with 2" Styrofoam Insulation
	Condition: Satisfactory
Columns:	Not Present
Girders / Beams:	Steel I-Beam, Wood Partition
	Condition: Satisfactory
Floor Structure:	Wood Frame
	Condition: Satisfactory
Ceiling / Roof Structure:	Wood Frame
	Condition: Satisfactory
Wall Structure:	Wood Frame - 2" x 6"
	Condition: Satisfactory
Subflooring:	Oriented Strand Board
	Condition: Satisfactory
Signs of Water Penetration:	Mildew Smell - Appears to be from Well System / Pressure Tanks
	Condition: Satisfactory
Prior Waterproofing:	Not Present

 Comment 26:
Crawl Space Wood Support Partition Bearing on PCC Footing; 14" I-Beam Supporting Bearing Wall Above.

(Structure continued)



Figure 26-1



Figure 26-2



Comment 27:
Awkward Access to Crawl Space .



Figure 27-1

(Structure continued)



Comment 28:

Heard a Varmint in Crawl Space - Recommend Contacting Pest Control Firm.



Comment 29:

I see no need for Full Perimeter Drain Tile System with Sump Pump. Also , I do not see a need to bury downspouts unless you so desire.

Be sure there is adequate drainage away from Foundation Walls (See Site Section) and Extend Down Spouts so they Discharge a minimum of 10' from Foundation

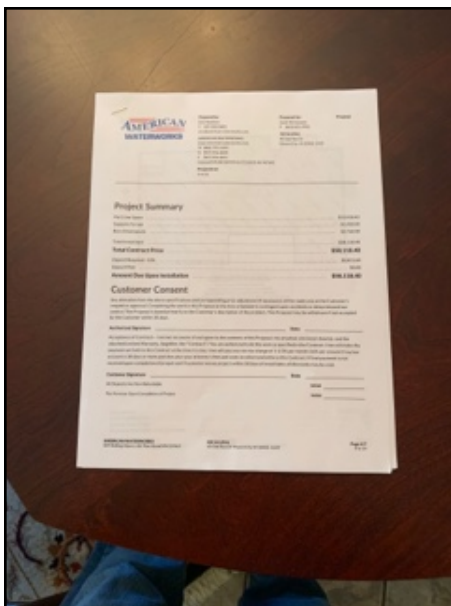


Figure 29-1

(Structure continued)



Comment 30:

No Rotting Structural Members Observed Under Hot Tub.



Figure 30-1



Comment 31:

AprilAire Dehumidifier with Condensate Pump Located in Crawl Space; Did Operate when Switch was turned on; Recommend further Evaluation.



Figure 31-1

(Structure continued)

**Comment 32:**

Minor cracking of the Drywall at the corners of Doors and Windows is aesthetic and is not uncommon for any wood framed structure and is the result of initial Differential Settlement; Total Allowable Settlement for Wood Framed Structures is 2" - 4". Cracking of Plaster or Drywall is usually a result of Differential Settlement. Allowable Differential Settlement for Plaster or Drywall Cracking is defined as $0.001L$ where L is the distance between adjacent columns or in this case between foundation bearing walls. The distance between bearing walls for this structure is estimated to be 16', As such the Allowable Differential Settlement would be $\sim 3/16"$. It would appear the Dwelling has experienced Differential Settlement of slightly more than the $3/16"$ resulting in the minor Cracking at the corners of doors and windows. Please note most Settlement occurs within the first 12 - 18 months following Construction - it is highly unlikely there has been any additional Settlement thereafter. These types of Cracks at Doors and Windows are common place and will develop long before the integrity of the structure is in danger.

Attic

Attic Entry:	Hallway, Garage
Roof Framing Type:	Wood Trusses, Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Oriented Strand Board
	Condition: Satisfactory
Vent Risers:	PVC
	Condition: Satisfactory
Insulation Type:	Fiberglass Batts
	Condition: Satisfactory
Insulation Thickness / Depth::	7"
Estimated R Value::	28 - 30
Recommended R Value::	38

(Attic continued)



Comment 33:
Roof Framing / Attic Area.



Figure 33-1



Figure 33-2



Figure 33-3



Figure 33-4

(Structure continued)

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	Inside
Vapor Retarder:	Appears to be in Place; Sand Flooring very Dry Condition: Satisfactory
Underfloor Insulation:	None Condition: Satisfactory
Ventilation Present:	Yes Condition: Recommend Having Dehumidifier Inspected / Repaired - See Comments & Photo Under Structure
Moisture Condition:	Dry Condition: Satisfactory

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Utility Room
Service Panel Manufacturer:	General Electric
	Condition: Satisfactory
Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	120 / 240
Service Amperage:	200 amps
Service Panel Ground:	Well Pump System
Overcurrent Protection:	Breakers
	Condition: Satisfactory
Branch Circuit Wiring:	Non-Metallic Sheathed Copper - Romex
	Condition: Satisfactory
Wire Polarity:	Correct in All Locations Checked
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type
	Condition: Not Operated
Carbon Monoxide Detectors:	None Observed
	Condition: N/A

(Electrical continued)



Comment 34:
Main Electric Service Panel.



Figure 34-1



Comment 35:
No GFCI Receptacles by Kitchen Sink.



Figure 35-1

(Electrical continued)

 **Comment 36:**
GFIC Breakers for Kitchen Sink Area & Hot Tub Located in Utility Room.



Figure 36-1

 **Comment 37:**
NuTone Speaker / Call Button in Need of Repair by Door No. 3



Figure 37-1

(Electrical continued)



Comment 38:
NuTone Speaker in Laundry Room in Need of Repair.



Figure 38-1



Comment 39:
Bottom Screw Missing on Switch Plate.



Figure 39-1

(Electrical continued)



Comment 40:
Wall Plate Missing on East Wall.

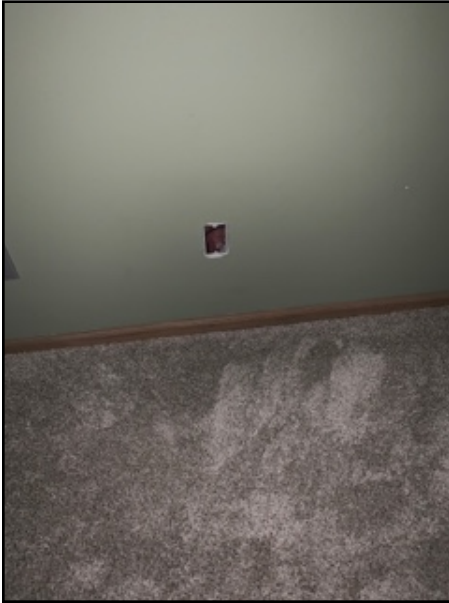


Figure 40-1



Comment 41:
Cover Plates Missing in Unfinished Area I'm Upper Level.



Figure 41-1



Figure 41-2

(Electrical continued)

Sub Panel

Location:	Below Main Panel
Service Line Material:	Copper
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory

HVAC

HVAC System Type:

Central Split System



Comment 42:

Thermostat Loose on Hallway Wall.



Figure 42-1



Comment 43:

AC Condenser on East Side of Dwelling; Ferns adjacent Unit Clogging Air Flow;
Recommend Keeping Ferns Trimmed back to Maintain 12" Clearance.

(HVAC continued)



Figure 43-1


 Comment 44:
High Efficiency 2 Stage Condensing Furnace with AprilAire Humidifier.



Figure 44-1

(HVAC continued)

Heating No. 1

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Utility Room
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Goodman
Model No:	GMH950905DXAB
Serial No:	0809555240
Approximate Age:	10 Years or Less
Heating Fuel:	Gas
	Condition: Satisfactory
Furnace Type:	Two Stage Condensing
	Condition: Satisfactory
Input BTUs:	92,000
Output BTUs:	89,000
Efficiency:	95 % Nominal (96 .7 % Calculated)
Filter Type:	Disposable, High Efficiency
	Condition: Satisfactory
Type of Distribution:	Metal Ducting
	Condition: Satisfactory



Comment 45:
System not Operated Due Current Outdoor Temperature.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

Heating No. 2

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Garage
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Lennox
Model No:	C8-110V-6M
Serial No:	5869C00123
Approximate Age:	20 Plus Years
Heating Fuel:	Gas
	Condition: Further Evaluation Required
Furnace Type:	Conventional
	Condition: Further Evaluation Required
Input BTUs:	110,000
Output BTUs:	88,000
Efficiency:	80 %
Filter Type:	Disposable
	Condition: Satisfactory
Type of Distribution:	None
	Condition: Marginal



Comment 46:
System not Operated Due Current Outdoor Temperature.

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Trane
Condenser Model No:	TTR048C100A0
Condenser Serial No:	G21251711
Condensor Size:	48,000 BTU (4 Tons)
Condenser Approximate Age:	27 Years (1992)
Expansion Coil Make:	Unknown
Expansion Coil Size:	Unknown
Expansion Coil Approximate Age:	Same as Condenser - Assumed
Condensate Drainage:	To Waste Drain
	Condition: Satisfactory



Comment 47:

System appears Undersized for Square Footage of Dwelling; Under Sized is Better than being Over Sized

System provides 4 Tons of Cooling - Recommended Size based on Square Footage 8 to 10 Tons.

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:

Well System



Comment 48:

Pressure Tanks in Crawl Space - 50 Gallon Capacity per Tank Estimated;
Pressure Switch Set at 40 psi On / 60 psi Off.



Figure 48-1

Supply Pipe Material:

Copper

Condition: Satisfactory

Location of Main Water Shutoff:

Crawlspace

Water Supply Flow & Pressure:

Good Flow / Good Pressure

Condition: Satisfactory

(Plumbing continued)

Sewer System:	Septic System
Waste Pipe Material:	PVC
	Condition: Satisfactory
Vent Pipe Material:	PVC
	Condition: Satisfactory
Functional Wastewater Drainage:	Good Flow
	Condition: Satisfactory
Sump Pump:	None
	Condition: N/A
Exterior Hose Bibbs:	Hose Bibb #1 Location: North Side, Hose Bibb #2
	Location: East Side, Hose Bibb #3 Location: South
	Side
	Condition: Satisfactory



Comment 49:
Some of the Sinks Drain Slowly.



Comment 50:
Was not able to get Hot Water to any of the Sinks Tested.

(Plumbing continued)



Comment 51:
Motor & Pump for Hot Tub.



Figure 51-1



Comment 52:
Wastewater Drain Piping on East if Dwelling.



Figure 52-1

(Plumbing continued)

Water Heater

Manufacturer:	Navien
Fuel:	Natural Gas
Capacity:	No Storage - Condensing Tankless Water Heater
Model No.::	NPE- 240S (NG)
Serial No.::	Condition: N/A 7414C1791271463 Condition: N/A
Approximate Age:	5 Years or Less
Temp & Pressure Relief Valve:	Present Condition: No Blow Off Piping Installed Pressure Relief Valve
Fuel Disconnect:	In Same Room



Comment 53:
Water Vent - Awkward Location.



Figure 53-1

(Water Heater continued)



Comment 54:
Pressure Relief Valve - No Discharge Piping.



Figure 54-1



Comment 55:
Water Heater appears to NOT be working; Could not get hot water at any of the sinks.

Water Softener

Manufacturer:

Culligan

Condition: Satisfactory

Approximate Age:

5 Years or Less

Model::

N/A

Condition: Satisfactory

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory



Comment 56:
Catch on Corner Cabinet Missing.



Figure 56-1

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Kenmore Condition: Not Operated
Cooktop:	Kenmore Condition: Satisfactory
Range Hood:	Broan Condition: Satisfactory

(Appliances continued)

Refrigerator:	Samsung Condition: Satisfactory
Dishwasher:	Maytag Condition: Not Operated
Microwave:	Kenmore Condition: Not Operated
Disposal:	Insinkerator Condition: Satisfactory
Trash Compactor:	Not Present
Central Vacume:	Not Present

Dining Room

Flooring:	Tile Condition: Satisfactory
Ceiling and Walls:	Ceiling Sprayed Drywall / Walls Painted Drywall Condition: Satisfactory

Living Room

Flooring:	Carpet Condition: Satisfactory
Ceiling and Walls:	Ceiling Sprayed Drywall / Walls Painted Drywall Condition: Satisfactory



Comment 57:
No Evidence of Leaking Observed.

Bathrooms

Bathroom #1

Location:	Master Bedroom
Bath Tub:	Sunken
	Condition: Satisfactory
Shower:	Stall
	Condition: Satisfactory
Sink(s):	2 each Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Glass / Tile
	Condition: Satisfactory
Tub Surround:	Tile
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	None
	Condition: Marginal

(Bathroom #1 continued)



Comment 58:

Sink Slow to Drain / Ran Hot Water for 3 - 4 minutes and water never got warm.



Figure 58-1

Bathroom #2

Location:	Main Level - Guest Bathroom
Bath Tub:	Not Present
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Tile
	Condition: Satisfactory
Tub Surround:	Not Present
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	None
	Condition: Marginal

(Bathrooms continued)

Bathroom #3

Location:	Upper Level
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	In Tub
	Condition: Satisfactory
Sink(s):	Single Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Satisfactory
Shower Walls:	Fiberglass / Tile
	Condition: Satisfactory
Tub Surround:	Fiberglass
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

Bedrooms

Bedroom No. 1

Location:	Master Bedroom
Floor:	Carpet
	Condition: Satisfactory
Ceiling & Walls:	Ceiling Sprayed Drywall / Walls Painted
	Drywall
	Condition: Satisfactory

Bedroom No. 2

Location:	Main Level NE Corner
Floor:	Carpet
	Condition: Satisfactory
Ceiling & Walls:	Ceiling Sprayed Drywall / Walls Painted
	Drywall
	Condition: Satisfactory



Comment 59:
No piping by fixture Observed.



Figure 59-1

(Bedrooms continued)

Bedroom No. 3

Location:	Main Level - West End
Floor:	Carpet
	Condition: Satisfactory
Ceiling & Walls:	Ceiling Sprayed Drywall / Walls Painted
	Drywall
	Condition: Satisfactory



Comment 60:
Closet Door Handles in Need of Repair.

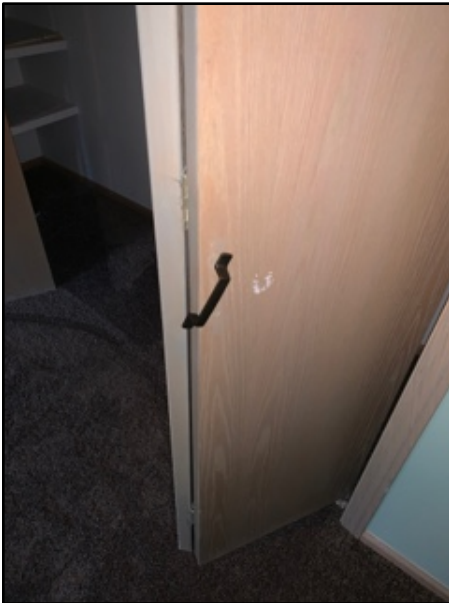


Figure 60-1



Comment 61:
2 out of 3 Bulbs not working on ceiling Fan.

(Bedrooms continued)

Bedroom No. 4

Location:	Upper Level - East Bedroom
Floor:	Carpet
	Condition: Satisfactory
Ceiling & Walls:	Ceiling Sprayed Drywall / Walls Painted
	Drywall
	Condition: Satisfactory



Comment 62:
Ceiling Fan out of Balance; Bulb Burnt Out.

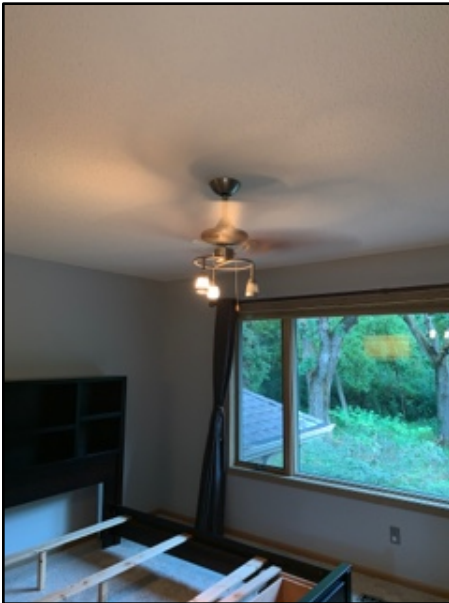


Figure 62-1

Bedroom No. 5

Location:	Upper Level - West Bedroom
Floor:	Carpet
	Condition: Satisfactory
Ceiling & Walls:	Ceiling Sprayed Drywall / Walls Painted
	Drywall
	Condition: Satisfactory

(Bedroom No. 5 continued)



Comment 63:

1 of 6 Recessed Light Fixtures not Functional.

Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Yes Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	Not Present
Dryer:	Not Present

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Stairway(s):	Wood Condition: Satisfactory
Hallways:	Painted Drywall Condition: Satisfactory
Window Types:	Casement, Fixed Condition: Satisfactory
Window Materials:	Wood
Interior Door Materials:	Wood, Hollow Core Wood
Fireplace:	Gas Burning Condition: Satisfactory

Environmental

Underground Storage Tanks:	There does NOT appear to be any evidence of an Underground Storage Tank on the Property
Asbestos Containing Materials:	There does NOT appear to be the presence of any suspected Asbestos Containing Materials in the structure Condition: Satisfactory
Urea Formaldehyde Insulation:	There does NOT appear to be the presence of any suspected Urea Formaldehyde Insulation in the Structure Condition: Satisfactory
Flood Hazard:	Review of Federal Emergency Management Agency Flood Insurance Rate Maps (FIRM) indicate that the dwelling is likely NOT to be located within a Floodway Fringe. Condition: Satisfactory

1. LEAD BASED PAINT: Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house built before 1978. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, you can consult the Environmental Protection Agency (EPA) directly for further guidance and a list of testing labs in this area, or Advanced Professional Services can assist on an hourly rate basis.

2. RADON: Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure such as a home. Long-term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (EPA) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard. For more information, you can consult the Environmental Protection Agency (EPA) directly for further guidance and a list of testing labs in this area, or Advanced Professional Services can recommend a certified radon inspector.

3. CARBON MONOXIDE: carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, water heater, space heater, or woodstove. Proper maintenance of these appliances is the best way to reduce the risk of carbon

(Environmental continued)

monoxide poisoning. For more information, consult the Consumer Product Safety Commission (CPSC) at 1-800-638-2772 for further guidance. It would be wise to consider the installation of carbon monoxide detectors throughout the home if not already installed.

4. ASBESTOS CONTAINING MATERIALS: Asbestos containing materials in a house doesn't necessarily pose a health risk. Asbestos materials become a hazard only when due to damage, disturbance, or deterioration overtime when they release fibers into the air. Airborne asbestos fibers can be inhaled through the nose and mouth and lodge in the lungs. According to estimates by the Environmental Protection Agency (EPA), every year 3,300 to 12,000 people die from cancer by exposure to asbestos. As long as the asbestos containing material remains intact, it does not pose a health hazard. If the asbestos material is not likely to be disturbed or is in an area where renovations will not occur, the EPA suggests that it is best left alone. A determination of asbestos containing materials is beyond the scope of this inspection.

5. FLOOD HAZARD: The floodway fringe encompasses the portion of the floodplain that could be completely obstructed without increasing water surface elevation of the 100 year flood more than 1.0 foot at any point. For flood insurance rating purposes, flood insurance zone designations are assigned to a community based on the results of engineering analysis. The zones are as follows:

Zone A - Zone A is the flood insurance rate zone the corresponds to the 100 year floodplain that are determined in the flood insurance study by approximate methods. Because detailed hydraulic analysis are not performed for such areas, no base flood elevation's or depths are shown within this zone.

Zone AE - Zone AE is the flood insurance rates on the corresponds to the 100 year floodplain that are determined in the flood insurance study by detailed methods. Whole foot base flood elevation is derived for the detailed hydraulic analysis are shown at selected intervals within this zone.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Site

1) Comment 3: Minor Cracking & Surface Spalling in Asphalt Driveway which has been Sealed Previously; Typical for 27 year old pavement.



Figure 3-1



Figure 3-2

2) Comment 4: Minor Weed Growth in Paver Joints; Maintenance Recommended.

(Report Summary continued)



Figure 4-1

3) Comment 5: Edge Board on Lower Level Deck S.W. corner separating; Repairs Recommended



Figure 5-1

4) Comment 7: Planting Area Overgrown with Weeds.

(Report Summary continued)

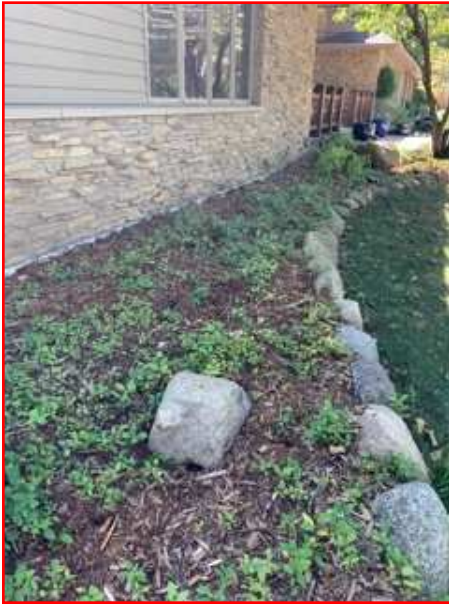


Figure 7-1



Figure 7-2



Figure 7-3

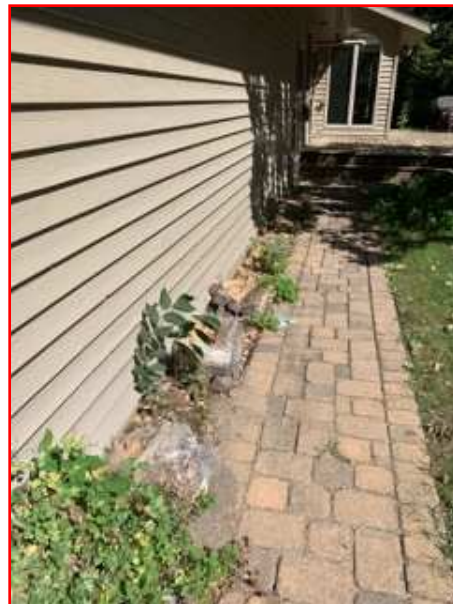


Figure 7-4

5) Comment 8: Low Area Adjacent to Foundation Wall North Side East of Entry; Potential Entry Point for Water to Enter Crawl Space.

(Report Summary continued)



Figure 8-1

6) Comment 9: Low Area Adjacent to Foundation Wall South Side East of Living Room; Potential Entry Point for Water to Enter Crawl Space.



Figure 9-1

(Report Summary continued)

Garage

7) Comment 11: Light Beam Door Close Safety Feature Functional; Force Resistance Safety Feature Needs Adjusting (Middle Door).

8) Comment 14: Protruding Foundation - Potential Tripping Hazard.



Figure 14-1

Exterior

9) Comment 16: Recommend Adjusting Catch on Front Door to Keep Door Sealed Tight when Closed for Better Energy Efficiency.

10) Comment 18: Door to Garage - Finish Worn on Inside; Appears to be Due to Dog Scratching Door .

(Report Summary continued)



Figure 18-1

11) Comment 19: Door No. 3 - Air Gap Lower Left Corner; Weather Stripping Does Not Extend all the way to bottom of Door Jamb



Figure 19-1

(Report Summary continued)

Roofing

12) Comment 21: Chimney - Metal Cap showing signs of Rust; Recommend Rust Preventive Coating.



Figure 21-1

13) Comment 24: Vegetation Growing Gutter - North Side; Damage to Gutter Guard Apparent; Serious Cleaning of Gutters and Repairs to Gutter Guard Recommended.



Figure 24-1



Figure 24-2

(Report Summary continued)

Structure

14) Comment 28: Heard a Varmint in Crawl Space - Recommend Contacting Pest Control Firm.

15) Comment 31: AprilAire Dehumidifier with Condensate Pump Located in Crawl Space; Did Operate when Switch was turned on; Recommend further Evaluation.



Figure 31-1

(Report Summary continued)

Electrical

16) Comment 37: NuTone Speaker / Call Button in Need of Repair by Door No. 3



Figure 37-1

17) Comment 38: NuTone Speaker in Laundry Room in Need of Repair.



Figure 38-1

18) Comment 39: Bottom Screw Missing on Switch Plate.

(Report Summary continued)



Figure 39-1

19) Comment 40: Wall Plate Missing on East Wall.

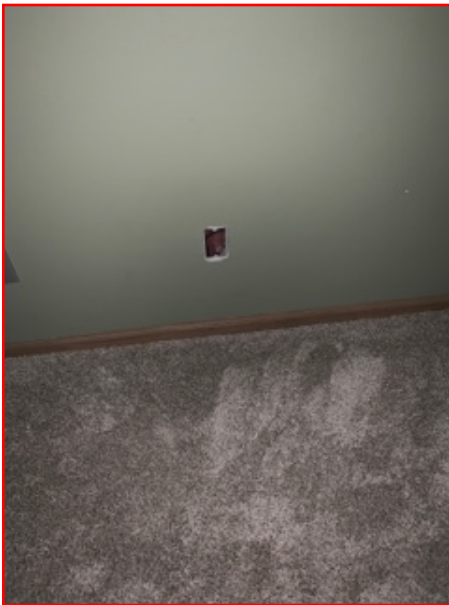


Figure 40-1

20) Comment 41: Cover Plates Missing in Unfinished Area l'm Upper Level.

(Report Summary continued)



Figure 41-1

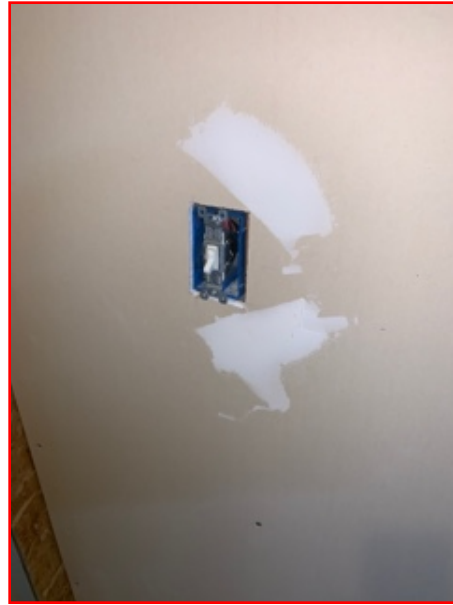


Figure 41-2

HVAC

21) Comment 42: Thermostat Loose on Hallway Wall.



Figure 42-1

22) Comment 43: AC Condenser on East Side of Dwelling; Ferns adjacent Unit Clogging Air Flow; Recommend Keeping Ferns Trimmed back to Maintain 12" Clearance.

(Report Summary continued)



Figure 43-1

Plumbing

23) Comment 49: Some of the Sinks Drain Slowly.

24) Comment 50: Was not able to get Hot Water to any of the Sinks Tested.

(Report Summary continued)

Plumbing: Water Heater

25) Comment 54: Pressure Relief Valve - No Discharge Piping.



Figure 54-1

26) Comment 55: Water Heater appears to NOT be working; Could not get hot water at any of the sinks.

(Report Summary continued)

Kitchen

27) Comment 56: Catch on Corner Cabinet Missing.



Figure 56-1

Living Room

28) Comment 57: No Evidence of Leaking Observed.

Bathrooms: Bathroom #1

29) Comment 58: Sink Slow to Drain / Ran Hot Water for 3 - 4 minutes and water never got warm.

(Report Summary continued)



Figure 58-1

Bedrooms: Bedroom No. 2

30) Comment 59: No piping by fixture Observed.



Figure 59-1

(Report Summary continued)

Bedrooms: Bedroom No. 3

31) Comment 60: Closet Door Handles in Need of Repair.

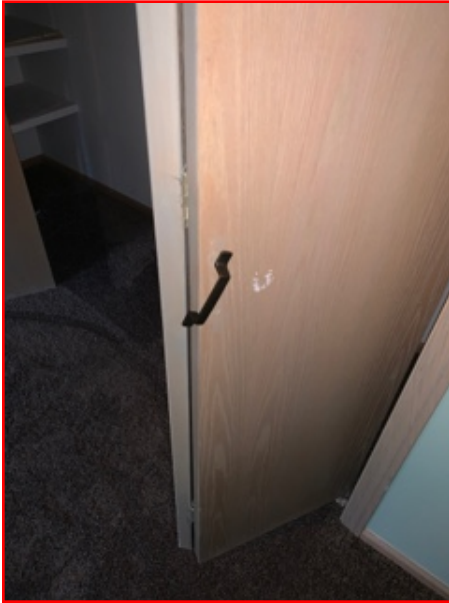


Figure 60-1

32) Comment 61: 2 out of 3 Bulbs not working on ceiling Fan.

(Report Summary continued)

Bedrooms: Bedroom No. 4

33) Comment 62: Ceiling Fan out of Balance; Bulb Burnt Out.



Figure 62-1

Bedrooms: Bedroom No. 5

34) Comment 63: 1 of 6 Recessed Light Fixtures not Functional.