

Eagle Eye Inspection Services, LLC
P.O. Box 381
Titusville, PA 16354



Home Inspection Report



123 Any Street
My Town, PA 12345

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

General Information

Property Information

Property Address 123 Any Street
City My Town State PA Zip 12345
Contact Name Buyer

Client Information

Client Name Mr. & Mrs. Noboby
E-Mail hellomynameis@myplace.com

Inspection Company

Inspector Name Scott Shaw
Company Name Eagle Eye Inspection Services LLC
Address P.O. Box 381
City Titusville State PA Zip 16354
Phone 814-758-1290
Fax 814-217-0496
E-Mail homeinspector74@gmail.com
File Number 06222020

Conditions

Others Present Buyer Property Occupied No
Estimated Age 77 years Entrance Faces West
Inspection Date 6-22-20
Start Time 9:30 End Time 12:00
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 77
Weather Sunny Soil Conditions Damp
Space Below Grade Crawl Space
Building Type Single family Garage None
Sewage Disposal Public How Verified Multiple Listing Service
Water Source Well How Verified Multiple Listing Service

Lots and Grounds

Be advised, The following information reflects the opinion of the inspector and in no way constitutes a warranty, guarantee or certification regarding the conditions noted. Also, be advised, other conditions may exist which may or may not have been discussed during the inspection.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

1. Appears Serviceable Driveway: Gravel
2. Repair Replace Steps/Stoops: Concrete - Damaged or deteriorated, recommend estimate for repair or replacement by a qualified contractor



3. Repair Replace Porch: Concrete, Wood - Recommend adding joist hangers for additional support , Clean and reseal, joists are spaced too far apart
4. Maintenance Deck: Stained wood - Clean and reseal
5. Appears Serviceable Grading: Minor slope
6. Repair Replace Swale: Flat or negative slope - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade
7. Maintenance Vegetation: Trees, Shrubs - Trim vegetation away from the structures

Exterior

The exterior evaluation is visual in nature and is based on the inspectors experience and understanding of common building methods and materials. This review does not take into consideration the normal wear associated with virtually all properties.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

Main Exterior Surface

1. Repair Replace

Type: Vinyl siding - Loose siding



2. Appears Serviceable

Trim: Vinyl

3. Appears Serviceable

Fascia: Aluminum

4. Appears Serviceable

Soffits: Vinyl

5. Appears Serviceable

Entry Doors: Metal

6. Appears Serviceable

Patio Door: Sliding

7. Appears Serviceable

Windows: Various types

8. Appears Serviceable

Window Screens: Vinyl mesh

9. Appears Serviceable

Exterior Lighting: Surface mount

10. Repair Replace

Exterior Electric Outlets: 110 VAC - Exposed wiring present, weatherproof boxes required



11. Appears Serviceable

Hose Bibs: Rotary

12. Appears Serviceable

Gas Meter: Not located

Roof

Portions of the sheathing and decking are hidden from view and cannot be evaluated by a visual inspection. Frequently more can be learned about a roof from the inside the attic, Please read the attic inspection in conjunction with the roof inspection.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

Main Roof Surface

1. Method of Inspection: Ladder at eaves

2. Repair Replace

Material: Composition shingle - Roof existing beyond design life, no signs of leaking at the time of inspection. Recommend budgeting for replacement prior to winter, A qualified roofing contractor is recommended to evaluate and estimate repairs



3. Type: Gable

4. Approximate Age: 25+ years

5. Appears Serviceable Valleys: Composition shingle

6. Appears Serviceable Plumbing Vents: ABS

7. Repair Replace

Electrical Mast: Surface mount - Service entrance is laying on the roof, A qualified electrician is recommended to evaluate and estimate repairs.



Roof (Continued)

8. Repair Replace Gutters: None - Missing, recommend adding gutters to control runoff water

Side Chimney

9. Appears Serviceable Chimney: Brick
10. Appears Serviceable Flue/Flue Cap: Metal/Mortar
11. Appears Serviceable Chimney Flashing: Metal

Electrical

This inspection is of a visual nature. The inspector is not required to remove panel cover if the area is unsafe or the panel is not readily accessible.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Appears Serviceable Functional with no obvious signs of defect.
Not Present Item not present or not found.
Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Maintenance Item is not fully functional and requires repair or servicing.
Material Defect A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect.
Repair Replace Item needs immediate repair or replacement. It is unable to perform its intended function.
Safety Enhancement Safety Enhancement, may require maintenance or additional features.

1. Service Size Amps: 100 Volts: 110-240 VAC
2. Appears Serviceable Service: Aluminum
3. Appears Serviceable 120 VAC Branch Circuits: Copper
4. Appears Serviceable 240 VAC Branch Circuits: Copper
5. Appears Serviceable Conductor Type: Romex
6. Appears Serviceable Ground: Rod in ground

Utility closet Electric Panel

7. Maintenance Manufacturer: Seimens - Improper clearances around electric panel.



8. Maximum Capacity: 100 Amps
9. Appears Serviceable Main Breaker Size: 100 Amps
10. Appears Serviceable Breakers: Copper
11. Is the panel bonded? Yes

Structure

This inspection does not include defects, damage or problems hidden by ceiling, wall or floor coverings. The home inspector is not required to remove ceiling tile or wall and floor coverings.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

1. Appears Serviceable Structure Type: Wood frame
2. Repair Replace Foundation: Block - Block Wall is bowed, A qualified contractor is recommended to evaluate and estimate repairs



3. Repair Replace Beams: Steel I-Beam, Plank beam - Wood rot noted in beam near chimney



4. Appears Serviceable Bearing Walls: Frame
5. Appears Serviceable Joists/Trusses: 2x8, 2x12 - Many floor joists have been replaced, fractured floor joist under sun room, Possible mold noted recommend professional testing and or removal



Structure (Continued)

Joists/Trusses: (continued)



6. Appears Serviceable Piers/Posts: Block piers



7. Appears Serviceable Floor/Slab: Dirt

8. Repair Replace

Subfloor: Dimensional wood, Plywood - Possible mold noted recommend professional testing and or removal



Attic

Problems or damage hidden by sheathing or insulation may not be documented in this report. The home inspector is not required remove any coverings or insulation during the inspection. Wildlife infestation is beyond the scope of the inspection.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

Main Attic

1. Method of Inspection: In the attic
2. Appears Serviceable Unable to Inspect: 40% - Safety and footing
3. Appears Serviceable Roof Framing: 2x6 Rafter, 2x4 Rafter

Attic (Continued)

- 4. Appears Serviceable Sheathing: Dimensional wood
- 5. Repair Replace Ventilation: Gable vents - Insufficient ventilation for size of structure
- 6. Appears Serviceable Insulation: Fiberglass
- 7. Maintenance Insulation Depth: 4"-6" - Recommend additional insulation be installed for comfort and efficiency
- 8. Appears Serviceable Wiring/Lighting: 110 VAC
- 9. Appears Serviceable Moisture Penetration: None at the time of inspection

Crawl Space

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

- Appears Serviceable Functional with no obvious signs of defect.
- Not Present Item not present or not found.
- Not Inspected Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
- Maintenance Item is not fully functional and requires repair or servicing.
- Material Defect A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect.
- Repair Replace Item needs immediate repair or replacement. It is unable to perform its intended function.
- Safety Enhancement Safety Enhancement, may require maintenance or additional features.

Main Crawl Space

- 1. Method of Inspection: In the crawl space
- 2. Appears Serviceable Access: Wood door
- 3. Repair Replace Moisture Penetration: Dampness noted - High humidity present at time of inspection. Readings in excess of 50% humidity are conducive to mold growth. Mold testing is recommended. Get excess water away from the structure
- 4. Moisture Location: Under entire home
- 5. Repair Replace Moisture Barrier: None - No moisture or vapor barrier present
- 6. Maintenance Ventilation: Vents - Covered, open vents in summer to allow for air flow
- 7. Appears Serviceable Electrical: 110 VAC
- 8. Appears Serviceable HVAC Source: Hot water baseboard , Hot water fins

Fireplace/Wood Stove

It is recommended that all wood burning fireplaces and wood burning components be cleaned and serviced prior to using and on a seasonal schedule.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

Living Room Fireplace

1. Appears Serviceable Fireplace Construction: Prefab
2. Type: Wood burning
3. Appears Serviceable Fireplace Insert: With thermostatically controlled fan
4. Repair Replace Smoke Chamber: Metal, Fire Brick - Replace deteriorated fire bricks
5. Appears Serviceable Flue: Metal
6. Appears Serviceable Damper: Metal
7. Appears Serviceable Hearth: Raised

Heating System

This evaluation of the heating system is both visual and functional provided the power and/or fuel is supplied to the component. Dismantling and/or extensive inspection of internal components of any appliance, including furnaces and heat exchangers, is beyond the scope of this inspection. The local utility company may conduct such an inspection upon request. If a furnace is older than 25 years updating to a energy efficient model is highly recommended for safety and fuel cost savings Due to the complex nature of heating systems and the inability of the inspector to dismantle or provide diagnostic testing on heating systems, it is strongly advised that you hire a qualified heating contractor to provide an intrusive inspection and evaluation prior to closing. Regardless of conditions noted in the report. Hidden deficiencies and safety issues may exist. Failure to do so may negate your ability to negotiate with the seller of the property if problems exist. C.O testing, Gas leak testing and Combustion air efficiency testing is beyond the scope of the inspection.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

Utility closet Heating System

1. Appears Serviceable Heating System Operation: Functional at the time of inspection
2. Manufacturer: Smith Company
3. Type: Boiler system Capacity: 125,000 BTUHR
4. Area Served: Whole building Approximate Age: 20 years
5. Fuel Type: Natural gas
6. Appears Serviceable Distribution: Hot water

Heating System (Continued)

- 7. Appears Serviceable Circulator: Pump
- 8. Appears Serviceable Draft Control: Automatic
- 9. Appears Serviceable Flue Pipe: Single wall
- 10. Appears Serviceable Controls: Relief valve
- 11. Appears Serviceable Devices: Expansion tank
- 12. Appears Serviceable Thermostats: Individual
- 13. Suspected Asbestos: No

Plumbing

Opening or turning on valves is beyond the scope of the inspection. Common corrosion on pipes may or may not be documented in this report.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

- 1. Appears Serviceable Service Line: Black plastic
- 2. Appears Serviceable Main Water Shutoff: Crawlspace



- 3. Repair Replace Water Lines: Copper - Leaking



- 4. Appears Serviceable Drain Pipes: Cast iron, ABS
- 5. Appears Serviceable Vent Pipes: ABS
- 6. Appears Serviceable Gas Service Lines: Black pipe

Utility closet Water Heater

- 7. Appears Serviceable Water Heater Operation: Functional at time of inspection
- 8. Manufacturer: Bradford-White
- 9. Type: Natural gas Capacity: 40 Gal.

Plumbing (Continued)

- 10. Approximate Age: 15-20 years Area Served: Whole building
- 11. Appears Serviceable Flue Pipe: Single wall
- 12. Safety Enhancement TPRV and Drain Tube: Missing - Missing drain tube



Bathroom

The focus of the bathrooms is directed at identifying visible water damage and/or problems and may not always mention common faults such as a dripping faucet or a loose stopper. If considered important, you should check these items independently. This inspection is visual in nature and does not cover any problems Recommend installing GFCI outlets within six feet of a water source (Safety enhancement)

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

1st floor main Bathroom

- 1. Appears Serviceable Ceiling: Acoustical tiles
- 2. Appears Serviceable Walls: Paneling
- 3. Appears Serviceable Floor: Vinyl floor covering
- 4. Maintenance Doors: Hollow wood - Missing hardware



- 5. Appears Serviceable Electrical: 110 VAC outlets and lighting circuits
- 6. Appears Serviceable Counter/Cabinet: Laminate and wood
- 7. Appears Serviceable Sink/Basin: Molded single bowl
- 8. Appears Serviceable Faucets/Traps: No name fixtures with a PVC trap
- 9. Appears Serviceable Tub/Surround: Fiberglass tub and fiberglass surround

Bathroom (Continued)

10. Repair Replace

Toilets: Delta - The toilet is loose at the floor, base of toilet is cracked



11. Appears Serviceable

HVAC Source: Hot water baseboard

12. Repair Replace

Ventilation: No ventilation - Recommend adding a ventilation fan

Kitchen

The kitchen inspection is a combination visual and functional. Appliances are operated if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to appliances. Appliances can fail at any time due to their complexity. This inspection is a visual inspection only and does not cover problems hidden by ceiling, wall or floor coverings. Recommend installing GFCI outlets within six feet of a water source (Safety enhancement)

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

1st Floor Kitchen

1. Appears Serviceable **Cooking Appliances:** Kenmore
2. Appears Serviceable **Refrigerator:** Whirlpool
3. Appears Serviceable **Sink:** Stainless Steel
4. Appears Serviceable **Electrical:** 110 VAC outlets and lighting circuits
5. Appears Serviceable **Plumbing/Fixtures:** No name faucet with PVC drain
6. Appears Serviceable **Counter Tops:** Formica
7. Appears Serviceable **Cabinets:** Laminate and wood
8. Appears Serviceable **Ceiling:** Acoustical tiles
9. Appears Serviceable **Walls:** Wallpaper, Paint, Z brick
10. Appears Serviceable **Floor:** Vinyl floor covering
11. Appears Serviceable **Windows:** Vinyl double hung
12. Appears Serviceable **HVAC Source:** Hot water baseboard

Bedroom

Common aging cracks in the ceiling or walls may not be mention in this report. This a visual inspection and does not include any damage hidden by ceiling, wall or floor coverings. The home inspection does not include removal of any such coverings

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

Front Bedroom

1. Appears Serviceable Closet: Single
2. Appears Serviceable Ceiling: Acoustical tiles
3. Appears Serviceable Walls: Paneling
4. Appears Serviceable Floor: Hardwood
5. Maintenance Doors: Hollow wood - Missing hardware, broken door jamb



6. Appears Serviceable Windows: Vinyl double hung
7. Repair Replace Electrical: 110 VAC outlets and lighting circuits - Ceiling fan blade hits on light fixture
8. Appears Serviceable HVAC Source: Hot water baseboard
9. Safety Enhancement Smoke Detector: None located - Recommend installing smoke detectors

Rear Bedroom

10. Appears Serviceable Closet: Single
11. Appears Serviceable Ceiling: Acoustical tiles
12. Appears Serviceable Walls: Paint and paneling
13. Appears Serviceable Floor: Hardwood, Carpet
14. Maintenance Doors: Hollow wood - Doors need trimming/adjustment to close properly



15. Appears Serviceable Windows: Vinyl double hung

Bedroom (Continued)

16. Appears Serviceable Electrical: 110 VAC outlets and lighting circuits
17. Repair Replace HVAC Source: Hot water baseboard - Register cover missing



18. Safety Enhancement Smoke Detector: None located - Recommend installing smoke detectors

Living Space

The home inspection does not include any hidden damage covered by ceiling, wall or floor coverings nor is the home inspector required to remove any ceiling tiles, wall or floor coverings. Removal of suspended ceilings are not in the scope of the inspection. Small cracks and defects caused by normal wear and aging may or may not be noted in the report.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

Living Room Living Space

1. Appears Serviceable Ceiling: Acoustical tiles
2. Appears Serviceable Walls: Paneling
3. Appears Serviceable Floor: Carpet
4. Appears Serviceable Windows: Vinyl double hung
5. Repair Replace Electrical: 110 VAC outlets and lighting circuits - Open or missing ground
6. Appears Serviceable HVAC Source: Hot water baseboard
7. Appears Serviceable Smoke Detector: Present

Sun room Living Space

8. Appears Serviceable Ceiling: Paint
9. Appears Serviceable Walls: Paint
10. Appears Serviceable Floor: Carpet
11. Appears Serviceable Electrical: 110 VAC outlets and lighting circuits
12. Appears Serviceable HVAC Source: None located

Laundry Room/Area

This inspection does not cover any hidden problems covered or concealed by ceiling, wall or floor coverings. The home inspector is not required to remove or dismantle any of these coverings. All floor drains should be checked on a regular basis to assure there is standing water in the trap. This helps keep sewer gas from leaking through the trap. Recommend installing GFCI outlets within six feet of a water source (Safety enhancement)

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

| | |
|---------------------|--|
| Appears Serviceable | Functional with no obvious signs of defect. |
| Not Present | Item not present or not found. |
| Not Inspected | Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection. |
| Maintenance | Item is not fully functional and requires repair or servicing. |
| Material Defect | A Material Defect is defined as follows: A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of its normal life is not by itself, a material defect. |
| Repair Replace | Item needs immediate repair or replacement. It is unable to perform its intended function. |
| Safety Enhancement | Safety Enhancement, may require maintenance or additional features. |

1st Floor Laundry Room/Area

1. Appears Serviceable Ceiling: Acoustical tiles
2. Appears Serviceable Walls: Paint
3. Appears Serviceable Floor: Vinyl floor covering
4. Appears Serviceable Windows: Vinyl double hung
5. Appears Serviceable Electrical: 110 VAC outlets and lighting circuits
6. Appears Serviceable Smoke Detector: Present
7. Appears Serviceable HVAC Source: Hot water baseboard
8. Appears Serviceable Washer Hose Bib: Rotary
9. Appears Serviceable Washer and Dryer Electrical: 110 VAC
10. Appears Serviceable Dryer Vent: Metal flex
11. Appears Serviceable Dryer Gas Line: Black pipe
12. Appears Serviceable Washer Drain: Wall mounted drain

Maintenance Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Deck: Stained wood - Clean and reseal
2. Vegetation: Trees, Shrubs - Trim vegetation away from the structures

Electrical

3. Utility closet Electric Panel Manufacturer: Seimens - Improper clearances around electric panel.



Attic

4. Main Attic Insulation Depth: 4"-6" - Recommend additional insulation be installed for comfort and efficiency

Crawl Space

5. Main Crawl Space Ventilation: Vents - Covered, open vents in summer to allow for air flow

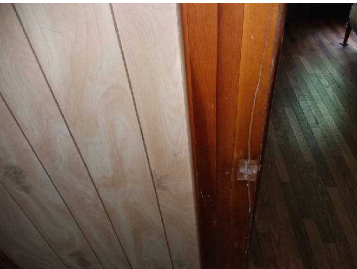
Bathroom

6. 1st floor main Bathroom Doors: Hollow wood - Missing hardware



Bedroom

7. Front Bedroom Doors: Hollow wood - Missing hardware, broken door jamb



Maintenance Summary (Continued)

8. Rear Bedroom Doors: Hollow wood - Doors need trimming/adjustment to close properly



Repair Replace Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Steps/Stoops: Concrete - Damaged or deteriorated, recommend estimate for repair or replacement by a qualified contractor



2. Porch: Concrete, Wood - Recommend adding joist hangers for additional support , Clean and reseal, joists are spaced too far apart
3. Swale: Flat or negative slope - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade

Exterior

4. Main Exterior Surface Type: Vinyl siding - Loose siding



5. Exterior Electric Outlets: 110 VAC - Exposed wiring present, weatherproof boxes required



Roof

6. Main Roof Surface Material: Composition shingle - Roof existing beyond design life, no signs of leaking at the time of inspection. Recommend budgeting for replacement prior to winter, A qualified roofing contractor is recommended to evaluate and estimate repairs

Roof (Continued)

Material: (continued)



7. Electrical Mast: Surface mount - Service entrance is laying on the roof, A qualified electrician is recommended to evaluate and estimate repairs.



8. Gutters: None - Missing, recommend adding gutters to control runoff water

Structure

9. Foundation: Block - Block Wall is bowed, A qualified contractor is recommended to evaluate and estimate repairs



10. Beams: Steel I-Beam, Plank beam - Wood rot noted in beam near chimney



Repair Replace Summary (Continued)

11. Subfloor: Dimensional wood, Plywood - Possible mold noted recommend professional testing and or removal



Attic

12. Main Attic Ventilation: Gable vents - Insufficient ventilation for size of structure
Crawl Space

13. Main Crawl Space Moisture Penetration: Dampness noted - High humidity present at time of inspection. Readings in excess of 50% humidity are conducive to mold growth. Mold testing is recommended. Get excess water away from the structure
14. Main Crawl Space Moisture Barrier: None - No moisture or vapor barrier present
Fireplace/Wood Stove

15. Living Room Fireplace Smoke Chamber: Metal, Fire Brick - Replace deteriorated fire bricks
Plumbing

16. Water Lines: Copper - Leaking



Bathroom

17. 1st floor main Bathroom Toilets: Delta - The toilet is loose at the floor, base of toilet is cracked



18. 1st floor main Bathroom Ventilation: No ventilation - Recommend adding a ventilation fan
Bedroom

19. Front Bedroom Electrical: 110 VAC outlets and lighting circuits - Ceiling fan blade hits on light fixture

Repair Replace Summary (Continued)

20. Rear Bedroom HVAC Source: Hot water baseboard - Register cover missing



Living Space

21. Living Room Living Space Electrical: 110 VAC outlets and lighting circuits - Open or missing ground

Safety Enhancement Summary

Plumbing

1. Utility closet Water Heater TPRV and Drain Tube: Missing - Missing drain tube



Bedroom

2. Front Bedroom Smoke Detector: None located - Recommend installing smoke detectors
3. Rear Bedroom Smoke Detector: None located - Recommend installing smoke detectors