



INGRAFFIA
HOME INSPECTIONS

PROPERTY INSPECTION

Report

INSPECTION DATE

July 25, 2026



123 Sample Street
Corona Del Mar, 92625

PREPARED FOR

Sample Customer

INSPECTOR

Sample Inspector

Report Introduction

We appreciate the opportunity to conduct this inspection for you! It's important to note that items listed on the summary page are not the entire report. Please carefully read your entire inspection report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed, and the report is delivered, we are still available for any questions you may have. Please feel free to contact us via phone or email.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the property's age, some items like GFCI outlets may not be installed. This report will focus on safety and function; it is not a code inspection. This report identifies specific non-cosmetic concerns that the inspector feels may need further investigation or repair.

We recommend that licensed contractors evaluate and repair any concerns and defects for your safety and liability purposes. Note that this report is a snapshot in time, on the day of the inspection. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the property's condition, using this report as a guide.

Video In Your Report: Your inspector may have included videos of issues within the report. If you are opening the PDF version of the report, make sure you view the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page, the videos will play in any browser, just click on any video within the report to start it playing.

Throughout the report, we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Satisfactory – Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear deterioration.



Marginal – Indicates the component will probably require repair or replacement anytime within five years.



Poor – Indicates the component will need repair or replacement now or in the very near future.



Safety - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue, it could be a very inexpensive fix. Please make sure to read the narrative to understand the issue thoroughly.



Not Applicable/None - Items with this rating could not be fully inspected because access was blocked off or covered. Or the item did not exist at the home.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow, hover your mouse over the term. The definition or a tip about the item will appear!

Table Of Contents



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Roof		
Page 19 Item: 4	Roof Covering Condition	4.1. One or more broken/loose tiles exist on the roof. Recommend a licensed roofer to replace the damaged tiles. 4.2. The roofing system was in need of tune up/service, no apparent recent services were observed. Recommend that the roof be evaluated and tuned up by licensed roofing contractor. 4.3. The roofing system was considered marginal and requires repair. Recommend a licensed contractor evaluate and repair all affected areas.
Page 20 Item: 5	Plumbing Vents - Mechanical Vents	5.1. The mastic joint sealer were old and cracked, which can allow water to penetrate and cause damage to the roof coverings. Recommend a licensed roofer evaluate and repair, seal.
Exterior		
Page 22 Item: 3	Siding	3.2. The stucco walls were in need of repairs, patching and crack sealing to help prevent moisture from penetrating and causing damage to the stucco. Walls weathered, discolored off rear and right house. Recommend a licensed professional contractor evaluate and repair.
Page 25 Item: 5	Soffit/Eaves	5.3. One or more areas have evidence of moisture stains. Recommend monitoring and repair as needed by qualified professional.
Page 27 Item: 8	Windows - Screens	8.2. Second floor front center den lower frame was rusting, damaged. Repair as needed by qualified professional. 8.3. One or more exterior window frames and hardware have visible rusting, weathering. Recommend a professional contractor service to prevent additional damage.
Page 28 Item: 9	Exterior Doors	9.5. The rooftop attic door was damaged. Recommend a professional contractor repair or replace as needed.
Page 30 Item: 11	General Electrical	11.3. GFCI receptacles are not installed at left side outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.
Exterior A/C - Condensing Unit 1		
Page 31 Item: 2	Location - Condition	2.1. The air conditioner fill valves were not installed with keyed lock caps, safety hazard. Recommend evaluation and repair by licensed HVAC technician.
Exterior A/C - Condensing Unit 2		
Page 32 Item: 2	Location - Condition	2.1. The air conditioner was not elevated off finished floor at least 3". Unit installed against wall, restricting air flow. Recommend evaluation and repair by licensed HVAC technician.
Exterior A/C - Condensing Unit 3		
Page 33 Item: 2	Location - Condition	2.2. The air conditioner fill valves were not installed with keyed lock caps, safety hazard. Recommend evaluation and repair by licensed HVAC technician.

Exterior A/C - Condensing Unit 4

Page 34 Item: 2	Location - Condition	2.1. The air conditioner was not elevated off finished floor at least 3". Recommend evaluation and repair by licensed HVAC technician. 2.2. There is excessive rusting on the air conditioning compressor unit. Recommend evaluation from licensed HVAC technician.
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Garage/Carport

Page 36 Item: 4	Floor	4.3. There was a trip hazard present on the garage floor at service entry. Potential safety concern. Consult a licensed contractor for repairs/replacement as needed. 4.4. Step risers uneven height exceeding 3/8". Potential safety concern. Consult a licensed contractor for repairs/replacement as needed.
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Den/Study

Page 42 Item: 6	Windows	6.1. Top of window sill height was less than 24" from finished floor without ant means of fall protection. Recommend a professional contractor evaluate and repair.
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Kitchen

Page 52 Item: 8	Appliances	8.2. Garbage disposal not operating at island. Recommend repair or replacement by qualified professional. 8.3. Trash compactor door uneven, not closing properly. Recommend repair or replacement by qualified professional. 8.4. Oven lights not operating. Recommend repair or replacement by qualified professional.
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Rear Right Bathroom

Page 61 Item: 5	Showers	5.1. Recommend caulking/grouting in the shower area to help prevent damage from water penetration. Work should be performed by qualified professional.
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Rear Center Bathroom

Page 63 Item: 3	Doors - Windows	3.1. Window not operating near entry. Recommend evaluation and repair by qualified professional.
Page 64 Item: 5	Showers	5.2. Recommend caulking/grouting in the shower area to help prevent damage from water penetration. Work should be performed by qualified professional.

Fireplace Living Room

Page 74 Item: 3	Fireplace Condition	3.1. Open voids/bent edges at flue. Recommend further inspection and repairs by a qualified fireplace professional.
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Attic/Structure/Framing/Insulation

Page 80 Item: 5	HVAC Duct	5.1. HVAC ducts within upper attic were torn/frayed, poorly supported. Register connections missing insulation. Duct was crushed, restricted near plenum. Recommend having duct work evaluated and repaired by licensed HVAC technician.
Page 81 Item: 6	Electrical	6.1. Lower attic junction box missing cover plate. Recommend a licensed electrician repair. 6.2. Light not operating within attic. Recommend bulb be replaced and checked for proper operation.

Plumbing

Page 82 Item: 2	Water Supply - Condition	2.1. The water pressure tested over 80 psi at the exterior hose bib, water pressure is to be between 40-80 psi. Recommend that the water pressure be evaluated and adjusted to below 80psi by a licensed plumber. 2.2. Water supply pipes are corroded, waste sink rusting at exterior right building closet. Recommend a licensed plumber repair and/or replace as necessary. 2.3. Water supply pipes hot side were not properly insulated in attics. Lower attic pex pipe missing sleeve at wall stud. Recommend a licensed plumber evaluate and repair as needed.
Page 83 Item: 5	Fire Sprinklers	5.2. Fire sprinklers installed which are NOT evaluated with inspection, systems should be serviced/inspected every 5 years or less. Recommend consulting seller regarding documentation and service history.

Water Heater

Page 85 Item: 5	General Condition	5.3. The water heater water pipes non insulated. Recommend further evaluation from qualified professional. 5.4. Exterior right closet no GFCI protection installed. Recommend a licensed electrician repair.
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Heating System

Page 87 Item: 4	Flue Piping	4.1. Vent pipes unsecured within closet, exterior pipes not sealed at house wall. Repair as needed by qualified professional.
Page 88 Item: 6	Overall Condition	6.1. HVAC and mechanical systems should be evaluated and serviced by a qualified technician. Recommend all zones be evaluated, tuned up, and serviced as part of their regular annual maintenance.

Heating System 2

Page 89 Item: 2	Energy Source - System Type	2.1. The furnace gas line was not installed with a sediment trap drip leg which was required since 2009. We recommend a licensed contractor install sediment trap for added safety and convenience.
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Heating System 3

Page 91 Item: 2	Energy Source - System Type	2.1. The furnace gas line was not installed with a sediment trap drip leg which was required since 2009. We recommend a licensed contractor install sediment trap for added safety and convenience.
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Heating System 4

Page 93 Item: 2	Energy Source - System Type	2.1. The furnace gas line was not installed with a sediment trap drip leg which was required since 2009. We recommend a licensed contractor install sediment trap for added safety and convenience.
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Mechanical System

Page 95 Item: 2	Operation - Condition	2.1. Exterior left side house cabinet systems showed signs of sweating, corroded cabinets. Housing enclosure stains, discoloration with rag wrapped around line set. Electrical outlet was non GFCI protected. Recommend evaluation from licensed HVAC technician.
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Electrical - Sub Panel Exterior

Page 98 Item: 2	Wiring Type - Manufacturer	2.1. Bus bar heavy corrosion observed, which is a safety concern. Lower panel enclosure rusting. Recommend licensed electrician evaluate and make necessary repairs.
Page 99 Item: 3	Disconnect - Breaker Type - Overall Condition	3.2. Main panel breakers not properly labeled, which is a safety concern. Recommend licensed electrician evaluate and make necessary repairs.

Electrical/Amenities/Communication

Page 101 Item: 2	General Amenities	• Elevator installed, not evaluated with inspection, system in need of service. Recommend consulting seller regarding service history, if no completed services were done within last year, recommend consulting licensed elevator service technician.
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Cooling System - Interior 4

Page 106 Item: 3	Condensate Drain(s)	3.1. The condensate drain line was not installed with proper vent trap. Recommend a licensed HVAC contractor to evaluate and repair.
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Overview

1. Scope of Inspection

All components designated for inspection in the InterNACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. The professional home inspection is a visible, non-invasive inspection of the home on the day of the inspection only.

Important Information/Limitations: Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED: There are items that are not inspected/included in a home inspection, such as, but not limited to, fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. Also, any component or appliance that is unplugged or "shut off" is not turned on or connected for evaluation. I don't know why a component may be shut down and can't be liable for damages that may result from activating said components/appliances. Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

2. Main Entrance Faces

- For the purpose of this inspection, this house faces south.

3. State of Occupancy

- Vacant
- Partially furnished

4. Weather Conditions

- Sunny

5. Recent Rain/Snow

- No

6. Ground Cover

- Dry

7. Approximate Age

- 2014

House Photos

1. House Photo's

N/A

Pictures Included: The front of the house • The side of the house • The back of the house • Firepits (*which are not part of the home inspection*) • Ponds/Water fixtures (*which are not part of the home inspection*) • BBQ/Islands (*which are not part of the home inspection*)



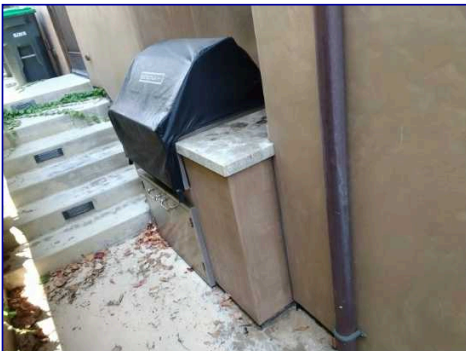
The front of the house



Firepits (*which are not part of the home inspection*)



The side of the house



BBQ/Islands (*which are not part of the home inspection*)



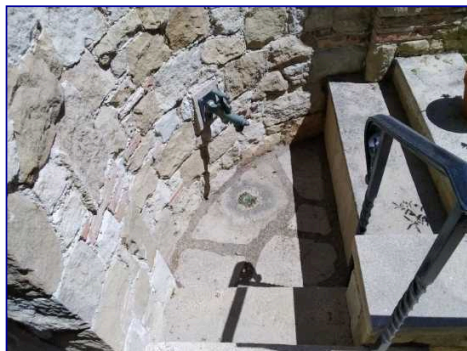
The back of the house



The side of the house



The side of the house



Ponds/Water fixtures (*which are not part of the home inspection*)



Ponds/Water fixtures (*which are not part of the home inspection*)

Grounds

The items listed are visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed cleanouts. This inspection is not intended to address or include any geological conditions or site stability information, for information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

LIMITATIONS & EXCLUSIONS: If installed, operation and evaluation of irrigation (sprinkler) systems is outside of the scope of this inspection and was not inspected. We suggest that you have the owner or a sprinkler technician demonstrate the irrigation system and any related equipment.

If installed, property drainage system are not water-tested during the inspection. We make no representations as to its nature or effectiveness. The operation of the drainage system should be observed during adverse weather. Inquires should be made to the sellers) as to their knowledge of its past and present condition.

1. Service Walks



Material Type(s): Concrete • Stone • Gravel

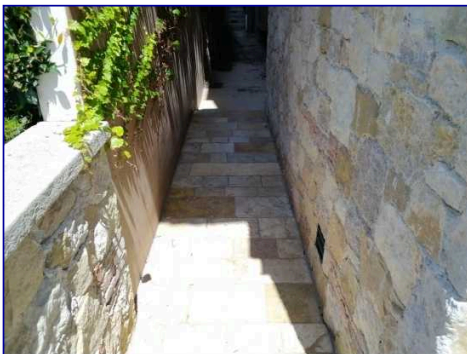
General Overview: Normal wear and tear • Overall adequate condition, other than noted items

Overall Condition:

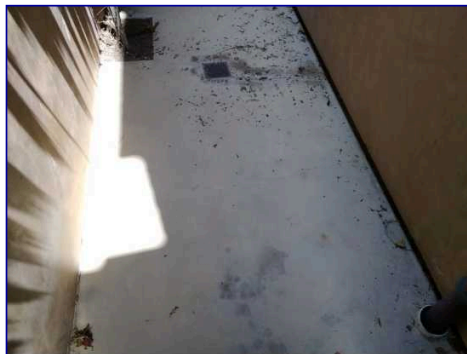
1.1. The walkway had some cracking, but is usable. Recommend a professional contractor seal the cracks to help prevent additional damage.

1.2. There is a gap between the walkways and the right front side of home. Recommend sealing the gap between the walkways and home to prevent moisture intrusion.

1.3. General Note: Area drains installed are NOT evaluated with inspection. Recommend having drains evaluated and cleaned by qualified professional.



The Service Walk View



Cracks left



Cracks left

Grounds (continued)



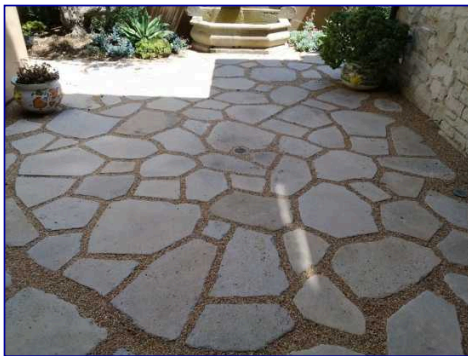
Cracks left



The Service Walk View



The Service Walk View



The Service Walk View



Joint cracks right

2. Driveway/Parking

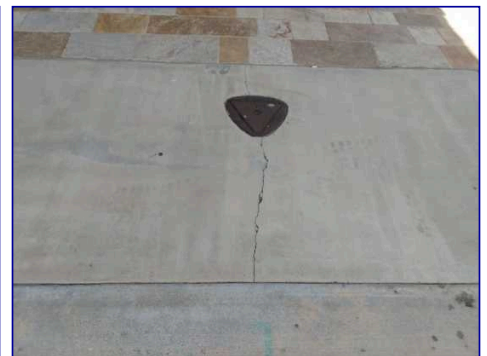
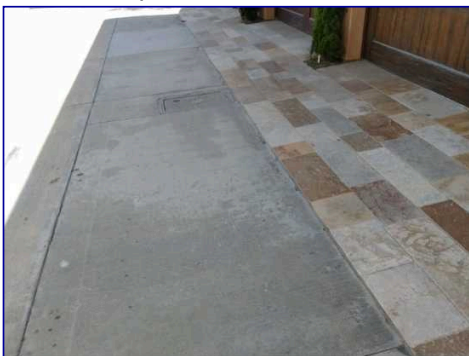


Material Type(s): Concrete • Stone

General Overview: Normal wear and tear • Overall adequate condition, other than noted items

Overall Condition:

2.1. The driveway is cracked. Recommend sealing the cracks to help prevent additional damage. Consult a professional contractor as needed.



Cracks

3. Steps/Stoop



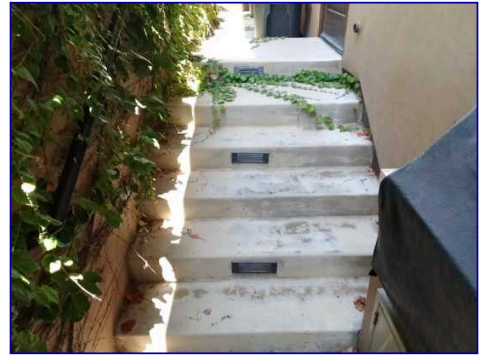
Material Type(s): Concrete

General Overview: Normal wear and tear • Overall adequate condition, other than noted items

Overall Condition:

3.1. There are cracks on the front steps. Recommend a professional contractor evaluate to help prevent additional damage.

Grounds (continued)



Cracks front



4. Patio

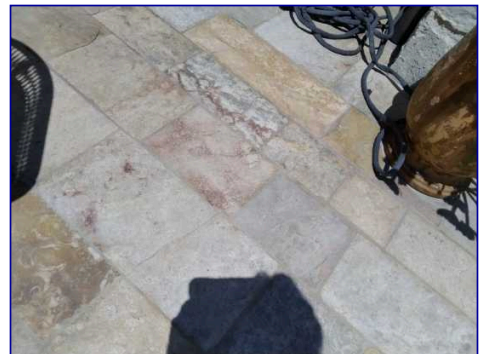
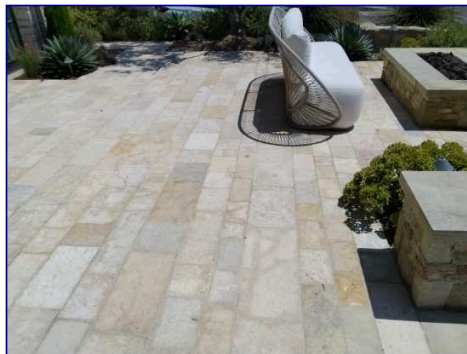
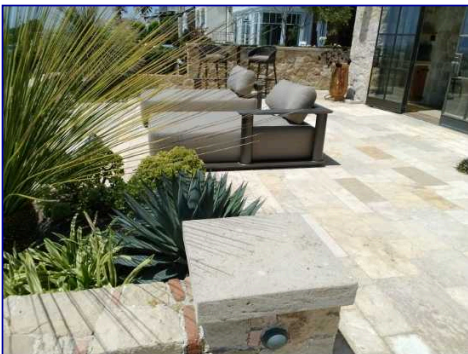


Material Type(s): Stone

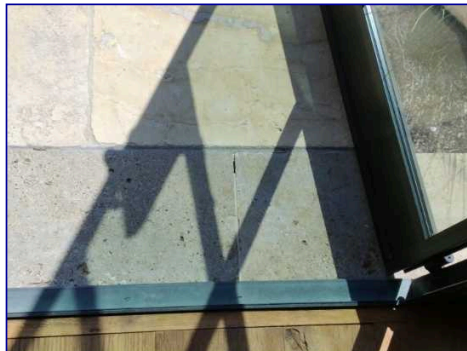
General Overview: Normal wear and tear • Overall adequate condition, other than noted items

Overall Condition:

4.1. The patio has typical cracks. Recommend a professional contractor seal the cracks to help protect the cement from damage.



Cracks



Cracks

Grounds (continued)

5. Deck/Balcony



Material Type(s): Stone • Painted/Stained

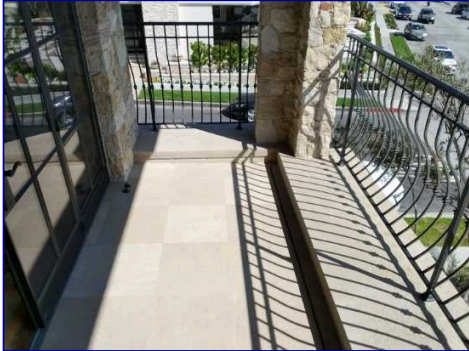
General Overview: Normal wear and tear • Overall adequate condition, other than noted items

Overall Condition:

5.1. **General Note:** Limited view and evaluation. Recommend detailed evaluation from licensed termite inspection company.

5.2. Front floor, stone apparent deterioration. A licensed contractor should evaluate and make necessary recommendations for repair.

5.3. Front metal railing weathered, rusting. Recommend painting or treating metal to help protect it from damage.



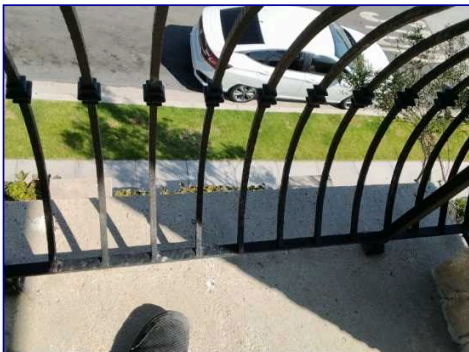
Front



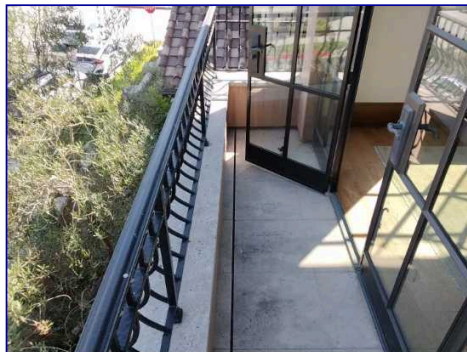
Front



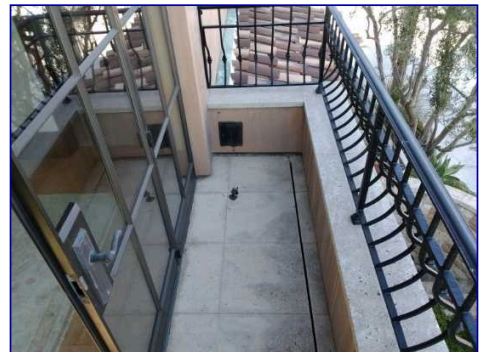
Deterioration front



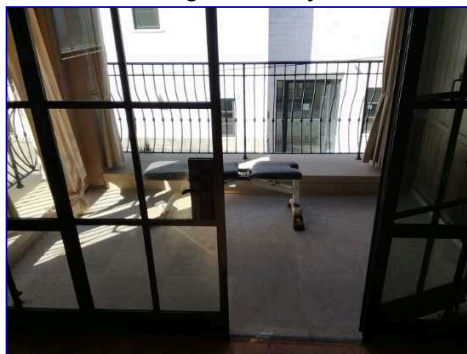
Rusting front



Right balcony



Right balcony



Rear

6. Fence/Wall



Material Type(s): Block • Wood

General Overview: Normal wear and tear • Overall adequate condition, other than noted items

Overall Condition:

6.1. Recommend treating/painting on the fence to help prevent damage. Work should be performed by qualified professional.

6.2. Block/stucco walls cracking off left and right sides of house. Recommend consulting with a professional contractor for maintenance and or repairs.

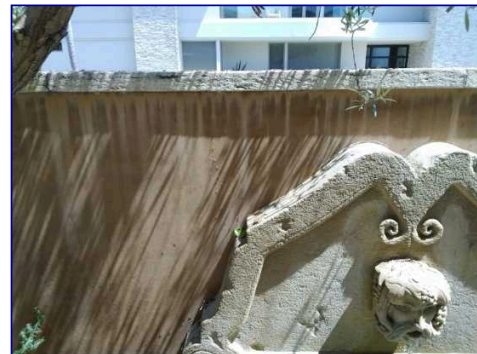
Grounds (continued)



Peeling front



Cracks left



Cracks right

7. Landscape Affecting Foundation



Material Type(s): Soils/Dirt • Stone/Rock

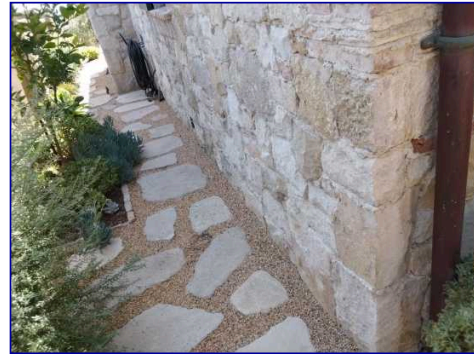
General Overview: Overall adequate condition, other than noted items

Overall Condition:

7.1. General Note: Area drains installed are NOT evaluated with inspection. Recommend having drains evaluated and cleaned by qualified professional.

7.2. High grade against house walls (refer to pictures). Recommend removal of at least 3" below finished siding to prevent damage. Replace any damaged areas as needed.

Grounds (continued)



High grade right

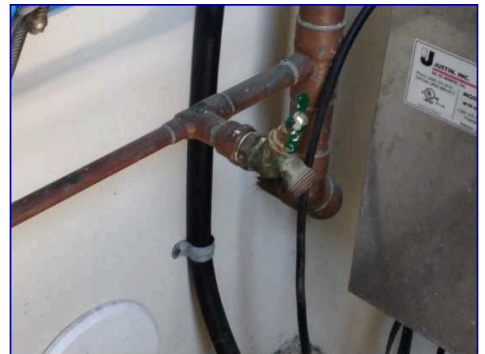
8. Plumbing Overall

General Overview: Normal wear and tear • Overall adequate condition, other than noted items

Overall Condition:

8.1. General Note: The lawn irrigation/sprinkler system was not within the scope of the home inspection and not tested. Recommend an irrigation/landscape company to evaluate before use.

8.2. At least one hose bib is not equipped with an anti-siphon device. A possible cross-contamination can occur, which is a potential safety concern. A licensed plumber should install an anti-siphon/vacuum breaker.



No anti-siphon exterior right



No anti-siphon

Roof

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present

Roof (continued)

leaks should be evaluated and repaired as needed by a licensed roofing contractor.

1. Roof View Overall

Roof Overview: Limited view and evaluation from ground



Access



Roof (continued)

2. Age

Apparent Age: 10-15+ years
Number of Layers: 1+ layer

3. Material type

Type of Material: Tile
Style: Gable

4. Roof Covering Condition

General Overview: Overall adequate condition, other than noted items

Overall Condition:



4.1. One or more broken/loose tiles exist on the roof. Recommend a licensed roofer to replace the damaged tiles.

4.2. The roofing system was in need of tune up/service, no apparent recent services were observed. Recommend that the roof be evaluated and tuned up by licensed roofing contractor.

4.3. The roofing system was considered marginal and requires repair. Recommend a licensed contractor evaluate and repair all affected areas.



Cracking right



Right cement cracks



Cracking right



Cracking rear



Cracking rear



Cracking rear



Cracking



Damage



Roof (continued)



5. Plumbing Vents - Mechanical Vents

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:



5.1. The mastic joint sealer were old and cracked, which can allow water to penetrate and cause damage to the roof coverings. Recommend a licensed roofer evaluate and repair, seal.



Mastic cracking



Mastic cracking

Exterior

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors eaves, soffits and fascias accessible from ground level. The exterior surfaces and materials of the structure are visually observed to determine their current condition. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. Areas hidden from view by vegetation and/or stored items can not be observed and are not included in this inspection.

1. Chimney Chase

Material Type(s): Chase: Stone • Chase: Framed

Flue Type(s): Metal

Overall Condition:

1.1. Left side wall vent apparent rusting. Recommend further evaluation and repair by qualified professional.



Exterior (continued)



Rusting left



2. Gutters



Material Type(s): Copper

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

- 2.1. The gutters are dirty. Recommend cleaning the gutters to ensure proper water flow to the downspouts.
- 2.2. The gutters were incorrectly pitched at areas around building. Recommend a licensed professional repair.
- 2.3. There is evidence that the gutter is leaking at the seams. Recommend a professional contractor evaluate and repair as needed.
- 2.4. Gutters were rusting, weathered. Recommend a licensed professional repair or replace as needed.



Unevenly sloped left



Seams leak left



Rusting right



Corroded right



Corroded rear

Exterior (continued)



Rusting, uneven right



Leaking seam right



Debris



Debris

3. Siding



Material Type(s): Stucco • Stone

Observation(s): General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

3.1. The stucco siding had typical cracking present in one or more areas. Monitor and repair as needed.

3.2. The stucco walls were in need of repairs, patching and crack sealing to help prevent moisture from penetrating and causing damage to the stucco. Walls weathered, discolored off rear and right house. Recommend a licensed professional contractor evaluate and repair.



Cracks left

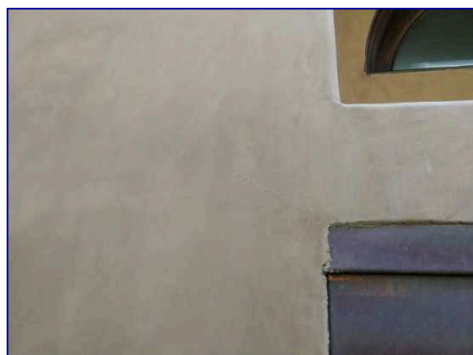


Cracks left



Cracks left

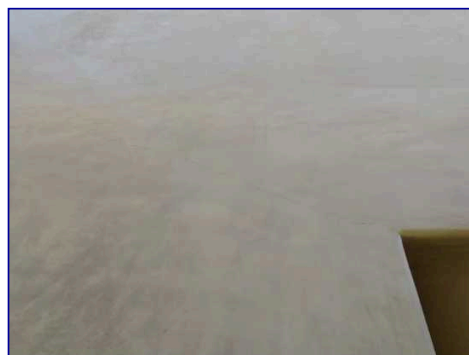
Exterior (continued)



Cracks left



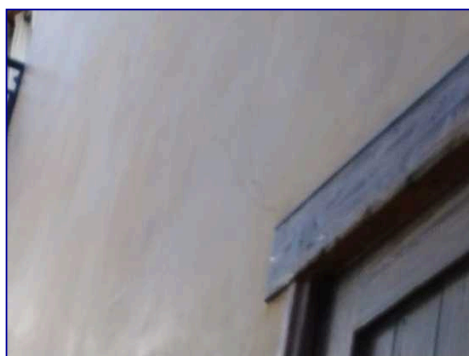
Cracks left



Cracks left



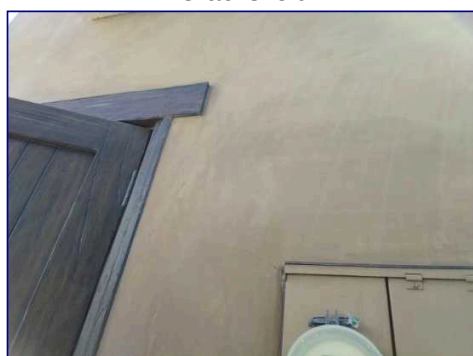
Cracks left



Cracks left



Cracks left rear



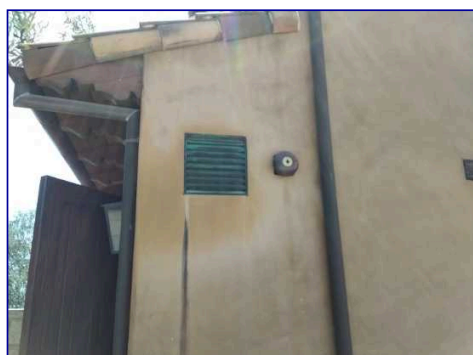
Cracks left rear



Cracks rear



Cracks rear



Discoloration rear



Cracks rear



Cracks right

Exterior (continued)



Cracks right



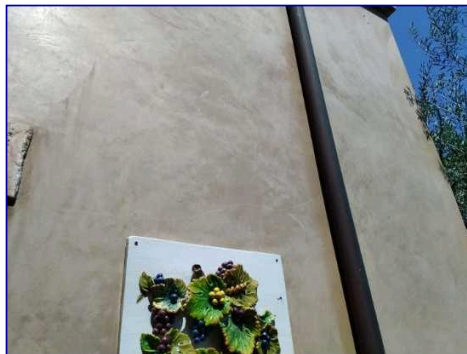
Cracks right



Cracks right



Cracks right



Cracks right



Upper right discoloration

4. Trim



Material Type(s): Wood

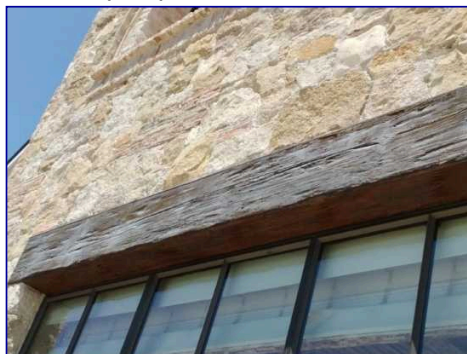
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

4.1. The exterior wood trim and shutters were in need of normal painting, service and maintenance. Recommend a professional painter repair/paint the exterior trim.



Weathered, peeling front



Weathered, peeling front



Left rear cracks, voids

Exterior (continued)



Shutters weathered, peeling

5. Soffit/Eaves



Material Type(s): Wood

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

5.1. General Note: Limited view and evaluation. Recommend detailed evaluation from licensed termite company.

5.2. Wood eaves needed routine painting, caulking maintenance. Recommend a professional painter repair/paint as needed.

5.3. One or more areas have evidence of moisture stains. Recommend monitoring and repair as needed by qualified professional.



Weathered front right



Weathered front



Weathered left



Water stains left



Water stains left



Water stains rear right

Exterior (continued)



Weathered



Water stains right rear



Peeling paint



Weathered right



Weathered right



Water stains right



Peeling paint

6. Fascia



Material Type(s): Wood

General Overview:

- Normal wear and tear observed
- Overall adequate condition, other than noted items

Overall Condition:

6.1. General Note: Limited view and evaluation. Recommend detailed evaluation from licensed termite company.

6.2. The fascia needs routine painting maintenance. Recommend a professional painter repair/paint the fascia around house.

Exterior (continued)



Peeling, weathered



Peeling, weathered



Peeling, weathered



Peeling, weathered



Peeling, weathered



Peeling, weathered

7. Caulking



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

7.1. Recommend caulking around windows, doors, corners, lights, and utility penetrations to prevent moisture and pest intrusion. Work should be done by qualified professional.

8. Windows - Screens



Material Type(s): Metal

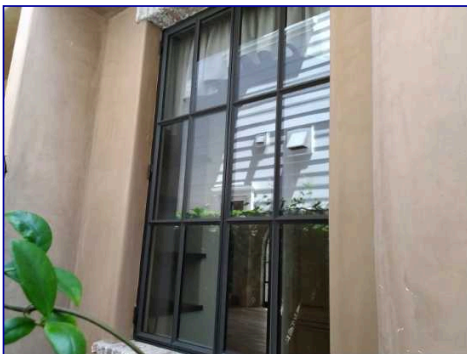
General Overview: Overall adequate condition, other than noted items

Overall Condition:

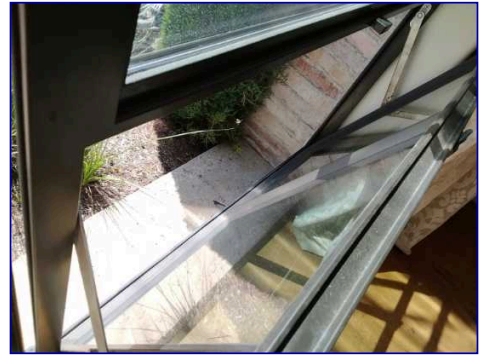
8.1. Window screens are not installed around house. Install window screens as needed by qualified professional.

8.2. Second floor front center den lower frame was rusting, damaged. Repair as needed by qualified professional.

8.3. One or more exterior window frames and hardware have visible rusting, weathering. Recommend a professional contractor service to prevent additional damage.



Exterior (continued)



Rusting



Rusting



Front den rusting



Rusting



Rusting

9. Exterior Doors



Location(s):General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

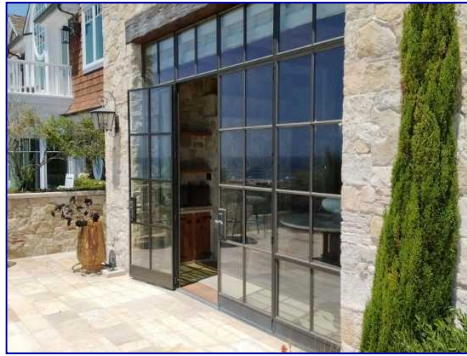
Overall Condition:

- 9.1. Rear balcony closet doors were weathered. Recommend a professional contractor paint or stain to protect from further damage.
- 9.2. Entry doors and hardware were weathered, rusting. Recommend a professional contractor service to prevent conditions from growing worse.
- 9.3. Exterior right water heater doors uneven, lower latch unable to close. Recommend a professional contractor repair.
- 9.4. Kitchen door floor hold down was damaged, loose. Recommend a professional contractor repair.
- 9.5. The rooftop attic door was damaged. Recommend a professional contractor repair or replace as needed.

Exterior (continued)



Main entry



Front left



Front right



Front right weathered



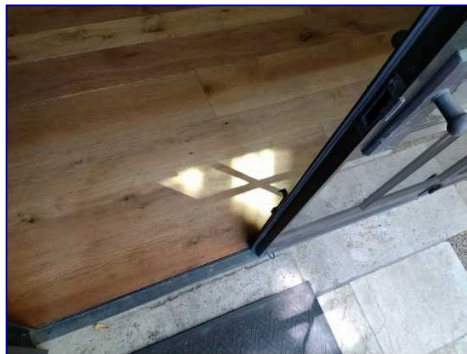
Front left rusting, weathering



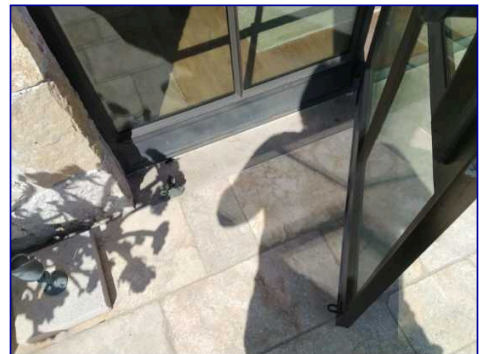
Right closet not latching



Right



Weathered right



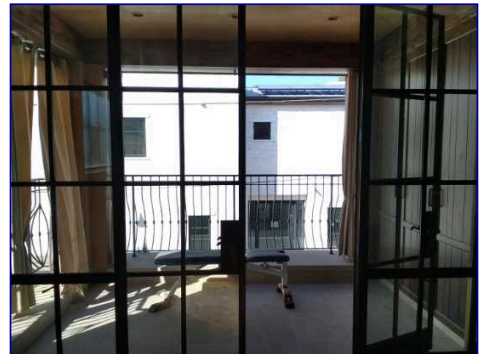
Kitchen hold down damage



Front balcony

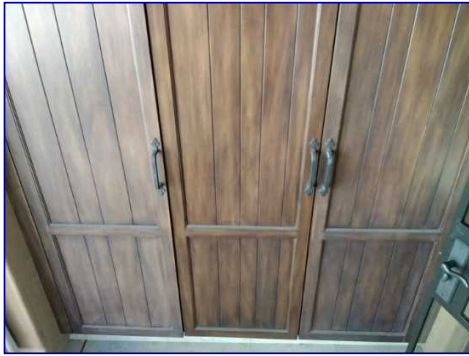


Right balcony



Rear balcony

Exterior (continued)



Rear balcony weathered



Roof damage

10. Electrical Service Entry - Condition

Service Entry Type: Underground
General Overview: N/A, not evaluated



11. General Electrical



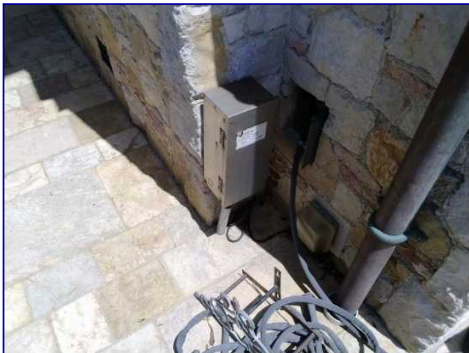
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items • Safety hazards present in need of evaluation

Overall Condition:

11.1. Note: Low voltage lighting NOT evaluated or tested with inspection. Recommend consulting seller regarding installation and operation.

11.2. Light fixtures were weathered, rusting around house. Recommend a licensed electrician evaluate and repair.

11.3. **GFCI** receptacles are not installed at left side outdoor locations, which is a safety concern. Recommend a licensed electrician install GFCI receptacles.



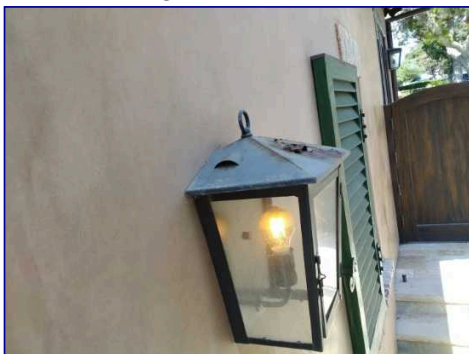
Low voltage



No gfc front left



Rusting left

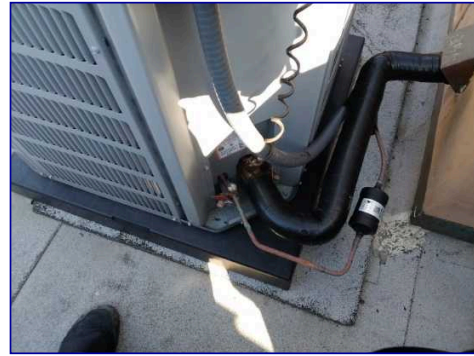


Rusting right



Deterioration upper right

Exterior A/C - Condensing Unit 1 (continued)



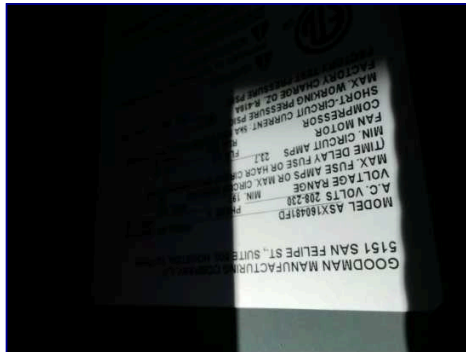
Exterior A/C - Condensing Unit 2

1. Manufacturer Information



Data Tag Info:

- Manufacturer: Amana
 - Model Number: ASX160481FD
 - Serial Number: 2008177158
 - Age: 2008
- Label: The data tag



2. Location - Condition



System Location: Rooftop

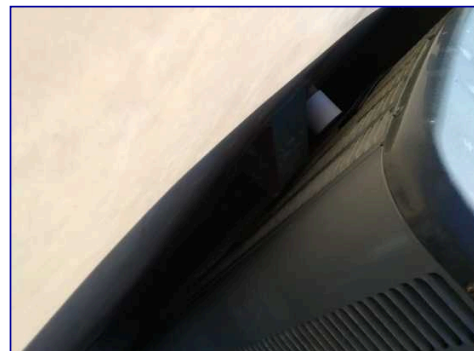
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

2.1. The air conditioner was not elevated off finished floor at least 3". Unit installed against wall, restricting air flow. Recommend evaluation and repair by licensed HVAC technician.



near wall



Near wall

Exterior A/C - Condensing Unit 3

1. Manufacturer Information

N/A

Data Tag Info:

- **Manufacturer:** West Colombia
- **Model Number:** 4AC17L36P-51A
- **Serial Number:** 1924H52635
- **Age:** 2019

Label: The data tag



2. Location - Condition



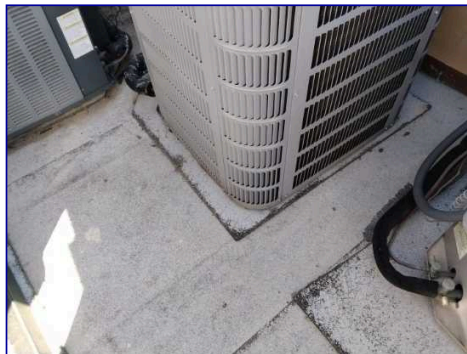
System Location: Rooftop

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

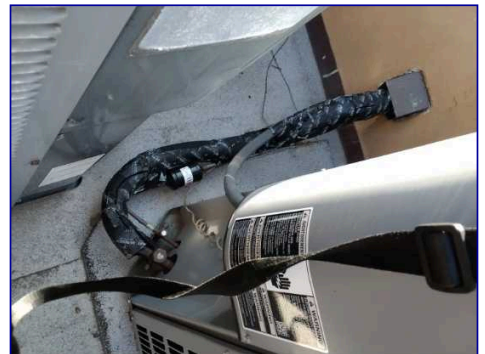
Overall Condition:

2.1. The air conditioner was not elevated off finished floor at least 3". Recommend evaluation and repair by licensed HVAC technician.

2.2. The air conditioner fill valves were not installed with keyed lock caps, safety hazard. Recommend evaluation and repair by licensed HVAC technician.



not elevated



Exterior A/C - Condensing Unit 4

1. Manufacturer Information

N/A

Data Tag Info:

- **Age:** 10-15+

Label: Manufacturer data plate not legible. Limited information and evaluation.

Exterior A/C - Condensing Unit 4 (continued)



2. Location - Condition

System Location: Rooftop

General Overview: Overall adequate condition, other than noted items



Overall Condition:

2.1. The air conditioner was not elevated off finished floor at least 3". Recommend evaluation and repair by licensed HVAC technician.

2.2. There is excessive rusting on the air conditioning compressor unit. Recommend evaluation from licensed HVAC technician.



Rusting

Garage/Carport

Our inspection of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable. Garage door openers are operated with the mounted control button only. Please note that a representative sample of accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of stored personal property. In such cases, some items may not be inspected.

1. Type

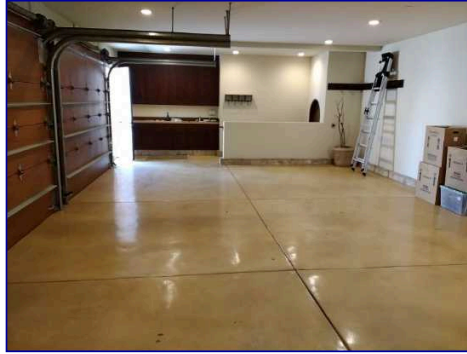
Type: Attached • 3-Car

Overall Condition:



1.1. Wall cabinets installed are not evaluated with inspection. Recommend consulting seller regarding ownership and operation.

Garage/Carport (continued)



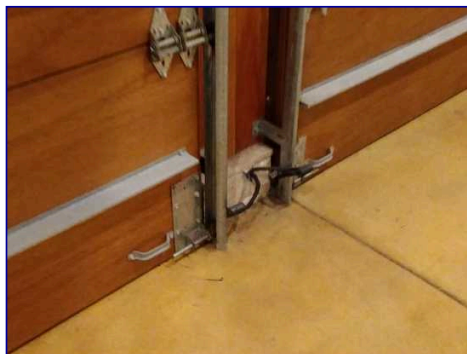
2. Automatic Opener

Overhead Door Opener Operational Yes



3. Safety Reverse

Installed Safety Features Installed/Operational: Yes, operable



Garage/Carport (continued)

4. Floor



Material Type: Concrete

General Overview: Normal wear and tear • Overall adequate condition, other than noted items • Noted concern(s) in need of further evaluation

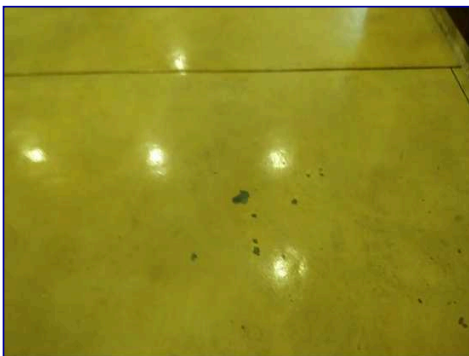
Overall Condition:

4.1. Epoxy floors installed which are NOT evaluated with inspection. Peeling paint observed. Unknown if floors were tested for moisture prior to epoxy coating. Recommend consulting seller regarding documentation.

4.2. The garage floor has expected cracks. Recommend a professional contractor to seal the cracks to help prevent additional damage.

4.3. There was a trip hazard present on the garage floor at service entry. Potential safety concern. Consult a licensed contractor for repairs/replacement as needed.

4.4. Step risers uneven height exceeding 3/8". Potential safety concern. Consult a licensed contractor for repairs/replacement as needed.



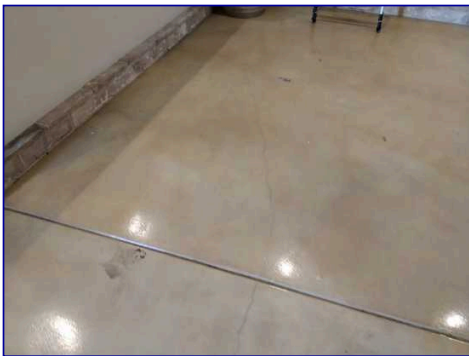
Peeling



Peeling



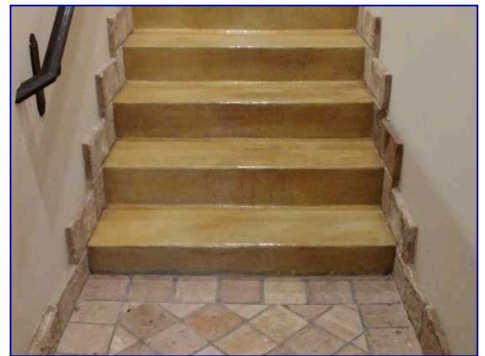
Cracks



Cracks



Uneven entry floor



Uneven step risers

5. Overhead Door(s)



Material Type: Wood

General Overview: Overall adequate condition, other than noted items

Overall Condition:

5.1. The garage doors were made of wood and/or Masonite. Doors/trim apparent discoloration. Recommend painting/staining the door to help prevent moisture damage.

Garage/Carport (continued)



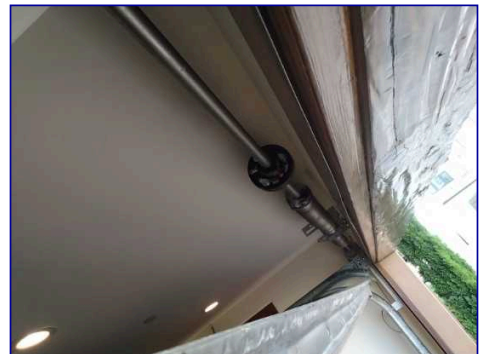
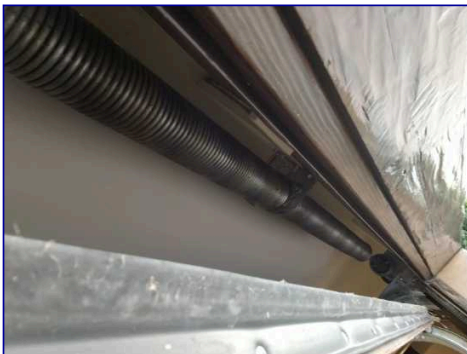
Weathered



Weathered



Weathered



6. Exterior Service Door



General Overview: Normal wear and tear • Overall adequate condition, other than noted items • Noted concern(s) in need of further evaluation

Overall Condition:

6.1. Wood door not even with casing. Recommend a qualified professional to evaluate.

6.2. The garage rear service door weatherstripping is missing or damaged. Recommend replacing the insulation.

Garage/Carport (continued)



Door uneven



Rear poor weather stripping

7. Electrical

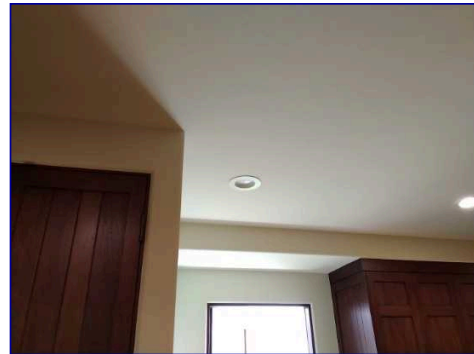


GFCI Protection Provided: Yes

General Overview: Normal wear and tear • Overall adequate condition, other than noted items

Overall Condition:

7.1. The garage rear right light doesn't operate when the light switch is engaged. Recommend changing the bulb and re-testing. Consult a licensed electrician as needed.



Light not operating

8. Fire Separation Walls - Ceiling - Door

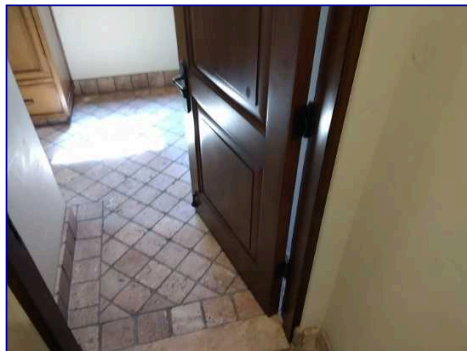


Fire door Installed: Unable to verify (no label)

General Overview: Normal wear and tear • Overall acceptable condition

Overall Condition:

8.1. Typical cracking present in the garage wall/ceiling. Monitor and repair as needed.



No label

Living Room

The main area of inspection of the interior habitable rooms is the structural system. This means that all walls, ceilings and floors will be inspected. Personal items in the rooms may prevent all areas to be inspected as the inspector will not move personal items.

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor.

The windows were inspected by operating a representative number of them (We will try and operate every window in the room, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc.

1. Location - Overview

Location: First Floor Front Right
General Overview: Room overview



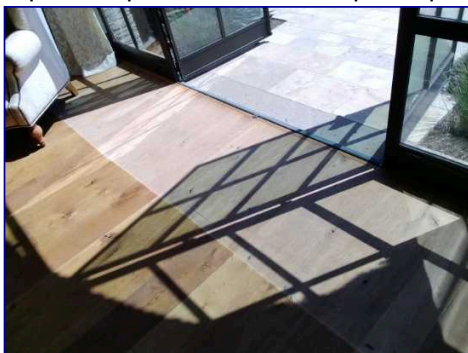
2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

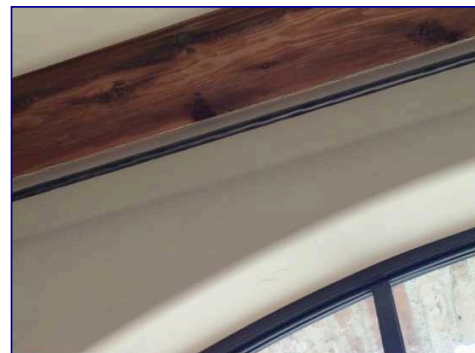


Overall Condition:

- 2.1. There are typical cracks on the walls/ceilings. Monitor and repair as needed.
- 2.2. The floor covering was hollow to sound at various locations. Recommend further evaluation from qualified professional and repair/replace as needed.
- 2.3. Finished floor covering was weathered, discolored near front entry. Recommend further evaluation from qualified professional and repair/replace as needed.



Weathered



Cracks

Living Room (continued)

3. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



4. Heating Source

Present: Yes



5. Windows

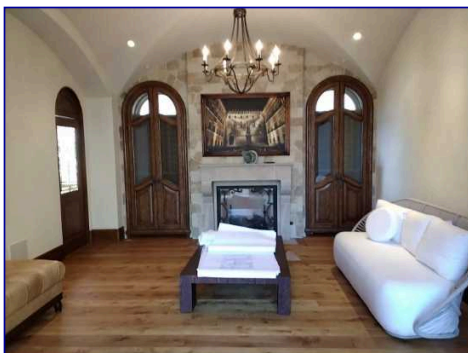
General Overview: Normal wear and tear observed • Overall acceptable condition • Dirty, in need of service/cleaning



Dining Room

1. Location - Overview

Location: First Floor Left Center
General Overview: Room overview



Dining Room (continued)

2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items



Overall Condition:

2.1. There are typical cracks on the walls/ceilings. Monitor and repair as needed.

2.2. The floor covering was hollow to sound at various locations. Recommend further evaluation from qualified professional and repair/replace as needed.



Hollow



Cracks



Cracks

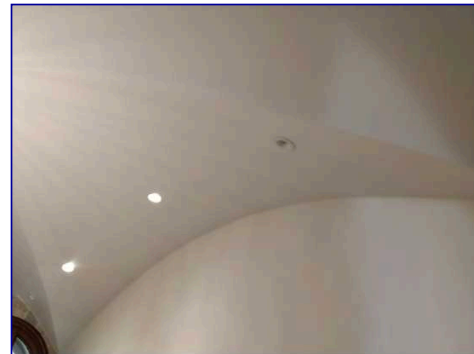
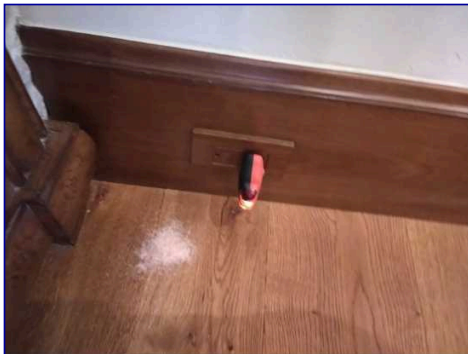
3. Electrical

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items



Overall Condition:

3.1. The light doesn't operate when the light switch is engaged in the room. Recommend changing the bulb(s) and re-testing. Consult a licensed electrician as needed.



Light not operating

4. Heating Source

Present: Yes



Den/Study

1. Location - Overview

Location: Second Floor Front Center

General Overview: Room overview



Den/Study (continued)



2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall acceptable condition



3. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



4. Heating Source

Present: Yes



5. Doors

General Overview: Normal wear and tear observed • Overall acceptable condition



6. Windows

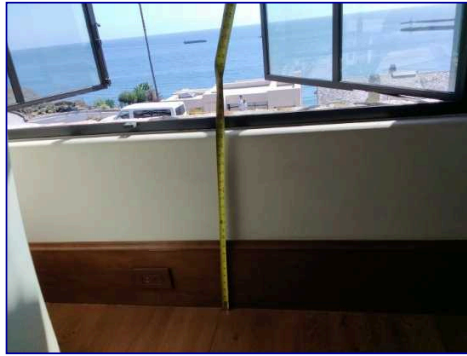
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items • Dirty, in need of service/cleaning

Overall Condition:

6.1. Top of window sill height was less than 24" from finished floor without any means of fall protection. Recommend a professional contractor evaluate and repair.



Den/Study (continued)



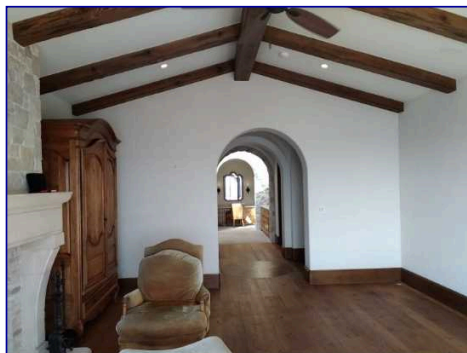
Less than 24"

Primary Bed

1. Location - Overview



Location: Second Floor Front Left
General Overview: Room overview



2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items



Overall Condition:

2.1. There are typical cracks on the walls/ceilings. Monitor and repair as needed.

2.2. Finished floor covering was weathered, discolored. Recommend further evaluation from qualified professional and repair/replace as needed.

Primary Bed (continued)



Weathered



Cracks



Cracks

3. Electrical

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items



Overall Condition:

3.1. There are loose receptacles present in the front room, which is a potential safety concern. Recommend a licensed electrician repair.

3.2. The ceiling fan is out of balance and wobbles. Repair or replace as needed by qualified professional.



Wobble

4. Heating Source

Present: Yes



5. Doors

General Overview: Normal wear and tear observed • Overall acceptable condition



6. Windows



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items • Dirty, in need of service/cleaning

Overall Condition:

6.1. One or more window(s) difficult to operate, in need of service/repair. Recommend a qualified professional to evaluate and repair.

Primary Bed (continued)



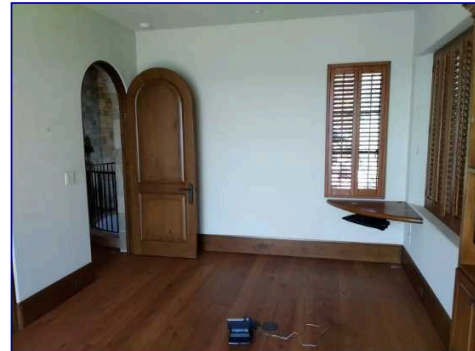
Difficult

Front Right Bed

1. Location - Overview



Location: Second Floor Front Right
General Overview: Room overview



2. Floors - Walls - Ceilings

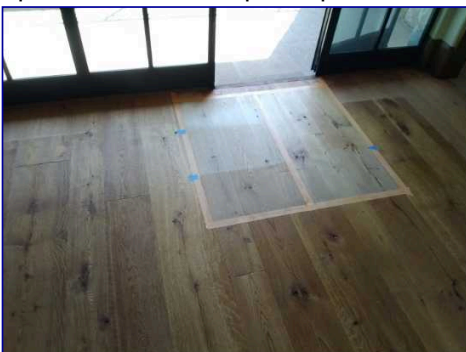
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items



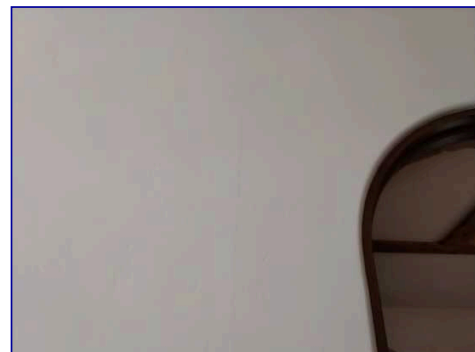
Overall Condition:

2.1. There are typical cracks on the walls/ceilings. Monitor and repair as needed.

2.2. Finished floor covering was weathered, discolored. Recommend further evaluation from qualified professional and repair/replace as needed.



Weathered

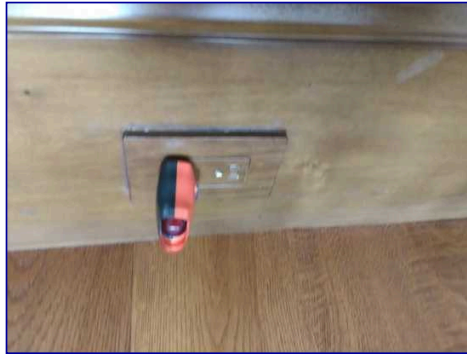


Cracks

Front Right Bed (continued)

3. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



4. Heating Source

Present: Yes



5. Doors

General Overview: Normal wear and tear observed • Overall acceptable condition



6. Windows

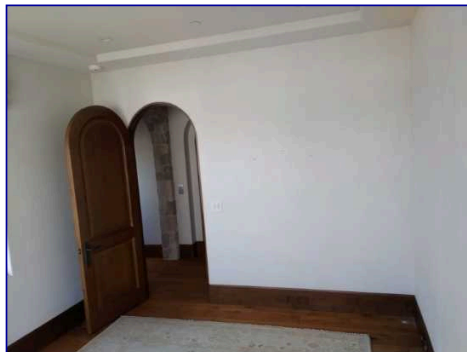
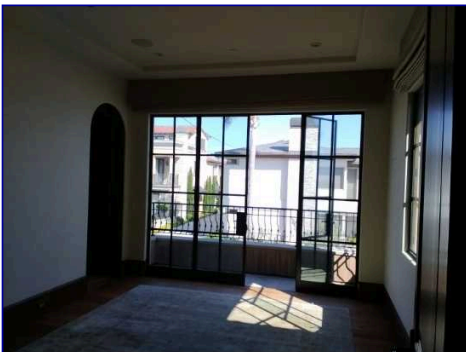
General Overview: Normal wear and tear observed • Overall acceptable condition • Dirty, in need of service/cleaning



Rear Right Bed

1. Location - Overview

Location: Second Floor Rear Right
General Overview: Room overview



Rear Right Bed (continued)

2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items



Overall Condition:

2.1. There is staining/spots on the right side room ceiling. There was no current moisture at the time of the inspection. Monitor and repair as needed by qualified professional.

2.2. Finished floor covering was weathered, discolored. Recommend further evaluation from qualified professional and repair/replace as needed.



Weathered



Stains right ceiling

3. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



4. Heating Source

Present: Yes



5. Doors

General Overview: Normal wear and tear observed • Overall acceptable condition



6. Windows

General Overview: Normal wear and tear observed • Overall acceptable condition • Dirty, in need of service/cleaning

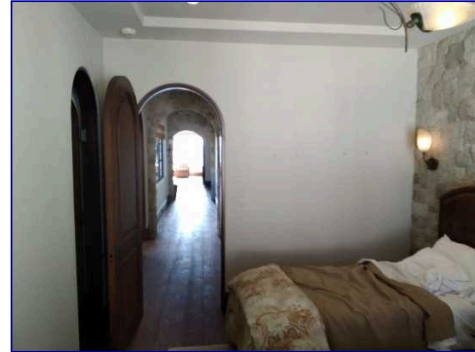


Rear Center Bed

1. Location - Overview



Location: Second Floor Rear Center
General Overview: Room overview



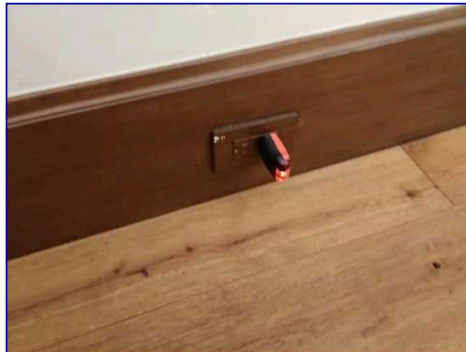
2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall acceptable condition



3. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



4. Heating Source

Present: Yes



5. Doors

General Overview: Normal wear and tear observed • Overall acceptable condition



Rear Center Bed (continued)

6. Windows



General Overview: Normal wear and tear observed • Overall acceptable condition • Dirty, in need of service/cleaning

Kitchen

Our inspection of the kitchen includes a visual examination of the readily accessible portions of the appliances, floors, walls, ceilings, cabinets, and countertops. The kitchen was inspected for proper function of components, active plumbing leaks, excessive or unusual wear and general state of repair. We tested basic, major built-in appliances using normal operating controls. Where they are present, this included the dishwasher, garbage disposal, venting system, microwave and checking the burners or heating elements in the stove and oven.

Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

1. Kitchen Overview

General Overview: Kitchen view



2. Countertops

Material Type: Quartz

General Overview: Normal wear and tear observed • Overall acceptable condition

Overall Condition:

2.1. There are areas of missing or damaged grout/caulking near sink. Recommend re grouting, caulking to prevent condition from growing worse.



Kitchen (continued)



Voids



Voids

3. Cabinets



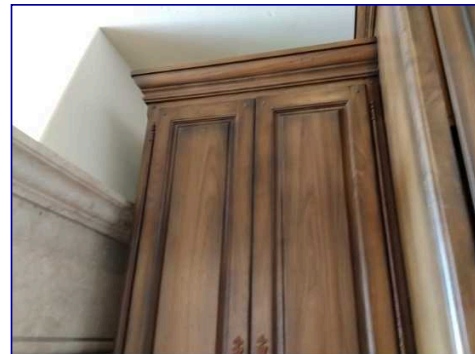
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

3.1. Lower sink cabinet weathered, peeling. Recommend further evaluation and repair by qualified professional.

3.2. The kitchen cabinet doors were in need of repair, doors uneven/rubs near refrigerator. Recommend repairing or replacing as needed.



Peeling



Doors rub

4. Plumbing



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

4.1. Sink faucet handles were not operating easily. Recommend evaluation from licensed plumber.



Kitchen (continued)



5. Floors - Walls - Ceilings



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

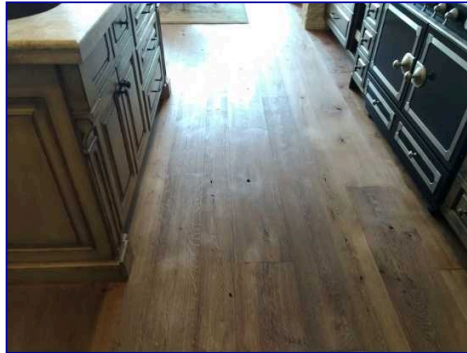
5.1. Finished floor covering observed to be discolored, weathered near patio entry doors. Recommend further evaluation from qualified professional.

5.2. Finished floor was hollow to sound around room. Recommend repairing as needed by qualified professional.

5.3. Cracking/peeling present in the kitchen walls around registers. Recommend monitoring and repair as needed by qualified professional.



Hollow



Weathered floors



Cracks

6. Doors - Windows

General Overview: Normal wear and tear observed • Overall acceptable condition



7. Heating Source

Heat Source Present:

- Yes



Kitchen (continued)

8. Appliances



Appliances Installed: Garbage Disposal • Pizza oven (not evaluated, tested) • Oven/range combo • Dishwasher • Trash Compactor (not tested) • Exhaust fan/hood vent • Refrigerator (not evaluated) • Microwave (not tested)

Overall Condition/Operation:

8.1. The dishwasher digital control panel was worn. Recommend a qualified contractor evaluate and repair.

8.2. Garbage disposal not operating at island. Recommend repair or replacement by qualified professional.

8.3. Trash compactor door uneven, not closing properly. Recommend repair or replacement by qualified professional.

8.4. Oven lights not operating. Recommend repair or replacement by qualified professional.



Island



Uneven



Kitchen (continued)



Pizza



DW control worn

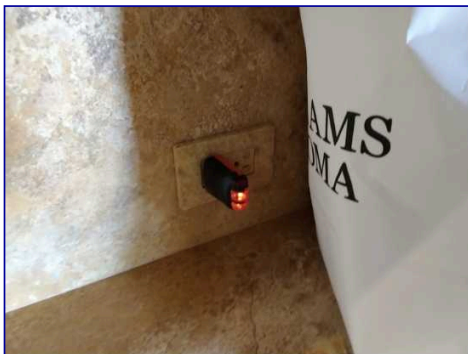


9. Electrical Overall



GFCI Protection Provided: Yes

General Overview: Normal wear and tear observed • Overall acceptable condition



Gfci pantry

Primary Bathroom

Our inspection of the bathrooms includes a visual examination of the readily accessible portions of the plumbing fixtures, floors, walls ceilings, cabinets, and countertops. Bathrooms are inspected for active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Fixtures are tested using normal operating features and controls. Vent fans are tested and their ductwork examined where visible. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

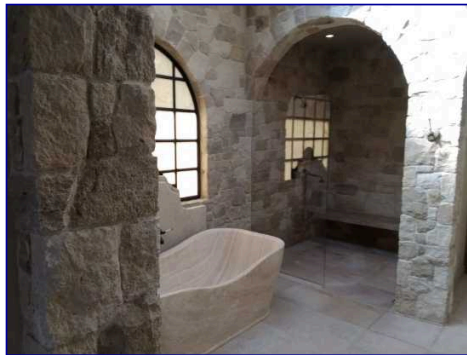
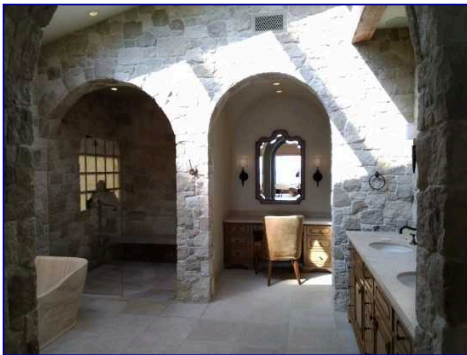
Primary Bathroom (continued)

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

1. Location

Location: Second Floor Left Center

General Overview: Bathroom view

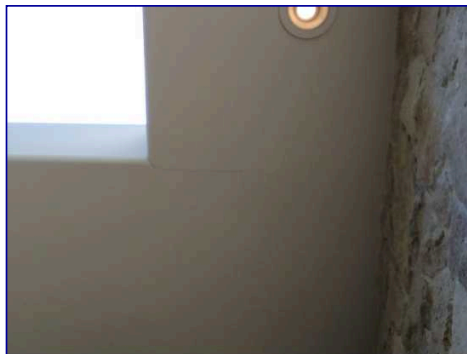


2. Floors - Walls - Ceilings

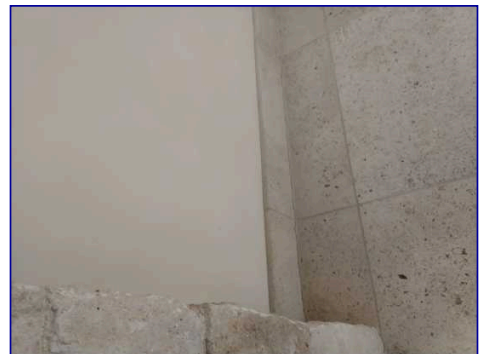
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items



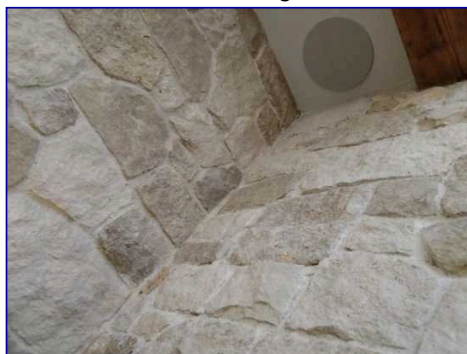
Cracking



Cracking



Floor grout cracks



Cracking

Primary Bathroom (continued)

3. Doors - Windows



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:
3.1. Typical cracks observed at wall/ceilings. Floor grout cracks near walls. Recommend evaluation and repair by qualified professional.

4. Sinks



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

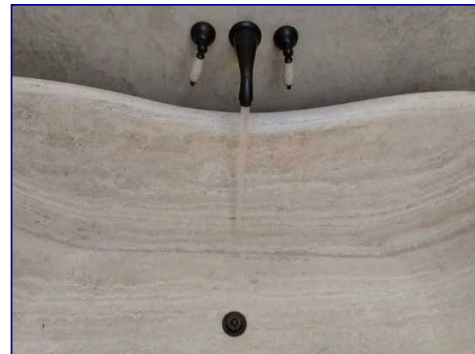
Overall Condition:
4.1. Faucet handle(s) difficult to operate. Recommend further evaluation and repair from licensed plumber.



5. Bathtubs



General Overview: Normal wear and tear observed • Overall acceptable condition



Primary Bathroom (continued)

6. Showers



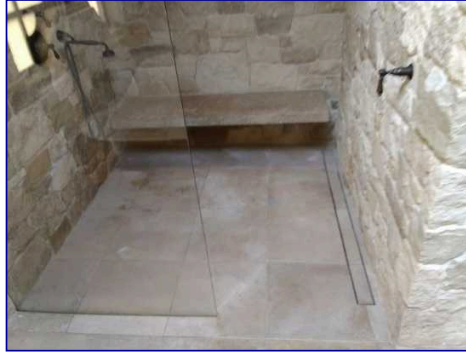
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

6.1. The shower drain strainer was missing. Recommend further evaluation and repair by a licensed plumber.

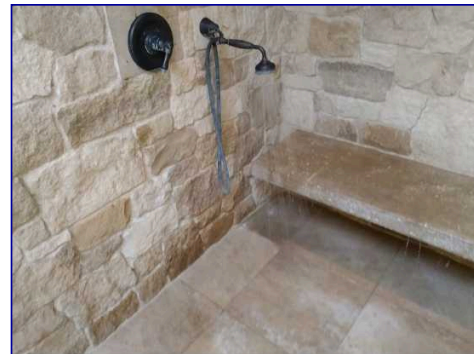
6.2. Fixtures were corroded, trim plates loose at wall. Recommend further evaluation and repair from licensed plumber.



No strainer



Corroded



7. Toilet



General Overview: Normal wear and tear observed • Overall acceptable condition



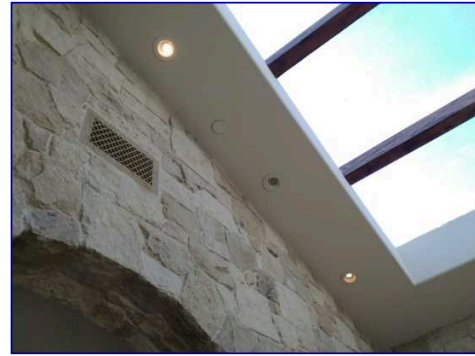
8. Electrical



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

8.1. The bathroom light doesn't operate from the switch. Recommend changing the light bulb and retesting. Consult a licensed electrician as needed.

Primary Bathroom (continued)



Light not operating

9. Ventilation Type

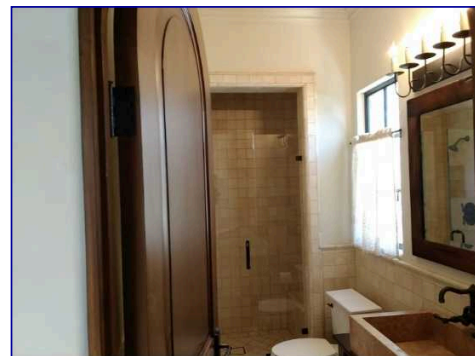
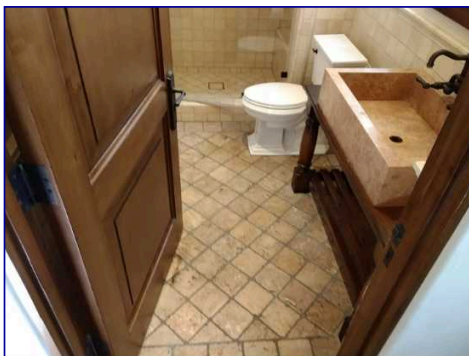
Type of Ventilation: Mechanical



First Floor Rear Bathroom

1. Location

Location: First Floor Rear Right
General Overview: Bathroom view



2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

2.1. Right side walls cracking by sink and toilet. Recommend further evaluation from qualified professional.



First Floor Rear Bathroom (continued)



Right wall cracks



Cracks

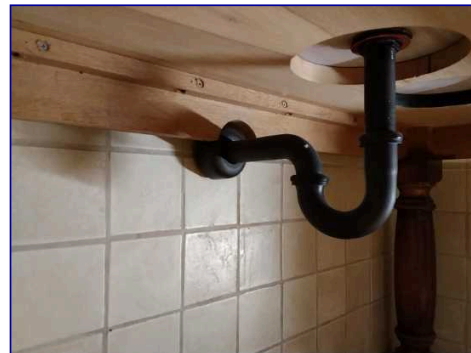
3. Doors - Windows

General Overview: Normal wear and tear observed • Overall acceptable condition



4. Sinks

General Overview: Normal wear and tear observed • Overall acceptable condition



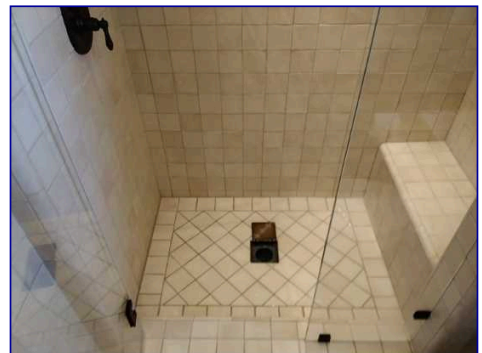
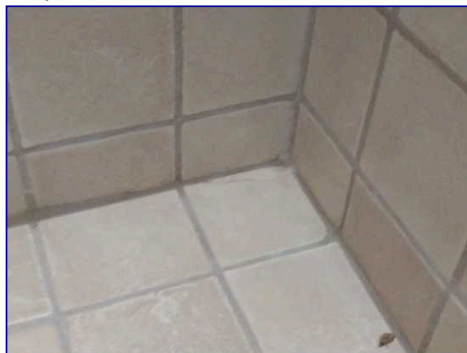
5. Showers

General Overview: Overall adequate condition, other than noted items

Overall Condition:

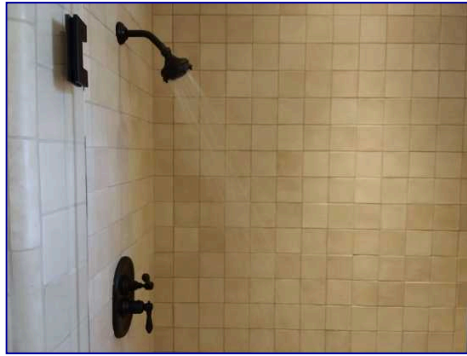
5.1. Recommend caulking/grouting in the shower area to help prevent damage from water penetration. Work should be performed by qualified professional.

5.2. Damaged/cracking tiles observed within shower enclosure at seat. Recommend a full evaluation from licensed contractor and repair/replace as needed.



Cracks

First Floor Rear Bathroom (continued)



6. Toilet



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

6.1. Toilet plumbing/valve was corroded. Recommend further evaluation from licensed plumber.



Corroded plumbing

7. Electrical



General Overview: Normal wear and tear observed • Overall acceptable condition



8. Ventilation Type



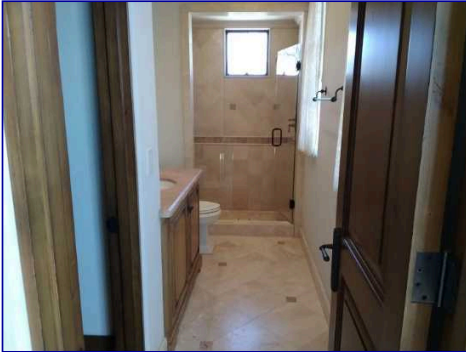
Type of Ventilation: Window

Rear Right Bathroom

1. Location



Location: Second Floor Rear Right
General Overview: Bathroom view



2. Floors - Walls - Ceilings



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

2.1. Apparent stains, discoloration observed at ceiling textures above shower. Recommend repair by qualified professional to prevent condition from growing worse.



Shower ceiling spotting

3. Doors - Windows



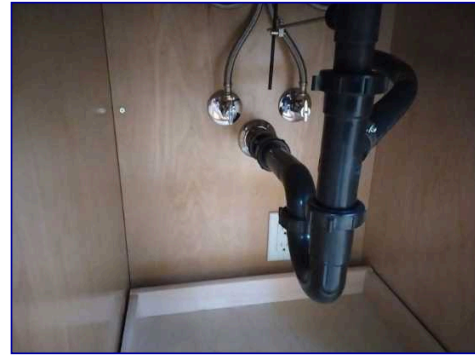
General Overview: Normal wear and tear observed • Overall acceptable condition

4. Sinks



General Overview: Normal wear and tear observed • Overall acceptable condition

Rear Right Bathroom (continued)



5. Showers

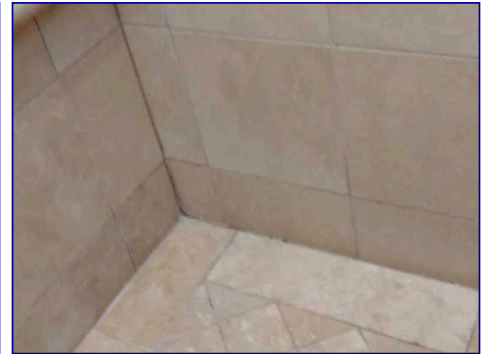
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:



5.1. Recommend caulking/grouting in the shower area to help prevent damage from water penetration. Work should be performed by qualified professional.



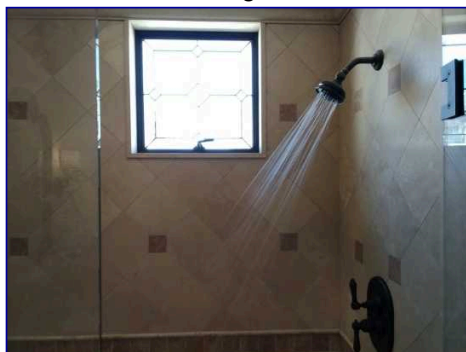
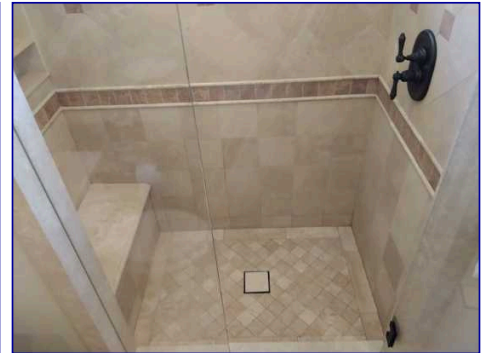
Poor grout



Poor grout



Poor grout



Rear Right Bathroom (continued)

6. Toilet

General Overview: Overall acceptable condition



7. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



8. Ventilation Type

Type of Ventilation: Window • Mechanical



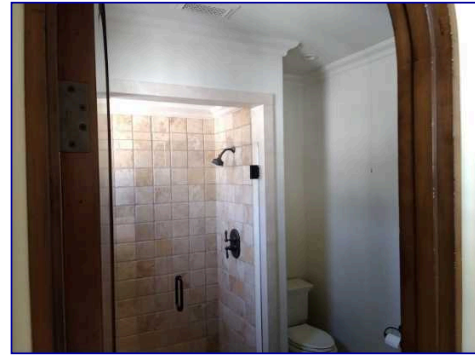
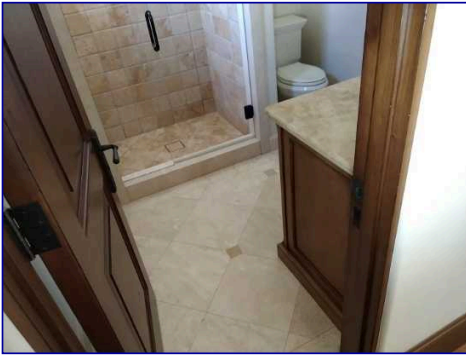
Rear Center Bathroom

1. Location

Location: Second Floor Rear Center
General Overview: Bathroom view



Rear Center Bathroom (continued)



2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall acceptable condition

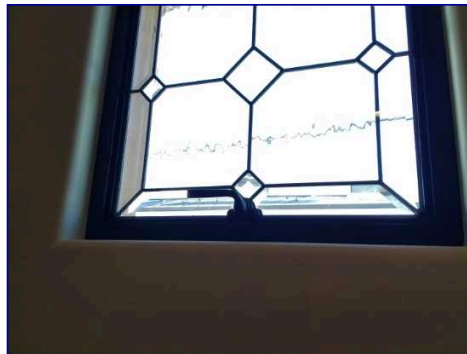


3. Doors - Windows

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:



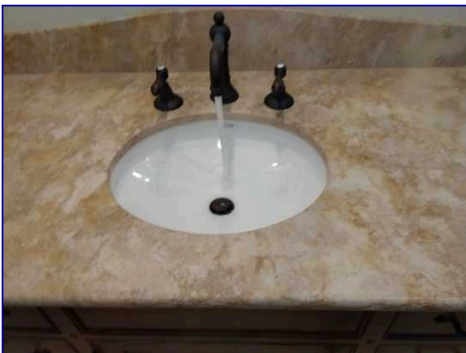
3.1. Window not operating near entry. Recommend evaluation and repair by qualified professional.



Not operating

4. Sinks

General Overview: Normal wear and tear observed • Overall acceptable condition



Rear Center Bathroom (continued)

5. Showers



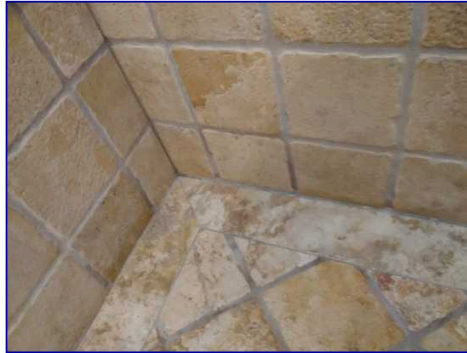
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

5.1. The shower drain strainer missing. Recommend further evaluation and repair by a licensed plumber.

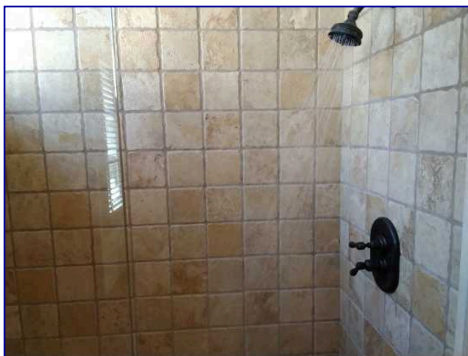
5.2. Recommend caulking/grouting in the shower area to help prevent damage from water penetration. Work should be performed by qualified professional.



No strainer



Poor grout



Poor grout

6. Toilet



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

6.1. Toilet installed within 15" from center of bowl to adjacent obstruction. Recommend further evaluation from licensed plumber.



Less than 15"

7. Electrical



General Overview: Normal wear and tear observed • Overall acceptable condition

Rear Center Bathroom (continued)



8. Ventilation Type

Type of Ventilation: Window • Mechanical



Half Bathroom

1. Location

Location: First Floor Center

General Overview: Bathroom view

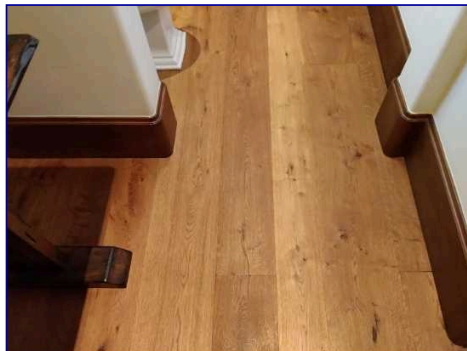


2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

2.1. Finished floor apparent hollowness observed at various locations around room. Recommend evaluation from qualified professional and or contractor.



Hollow

Half Bathroom (continued)

3. Doors - Windows

General Overview: Normal wear and tear observed • Overall acceptable condition



4. Sinks

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:



4.1. Apparent corrosion observed at plumbing under vanity. Recommend a licensed plumber repair or replace as necessary.

4.2. Apparent corrosion observed at sink faucet. Recommend a licensed plumber repair or replace as necessary.



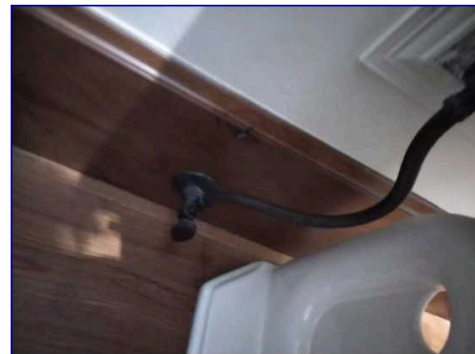
Corroded plumbing



Corroded fixture

5. Toilet

General Overview: Normal wear and tear observed • Overall acceptable condition



6. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



Half Bathroom (continued)



7. Ventilation Type

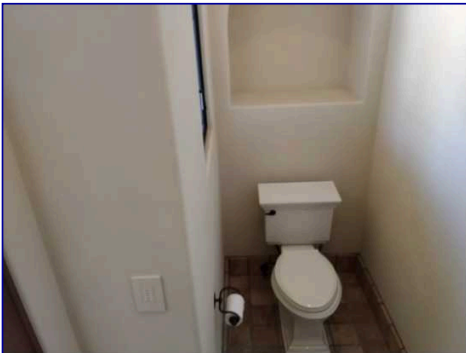
Type of Ventilation: Window • Mechanical



Front Right Bathroom

1. Location

Location: Second Floor Front Right
General Overview: Bathroom view



2. Floors - Walls - Ceilings

General Overview: Normal wear and tear observed • Overall acceptable condition



3. Doors - Windows

General Overview: Normal wear and tear observed • Overall acceptable condition



Front Right Bathroom (continued)

4. Sinks

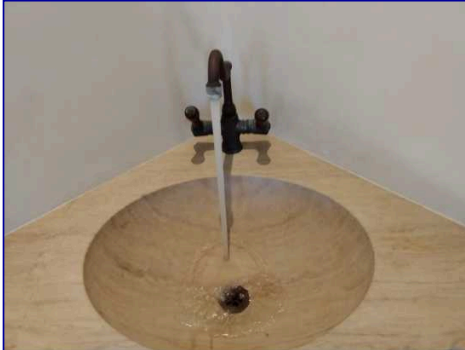


General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

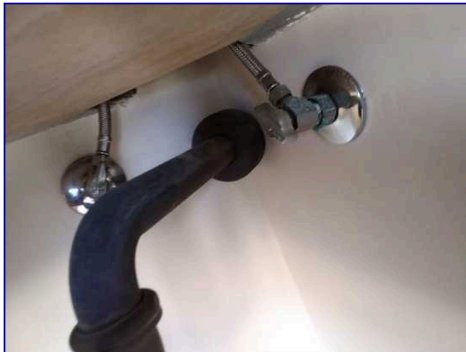
4.1. Sink was draining slowly during operation. Recommend a licensed plumber repair or replace as necessary.

4.2. Apparent corrosion observed at plumbing under vanity. Recommend a licensed plumber repair or replace as necessary.

4.3. Apparent corrosion observed at sink faucet. Recommend a licensed plumber repair or replace as necessary.



Corroded fixture



Corroded plumbing

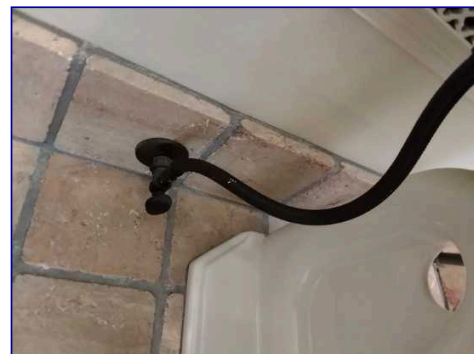
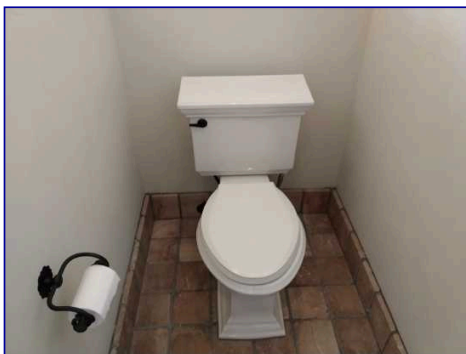


Slow

5. Toilet



General Overview: Normal wear and tear observed • Overall acceptable condition



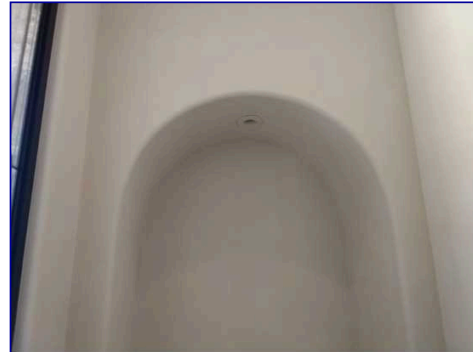
Front Right Bathroom (continued)

6. Electrical



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

6.1. The bathroom light doesn't operate from the switch. Recommend changing the light bulb and retesting. Consult a licensed electrician as needed.



Not operating

7. Ventilation Type



Type of Ventilation: Window • Mechanical

Laundry

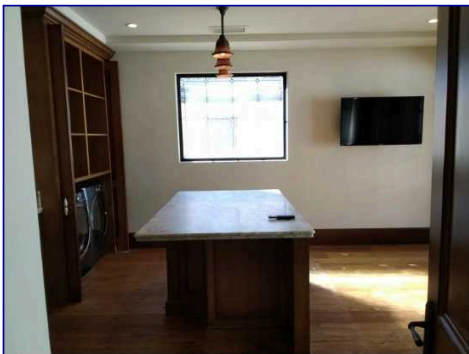
Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and dryer vent. If present, laundry sink features will be inspected.

1. Location



Location: Interior room

General Overview: Room view



2. Floors - Walls - Ceilings



General Overview: Normal wear and tear observed • Overall acceptable condition

Laundry (continued)

3. Doors - Windows



General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

3.1. The entry door was uneven, not latching strike plate. Recommend a professional contractor repair or replace for proper operation.

3.2. Washer/dryer doors rub when closing. Recommend a professional contractor repair or replace for proper operation.

3.3. Window apparent fogging/hazy panes of glass. Recommend evaluation and repair by qualified professional.



Door uneven



Doors rub



Fogging

4. Room Ventilation



Type of Ventilation: Window • Mechanical



5. Plumbing



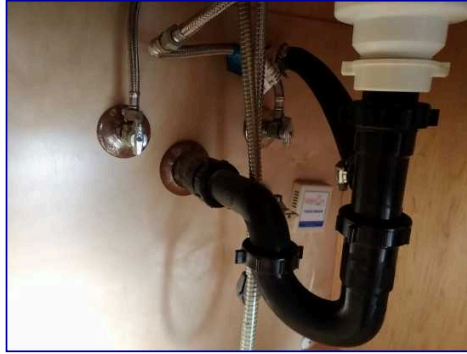
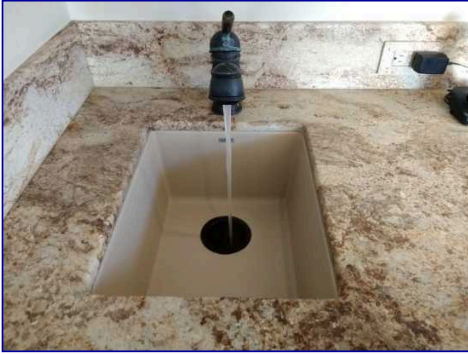
General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items
Overall Condition:

5.1. Apparent corrosion observed at plumbing within vanity. Recommend a licensed plumber repair or replace as necessary.

5.2. Apparent corrosion observed at sink faucet. Recommend a licensed plumber repair or replace as necessary.

5.3. Washer plumbing valves were not installed with water hammer arresters. Recommend a licensed plumber repair or replace as necessary.

Laundry (continued)



Corroded plumbing



6. Electrical

General Overview: Normal wear and tear observed • Overall acceptable condition



7. Appliances

Installed Appliances: Washing machine • Dryer
Dryer Ignition Source: Not Visible



Laundry (continued)



8. Dryer Vent

General Overview: N/A (not visible)

Overall Condition:

8.1. General Note: Recommend that the dryer vent/duct be inspected and cleaned prior to initial use of appliance.

N/A



Fireplace Dining Room

Our inspection of fireplaces includes a visual examination of the readily accessible components. A functional and exhaustive evaluation of fireplaces is outside the scope of this inspection. Our chimney review is limited to the visible and/or accessible components as well. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the structure. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the properties occupants. No seismic damage or stability assessments are made on the fireplace or chimney. We recommended a National Fire Protection Association (NFPA) 211 Standard, Level I/ inspection, including a video scan, by a qualified F.I.R.E. and CSIA certified Fireplace Inspector as part of the property-purchasing process and prior to removing any inspection contingency. A Level I/ inspection may identify problems that exist which cannot be detected during a general property inspection.

Fireplace Dining Room (continued)

1. Location



Location: Dining room

Observations: The fireplace view



2. Fuel Type

Fuel Type: Gas

Firebox Material: Metal prefabricated

3. Fireplace Condition



General Overview: Normal wear and tear • Overall adequate condition, other than noted items

Overall Condition:

3.1. Remote control not operating. Recommend further inspection and repairs by a qualified professional.



Fireplace Living Room

1. Location



Location: Living room

Observations: The fireplace view

Fireplace Living Room (continued)



2. Fuel Type

Fuel Type: Gas

Firebox Material: Metal insert

3. Fireplace Condition

General Overview: Safety hazards in need of further evaluation • Overall adequate condition, other than noted items



Overall Condition:

3.1. Open voids/bent edges at flue. Recommend further inspection and repairs by a qualified fireplace professional.



Flue bent, voids

Fireplace Primary Bed

1. Location

Location: Master bedroom

Observations: The fireplace view



Fireplace Primary Bed (continued)

2. Fuel Type

Fuel Type: Gas

Firebox Material: Brick/Stone

3. Fireplace Condition

General Overview: Normal wear and tear • Overall adequate condition, other than noted items



Interior Staircase, Hallways

If staircases were installed, the stairs were inspected by evaluating the risers and treads, applicable railings, etc. Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. Visible portions of the floors throughout the structure were inspected looking for significant deficiencies.

1. Staircase/Guardrail - Hallways

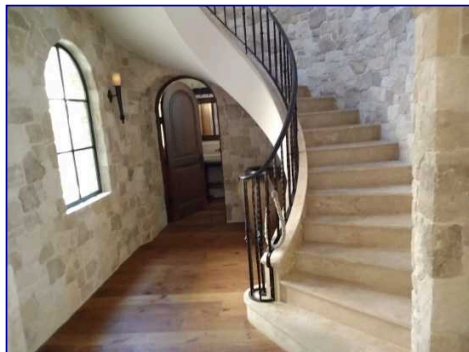
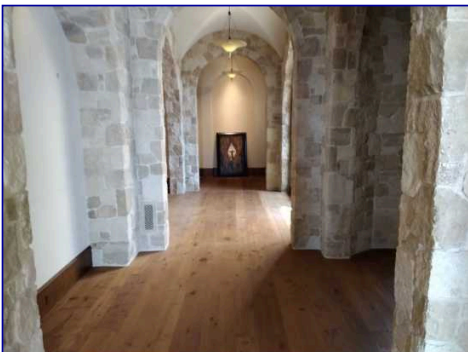
Stairs General Overview: Normal wear and tear observed • Overall acceptable condition

Hallways General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

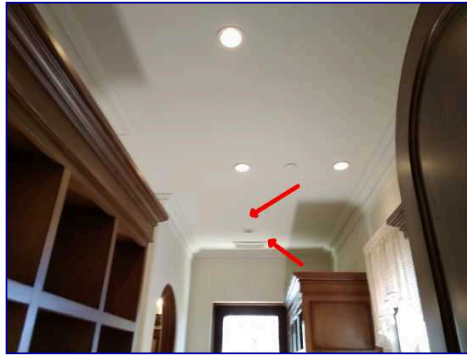
Overall Condition:

1.1. Wall base was apparently damaged off lower rear right room near exterior entry. Recommend further evaluation from qualified professional.

1.2. The hallway lights don't operate when the light switches are engaged off rear right hall and upstairs hallway. Recommend changing the bulb and re-testing. Consult a licensed electrician as needed.



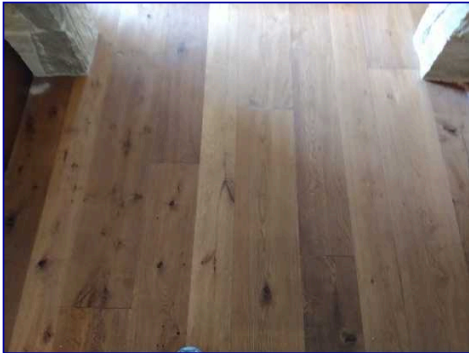
Interior Staircase, Hallways (continued)



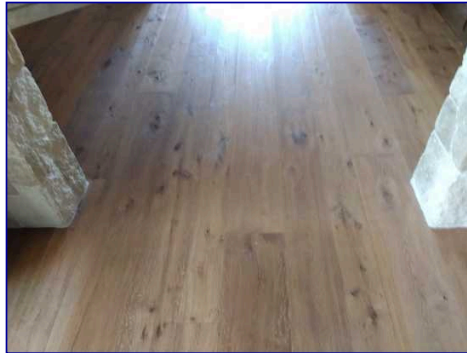
Lower rear light not operating



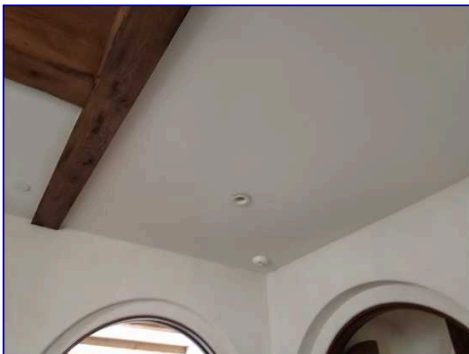
Damage by right entry



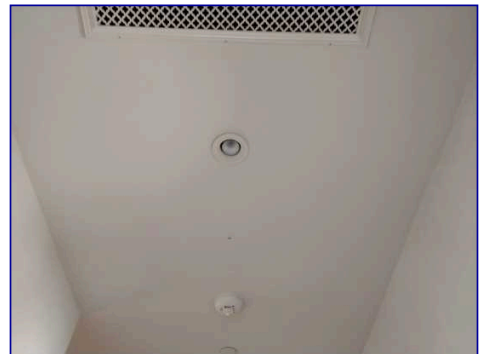
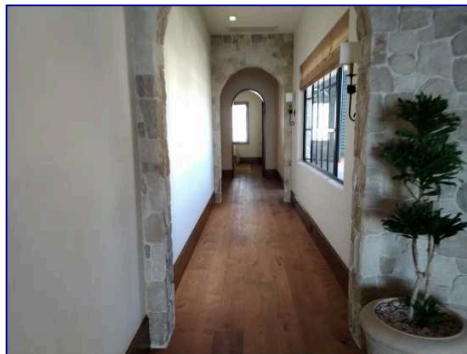
Hollow



Hollow



Upper hall not operating



Upper rear light not operating

Smoke/Carbon Monoxide Detectors

Smoke/Carbon Monoxide Detectors have an End-of-Life. For your safety it is recommended to replace detectors according to manufacturer instructions, from the mfg. date. Please note that verification of the age of smoke and carbon monoxide detectors is not part of the home inspection standards. The NFPA, National Fire Protection Association, recommends testing detectors monthly and replacing batteries when they begin to chirp - signaling they're running low.

Smoke and CO alarms are not tested by pressing the "Test" button. This, unfortunately, only tests the functionality of the audible alarm and not the ability of the unit to detect smoke and/or a fire. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection.

Carbon Monoxide (CO) detectors are recommended to be installed outside of each

Smoke/Carbon Monoxide Detectors (continued)

sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if the home contains a garage. Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements.

1. Smoke Detectors - CO Detectors



Smoke Alarms Present: Yes

CO Detectors Present: Yes

Overall Condition:

1.1. One or more smoke & carbon monoxide detectors are present in the home. Unknown if active security/monitoring service is required for proper operation. Additional smoke and carbon monoxide alarms are required if used only with monitoring company. Install per manufacturer specifications recommended.



Attic/Structure/Framing/Insulation

All attics are attempted to be entered and traversed as best and safely as possible. The inspection method, along with the approximate percentages of the attic that were both physically and visibly accessible, will be listed below, along with any safety concerns or hindrances that limited the attic's inspection. The inspection method is at our sole discretion and depends on several factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The inspection of the attic is limited to visible portions only, and any areas that were not visible are excluded from this inspection. Hidden damage is always possible, as no attic can be fully evaluated due to physical and visible obstructions such as insulation, which is not moved or disturbed for visual accessibility of any items.

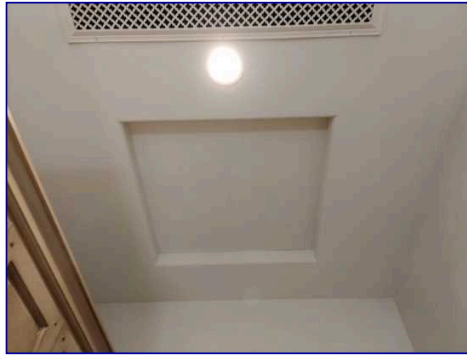
1. Attic Access/Location



Access Location: Roof • Kitchen pantry

General Overview: Overall acceptable • Limited view and evaluation

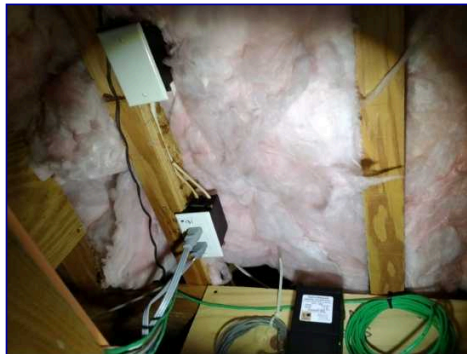
Attic/Structure/Framing/Insulation (continued)



Pantry

2. Framing/Structure

Type/Members: Rafters • Wood



Attic/Structure/Framing/Insulation (continued)



3. Evidence of Pests - Moisture/Leaking

Pests/Moisture/Leaking: Evidence of pests: No • Evidence of moisture: No • Evidence of leaking: No



4. Insulation



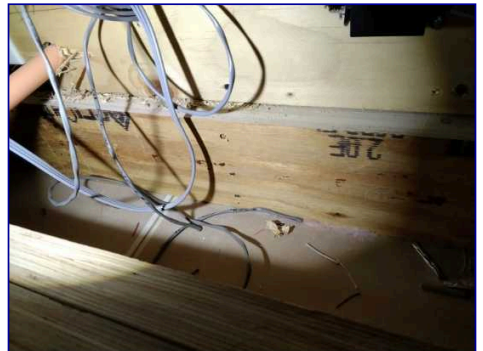
Material type: Fiberglass • Foam • Batts

Material Thickness: 5-10"

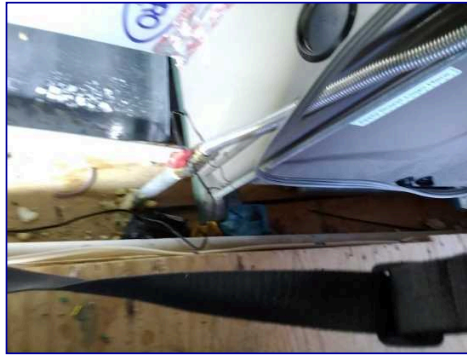
Overall Condition:

4.1. Insulation is displaced/compressed in the attic. Recommend a professional contractor add and or re-distribute the insulation around the attic.

4.2. Construction debris observed around attic. Recommend that all debris/trash be removed and attic cleaned. Work should be performed by qualified professional.



Attic/Structure/Framing/Insulation (continued)



5. HVAC Duct

Material Type: Insulated Flex Duct

Overall Condition:



5.1. HVAC ducts within upper attic were torn/frayed, poorly supported. Register connections missing insulation. Duct was crushed, restricted near plenum. Recommend having duct work evaluated and repaired by licensed HVAC technician.



Damage,



Missing insulation



Torn



Restricted, crushed

Attic/Structure/Framing/Insulation (continued)

6. Electrical



Wiring Type: Overall adequate condition, other than noted items • Safety hazards present
Overall Condition:

- 6.1. Lower attic junction box missing cover plate. Recommend a licensed electrician repair.
- 6.2. Light not operating within attic. Recommend bulb be replaced and checked for proper operation.



Box cover missing



Not operating

Plumbing

Visible portions of the water distribution pipes were inspected, looking for leaks or other significant defects. Visible portions of the (DWV) drain, waste, and vent pipes were inspected, looking for leaks or indications of other significant deficiencies. Water was run through all drains in the home for an extended period of time to determine if functional drainage was occurring.

Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. We recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

Sewer camera inspections are recommended for any home regardless of age due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around \$250.00 but can save thousands if a problem is found.

1. Water Shut-off Location

Water Shut-off Location: Exterior right closet • Meter driveway



Plumbing (continued)



Meter



Exterior right closet

2. Water Supply - Condition

Installed Material Type(s): Copper • PEX (cross-linked polyethylene)

Overall Condition:



2.1. The water pressure tested over 80 psi at the exterior hose bib, water pressure is to be between 40-80 psi. Recommend that the water pressure be evaluated and adjusted to below 80psi by a licensed plumber.

2.2. Water supply pipes are corroded, waste sink rusting at exterior right building closet. Recommend a licensed plumber repair and/or replace as necessary.

2.3. Water supply pipes hot side were not properly insulated in attics. Lower attic pex pipe missing sleeve at wall stud. Recommend a licensed plumber evaluate and repair as needed.



Psi over 80



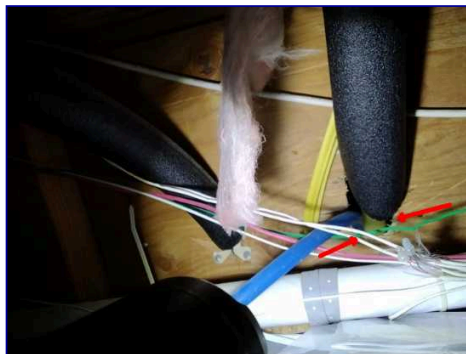
Psi over 80



Corroded, rusting right closet



Missing insulation lower attic



Lower attic sleeve, support missing



Non insulated

3. Sewer Material Type - Clean-out Location - Condition

Installed Material Type(s): **ABS** (Acrylonitrile Butadiene Styrene)

Clean-out Location: Exterior side wall • Driveway

Overall Condition:

3.1. Sewer camera inspections are recommended for any home regardless of age due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. Older houses utilized cast iron and clay main style sewer lines which are know for failure and or root intrusion problems.



Plumbing (continued)



2" exterior left



Clean out driveway

4. Main Fuel Shut-off Location - Condition



Location:

- On the left side exterior wall

Overall Condition:

4.1. No safety/emergency shut off tool installed/secured near meter. Recommend securing tool/wrench at meter in case of emergency.



Shut off

5. Fire Sprinklers



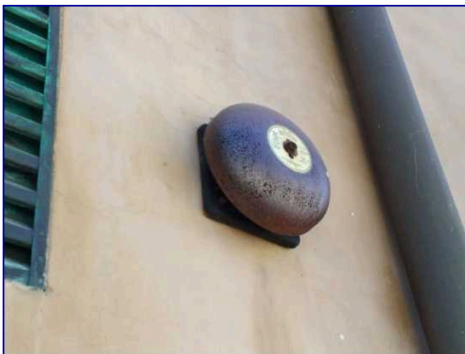
System installed:

- Yes

Overall Condition:

5.1. Exterior rear fire alarm rusting. Recommend consulting licensed fire sprinkler service company regarding repair.

5.2. Fire sprinklers installed which are NOT evaluated with inspection, systems should be serviced/inspected every 5 years or less. Recommend consulting seller regarding documentation and service history.



Alarm rusting



Plumbing (continued)



6. Softener/Conditioner/Filter

N/A

System Type Installed: Standard filter system • Water Softener

Observation(s):

- Filtration system installed, recommend changing filters and servicing every 3-6 months. Recommend having system serviced by qualified professional.
- Water softener/conditioner system was installed, systems installed are not evaluated with inspection and unknown if leased or purchased. Recommend consulting seller regarding documentation and operation.



Water Heater

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and to see if the unit was operational at the time of inspection. The maximum recommended water temperature produced at faucets in the home should be 120 degrees due to the possibility of scalding. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

1. Manufacturer Information

N/A

Data Tag Info: Tank Brand: Noritz

Age: 2014

Tank Gallons: Tankless

Fuel Type: Gas

Label: The Water Heater Data Tag

Water Heater (continued)



2. Seismic Restraints Needed

Seismic Restraints Needed:

- N/A



3. Pressure Relief Valve

Properly Installed:

- Yes



4. Vent Pipe

Material Type: Rated **PVC** • Rigid metal

General Overview: Normal wear and tear observed • Overall adequate condition, other than noted items

Overall Condition:

4.1. There is corrosion, rusting on exterior rear vent. Recommend a licensed plumber repair or replace the damaged vent pipe.



Corroded

5. General Condition

Overall Condition:

5.1. Water heater should be serviced, tuned up as part of routine maintenance. Work/service should be performed by licensed plumber.

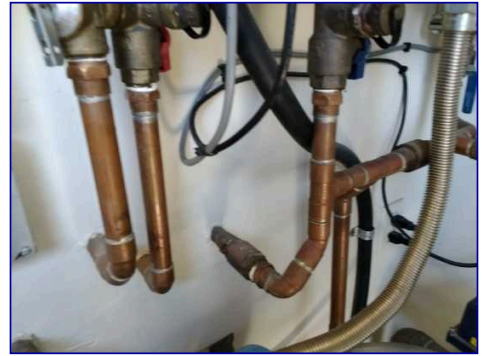
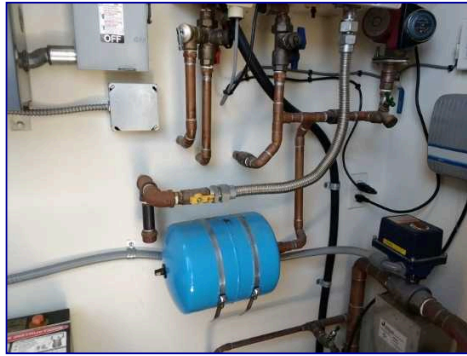
5.2. The water heater was coming into/passing the average theoretical life expectancy of 8-12 years. Recommend budgeting for replacement and having a detailed evaluation from licensed HVAC technician.

5.3. The water heater water pipes non insulated. Recommend further evaluation from qualified professional.

5.4. Exterior right closet no GFCI protection installed. Recommend a licensed electrician repair.



Water Heater (continued)



Pipes non insulated



No gfci



Temp 114

Heating System

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

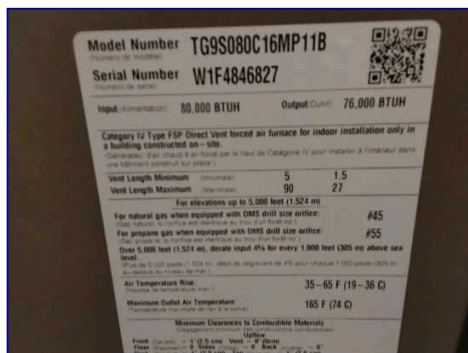
The inspection of the heating system is limited to the response of the system at normal operating controls (the thermostat) in the heating mode (weather permitting); a non-invasive visual observation of the equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). An HVAC contractor should be consulted if a more thorough inspection is desired.

1. Manufacturer Information



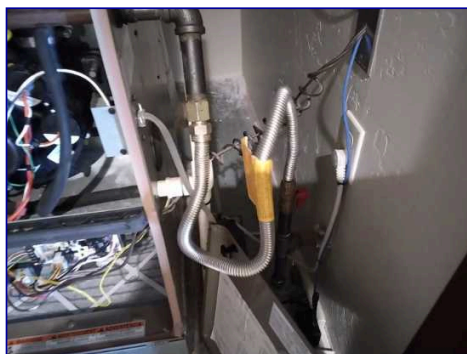
Data Tag Info: HVAC Brand: York
Model Number: TG9S080C16MP11B
Serial Number: W1F4846827
Location: Garage
Age: 10-15
Label: The furnace, data tag

Heating System (continued)



2. Energy Source - System Type

Ignition Source and System Type: Energy Source: Gas • System Type: Central system



3. Combustion Air Venting Present

Combustion Ventilation Present: Yes



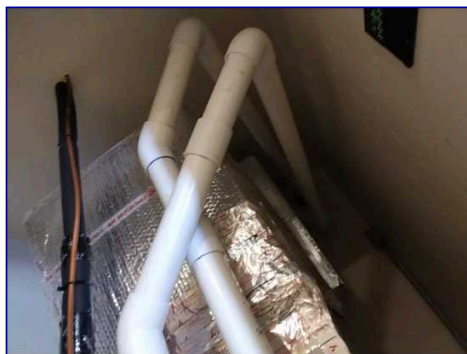
4. Flue Piping

Vent Type: Rated PVC

Overall Condition:



4.1. Vent pipes unsecured within closet, exterior pipes not sealed at house wall. Repair as needed by qualified professional.



Pipes unsecured



Exterior pipe voids

Heating System (continued)

5. Filter

**Condition/Type:**

- Standard size
- Filter needs cleaning/replacement



6. Overall Condition

**System Operational:** Yes**General Overview:** Normal wear and tear observed • Overall acceptable condition**Overall Condition:**

6.1. HVAC and mechanical systems should be evaluated and serviced by a qualified technician.
Recommend all zones be evaluated, tuned up, and serviced as part of their regular annual maintenance.



Heating System 2

1. Manufacturer Information

**Data Tag Info: Model Number:** TG9S080C16MP11B**Serial Number:** W1H3005012**Location:**Roof attic**Age:** 2013**Label:** The furnace, data tag

Heating System 2 (continued)

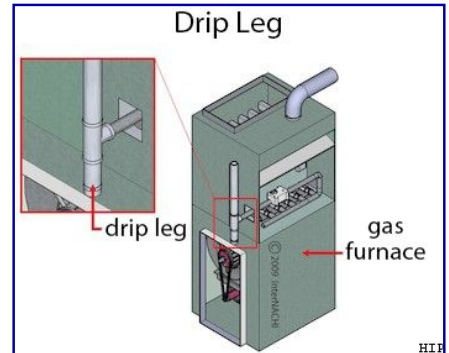


2. Energy Source - System Type

Ignition Source and System Type: Energy Source: Gas • System Type: Central system
Overall Condition:



2.1. The furnace gas line was not installed with a sediment trap drip leg which was required since 2009. We recommend a licensed contractor install sediment trap for added safety and convenience.



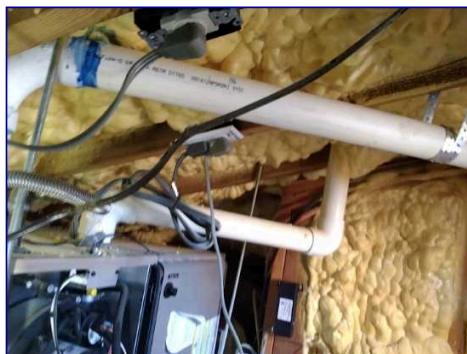
3. Combustion Air Venting Present

Combustion Ventilation Present: Yes



4. Flue Piping

Vent Type: Rated PVC



Heating System 2 (continued)

5. Filter

**Condition/Type:**

- Standard size
- Filter needs cleaning/replacement



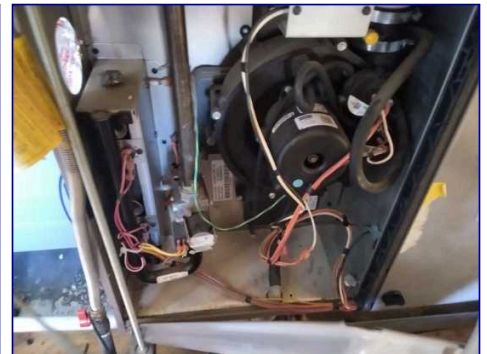
6. Overall Condition

**System Operational:** Yes**General Overview:** Normal wear and tear observed • Overall acceptable condition**Overall Condition:**

6.1. The furnace is dirty and in need of a routine cleaning by a qualified technician. Recommend the furnace be serviced as part of its regular annual maintenance.



Thermostat primary Bed



Heating System 3

1. Manufacturer Information

**Data Tag Info: Model Number:** TG9S080C16MP11B**Serial Number:** W1E3761266**Location:**Roof attic**Age:** 2013**Label:** The furnace, data tag

Heating System 3 (continued)

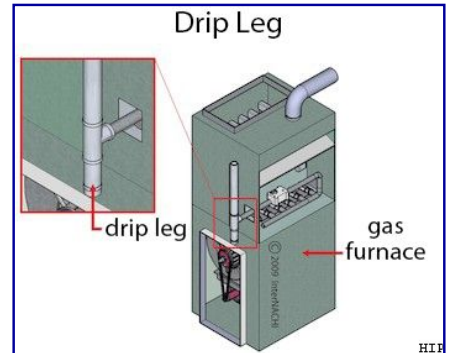


2. Energy Source - System Type

Ignition Source and System Type: Energy Source: Gas • System Type: Central system
Overall Condition:



2.1. The furnace gas line was not installed with a sediment trap drip leg which was required since 2009. We recommend a licensed contractor install sediment trap for added safety and convenience.



3. Combustion Air Venting Present

Combustion Ventilation Present: Yes



4. Flue Piping

Vent Type: Rated PVC

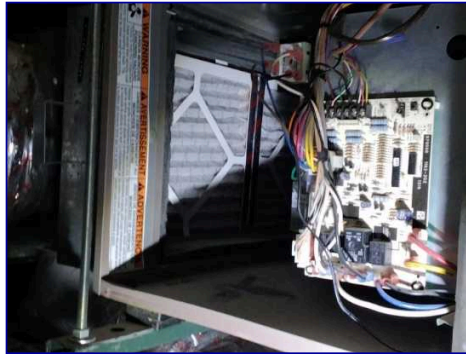


Heating System 3 (continued)

5. Filter

**Condition/Type:**

- Standard size
- Filter needs cleaning/replacement



6. Overall Condition

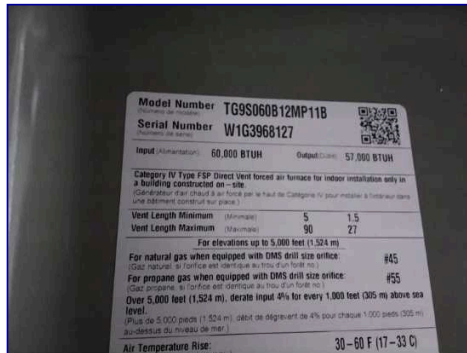
**System Operational:** Yes**General Overview:** Normal wear and tear observed • Overall acceptable condition

Heating System 4

1. Manufacturer Information

**Data Tag Info: Model Number:** TG9S080C16MP11B**Serial Number:** W1G3968127**Location:**Roof attic**Age:** 2013**Label:** The furnace, data tag

Heating System 4 (continued)

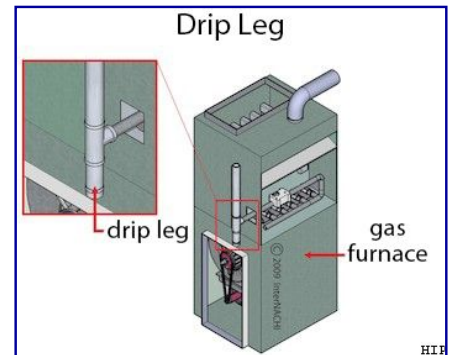
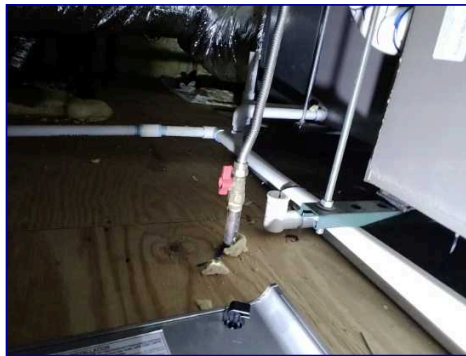
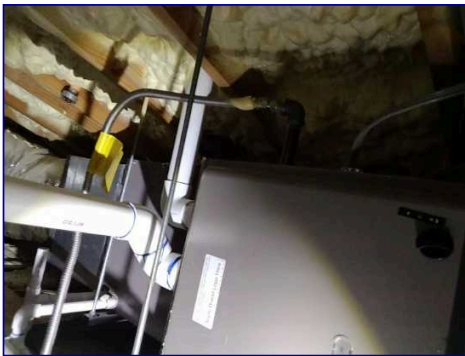


2. Energy Source - System Type

Ignition Source and System Type: Energy Source: Gas • System Type: Central system
Overall Condition:



2.1. The furnace gas line was not installed with a sediment trap drip leg which was required since 2009. We recommend a licensed contractor install sediment trap for added safety and convenience.



3. Combustion Air Venting Present

Combustion Ventilation Present: Yes



4. Flue Piping

Vent Type: Rated PVC



Heating System 4 (continued)

5. Filter



Condition/Type:

- Standard size
- Filter needs cleaning/replacement



6. Overall Condition



System Operational: Yes

General Overview: Normal wear and tear observed • Overall acceptable condition

Overall Condition:

6.1. The furnace is dirty and in need of a routine cleaning by a qualified technician. Recommend the furnace be serviced as part of its regular annual maintenance.



Mechanical System

1. System: Operation

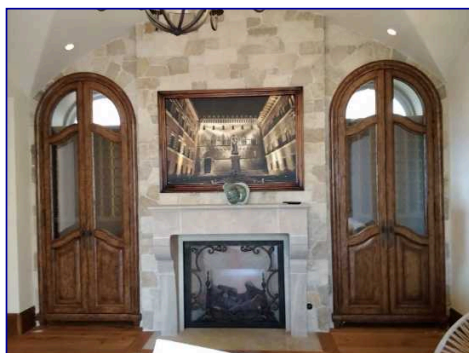


System Type: Condensing Units

Information/View: Data tag. Overall view of equipment



Mechanical System (continued)



Roof units

2. Operation - Condition

System Operational: Unable to test
Overall Condition:



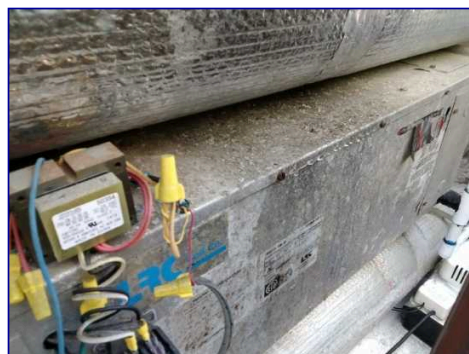
2.1. Exterior left side house cabinet systems showed signs of sweating, corroded cabinets. Housing enclosure stains, discoloration with rag wrapped around line set. Electrical outlet was non GFCI protected. Recommend evaluation from licensed HVAC technician.



Exterior no gfcf



Exterior closet damage, stains

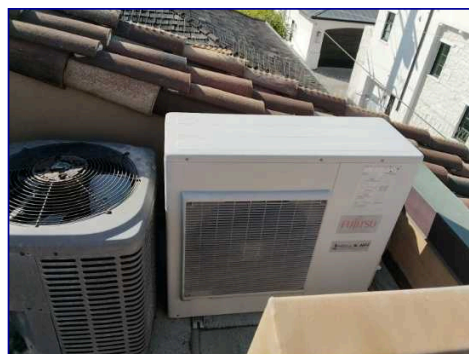
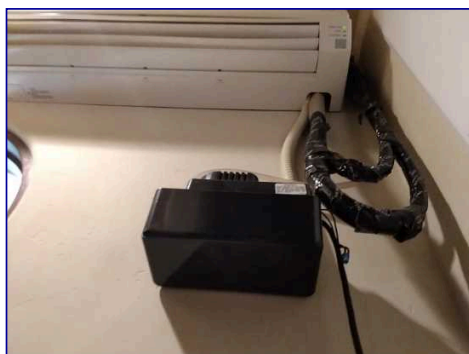


Exterior units corroded, water

Mini Split System

1. System: Operation

System Type: Mini Split
Information/View: Data tag. Overall view of equipment



Mini Split System (continued)



2. Operation - Condition



System Operational: Yes

Overall Condition:

2.1. System should be serviced. Recommend evaluation from licensed HVAC technician.

2.2. The average life expectancy of mini split systems are 15 years. Recommend budgeting for repairs or replacement in near future.



Electric - Main Panel

The Electrical panel(s) (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed with inspection. The electrical system was inspected for the presence of a grounding electrode conductor (GEC). Typically the attachment point of the GEC to a grounding electrode (grounding rod, etc.) is not visible.

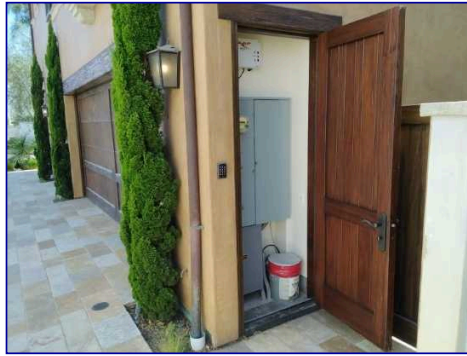
1. Location - Clearance



Panel Location: Exterior left rear side building

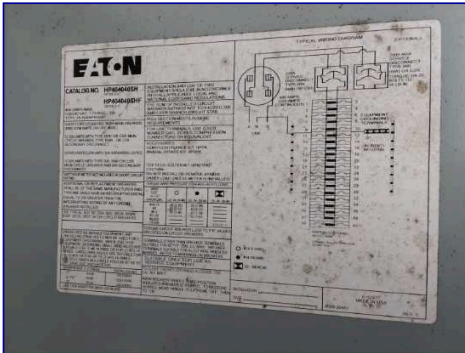
Panel Clearance Proper: Yes

Electric - Main Panel (continued)

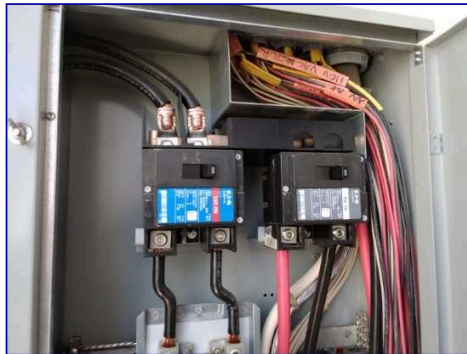
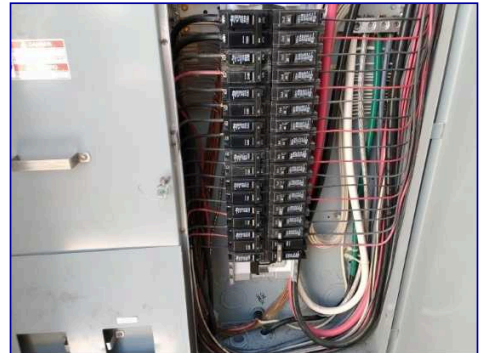


2. Wiring Type - Manufacturer

Wiring Type: Copper • Aluminum • Multi strand copper • Solid copper
Panel Manufacturer: Eaton



Ground

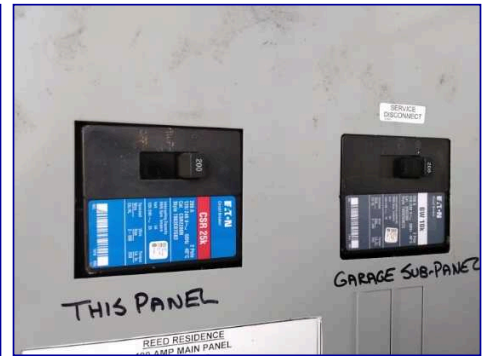
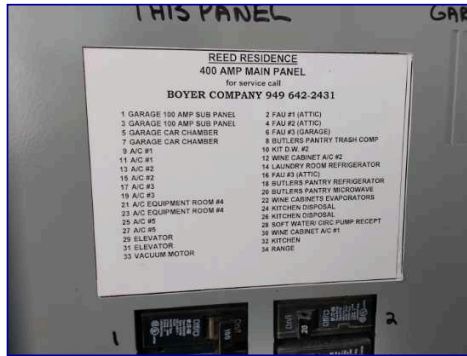


3. Disconnect - Breaker Type - Overall Condition

Main Disconnect Size: 200amp
Breaker Type/Style: Breakers



Electric - Main Panel (continued)



Electrical - Sub Panel Exterior

1. Location - Clearance



Panel Location: Exterior left side building
Panel Clearance Proper: Yes

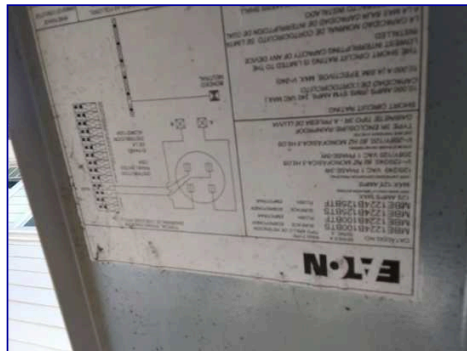
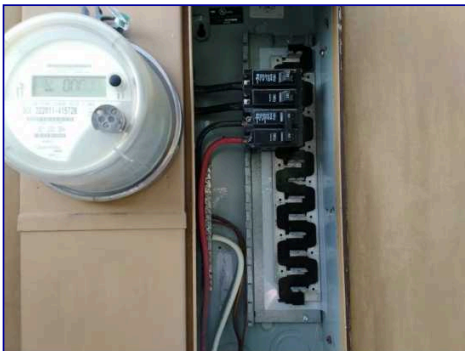


2. Wiring Type - Manufacturer



Wiring Type: Copper • Multi strand copper
Panel Manufacturer: Eaton
Overall Condition:

2.1. Bus bar heavy corrosion observed, which is a safety concern. Lower panel enclosure rusting.
Recommend licensed electrician evaluate and make necessary repairs.



Bus corroded

Electrical - Sub Panel Exterior (continued)



Rusting

3. Disconnect - Breaker Type - Overall Condition



Main Disconnect Size: 125amp

Breaker Type/Style: Breakers

Overall Condition:

3.1. Apparent rusting observed within panel enclosure. Recommend a licensed electrician evaluate and repair as necessary.

3.2. Main panel breakers not properly labeled, which is a safety concern. Recommend licensed electrician evaluate and make necessary repairs.



Rusting

Electrical - Sub Panels Garage

1. Location - Clearance



Panel Location: Inside garage

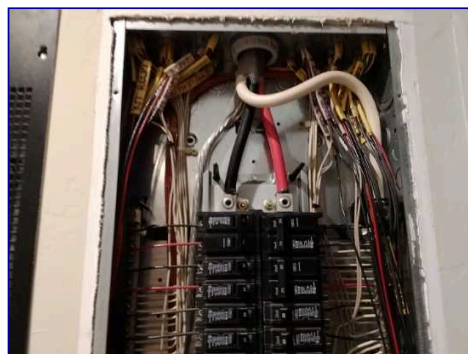
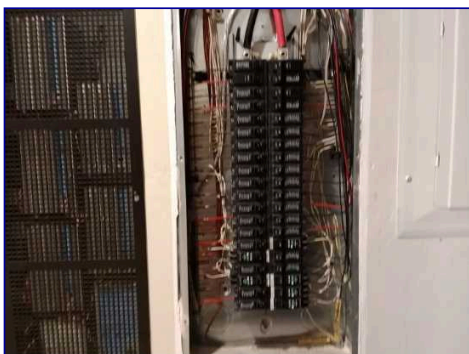
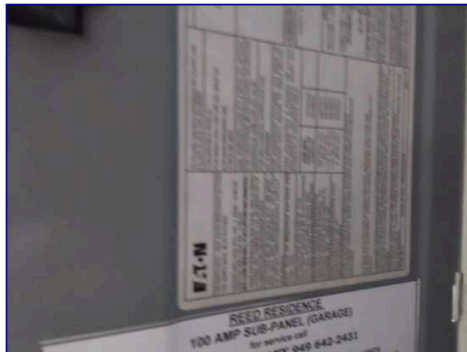
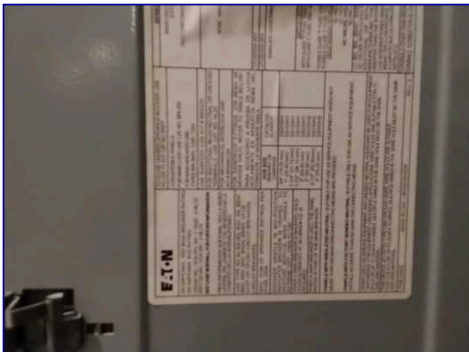
Panel Clearance Proper: Yes



Electrical - Sub Panels Garage (continued)

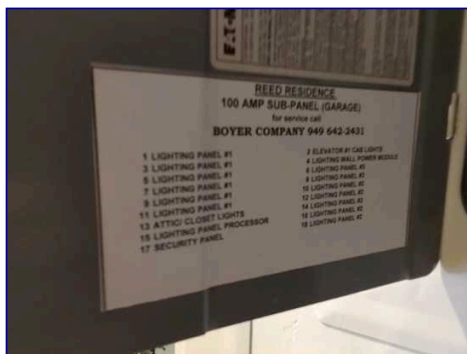
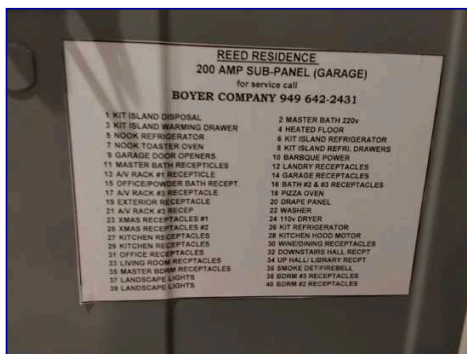
2. Wiring Type - Manufacturer

Wiring Type: Copper • Multi strand copper • Solid copper • Romex
Panel Manufacturer: Eaton



3. Disconnect - Breaker Type - Overall Condition

Main Disconnect Size: N/A sub panel
Breaker Type/Style: Breakers • **AFCI** breaker(s)



Electrical/Amenities/Communication

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

1. Electrical Type



Wiring Type: Romex • Solid copper wires • Multi strand copper wires
System Grounded: Yes

2. General Amenities



Installed Items: Key pad, security • Surround sound, speakers, entertainment • Alarm system • Central vacuum • It/data, smart home • Elevator

General Overview:

• Above listed installed items installed are not evaluated or tested with inspection. Recommend consulting seller regarding ownership and operation.

• Elevator installed, not evaluated with inspection, system in need of service. Recommend consulting seller regarding service history, if no completed services were done within last year, recommend consulting licensed elevator service technician.



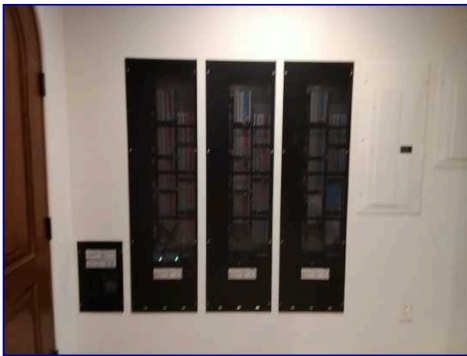
Key pads



Elevator



Alarm



Data



Vacuum



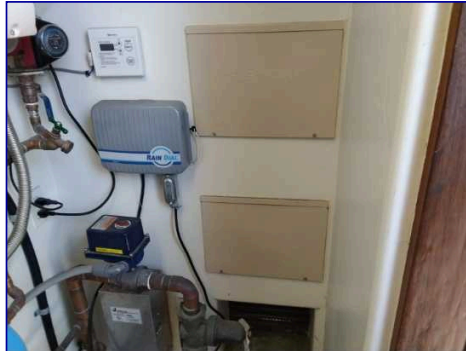
Speakers

Electrical/Amenities/Communication (continued)

3. TV/Phone/Communication

Location(s): TV/Cable entrance exterior wall

N/A



Exterior right closet

Cooling System - Interior 1

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

The inspection of the cooling system is limited to the response of the system at normal operating controls (the thermostat) in the cooling mode (weather permitting); a non-invasive visual observation of the equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). An HVAC contractor should be consulted if a more thorough inspection is desired.

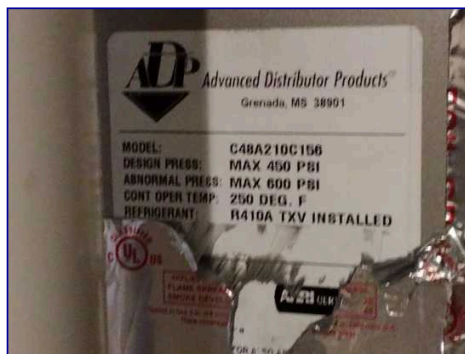
1. Manufacturer Information

Data Tag Info: Location:Garage

Age:10-15

Label: Manufacturer data plate not legible. Limited information and evaluation.

N/A



2. Evaporator Coil

Observation(s): Not visible with inspection

N/A

Cooling System - Interior 1 (continued)

3. Condensate Drain(s)

Type/Discharge: To pump (not tested with inspection) • Other



4. Operation - Condition

System Operational: Yes



Return 80



Register 60

Cooling System - Interior 2

1. Manufacturer Information

Data Tag Info: Location:Roof attic

Age:2025

Label: The equipment, data tag



Cooling System - Interior 2 (continued)

2. Evaporator Coil

Observation(s): Not visible with inspection

N/A

3. Condensate Drain(s)

Type/Discharge: Through exterior wall • Bathroom sink drain

Satisfactory



Bath sink



4. Operation - Condition

System Operational: Yes

Satisfactory



Return 81



Register 62

Cooling System - Interior 3

1. Manufacturer Information

Data Tag Info: Location: Roof attic

Age: 2013

Label: Manufacturer data plate not legible. Limited information and evaluation.

N/A

Cooling System - Interior 3 (continued)



2. Evaporator Coil

Observation(s): Not visible with inspection



3. Condensate Drain(s)

Type/Discharge: Through exterior wall • Bathroom sink drain



4. Operation - Condition

System Operational: Yes

Overall Condition:

4.1. System in need of service. Recommend evaluation and repairs by licensed HVAC technician.



Cooling System - Interior 4

1. Manufacturer Information

Data Tag Info: Location: Roof attic

Label: Manufacturer data plate not legible. Limited information and evaluation.



2. Evaporator Coil

Observation(s): Not visible with inspection



3. Condensate Drain(s)

Type/Discharge: Through exterior wall • Other

Overall Condition:



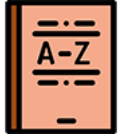
3.1. The condensate drain line was not installed with proper vent trap. Recommend a licensed HVAC contractor to evaluate and repair.



4. Operation - Condition

System Operational: Yes





Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
EIFS	Exterior insulation and finishing system (EIFS) is a type of building exterior wall cladding system that provides exterior walls with an insulated finished surface and waterproofing in an integrated composite material system. For more information please visit http://en.wikipedia.org/wiki/Exterior_insulation_finishing_system
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.

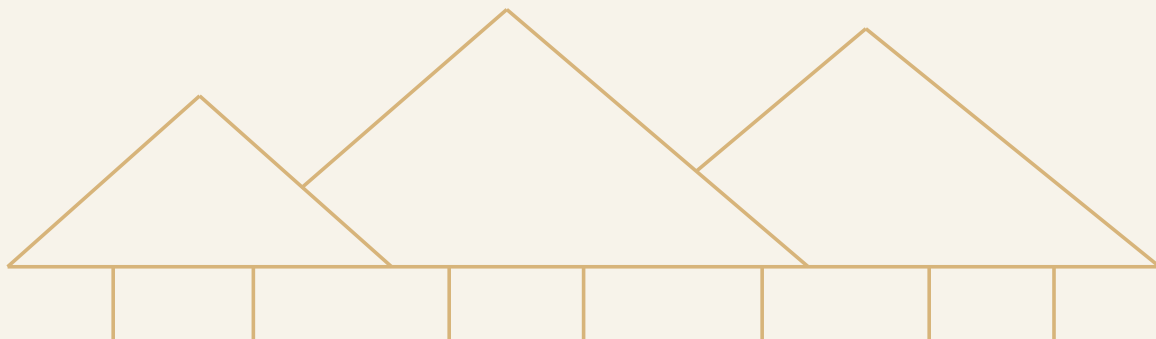


INGRAFFIA
HOME INSPECTIONS

PROPERTY CARE & INSPECTION

Reference Guide

Service walks, systems & preventive maintenance



INSPECTION REFERENCE

FIELD REFERENCE

Practical guidance for the life of the property

Prepared by Ingraffia Home Inspections

SECTION 01

Grounds & Site

Drainage, exterior surfaces, retaining elements and practical condition definitions.

Use this guide as a practical maintenance reference. It supports—but does not replace—professional evaluation, repair recommendations or the findings in a property-specific inspection report.

SERVICE WALKS/DRIVEWAYS

Spalling concrete cannot be patched with concrete because the new will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended. Walks or driveways that are close to the property should be properly pitched away to direct water away from the foundation. Asphalt driveways should be kept sealed and larger cracks filled so as to prevent damage from frost.

PATIOS

that have settled towards the structure should be mudjacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements/crawlspaces. **EXTERIOR WOOD SURFACES** All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

Decks should always be nailed with galvanized, stainless steel or aluminum nails. Decks that are not painted or stained should be treated with a water sealer.

GRADING AND DRAINAGE

Any system of grading or landscaping that creates positive drainage (moving water away from the foundation walls) will help to keep a basement and crawlspace dry. Where negative grade exists and additional backfill is suggested, it may require digging out around the property to get a proper pitch. Dirt shall be approximately 6" below the bottom sill and should not touch wood surfaces.

Flower beds, loose mulched areas, railroad ties and other such landscaping items close to the foundation trap moisture and contribute to wet basements. To establish a positive grade, a proper slope away from the house is 1" per foot for approximately 5-6 feet. Recommend ground cover planting or grass up to foundation.

ROOF AND SURFACE WATER CONTROL

Roof and surface water must be controlled to maintain a dry basement and crawlspace. This means keeping gutters cleaned out and aligned, extending downspouts, installing splashblocks, and building up the grade so that roof and surface water is diverted away from the building.

WINDOW WELLS

The amount of water which enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. Plastic window well covers are useful in keeping out leaves and debris.

RETAINING WALLS

Retaining walls deteriorate because of excessive pressure buildup behind them, generally due to water accumulation. Conditions can often be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometime suffer from tree root pressure or from general movement of topsoil down the slope. Normally, these conditions require rebuilding the retaining wall.

RAILINGS

It is recommended that railings be installed for any stairway over 3 steps and porches over 30" for safety reasons. Balusters for porches, balconies, and stairs should be close enough to assure children cannot squeeze through.

DEFINITIONS**SATISFACTORY**

(Sat.) - Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL

(Marg.) - Indicates the component will probably require repair or replacement anytime within five years.

POOR

Indicates the component will need repair or replacement now or in the very near future.

SECTION 02

Roofing & Exterior

Roof coverings, expected service life, chimneys, cladding, openings and weather protection.

Valleys and Flashings that are covered with shingles and/or tar or any other material are considered not visible and are not part of the inspection.

Tar and Gravel Roofs - This type of covering on a pitched roof requires ongoing annual maintenance. We recommend that a roofing contractor evaluate this type of roof. Infra-red photography is best used to determine areas of potential leaks.

Flat roofs are very vulnerable to leaking. It is very important to maintain proper drainage to prevent the ponding of water. We recommend that a roofing contractor evaluate this type of roof.

Typical Roof-Covering Life Expectancy

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
Asphalt shingles	15–20 years	Used on nearly 80% of residential roofs; requires little maintenance.
Asphalt multi-thickness shingles*	20–30 years	Heavier and more durable than regular asphalt shingles.
Asphalt interlocking shingles*	15–25 years	Especially effective in high-wind areas.
Asphalt rolls	10 years	Used on low-slope roofs.
Built-up roofing	10–20 years	Used on low-slope roofs; typically costs more than asphalt shingles.
Wood shingles*	10–40 years ¹	Treat with preservative every five years to help prevent decay.
Clay tiles*	20+ years	Durable and fireproof, but not watertight; requires a sound subsurface base.
Cement tiles*	20+ years	Durable and fireproof, but not watertight; requires a sound subsurface base.
Slate shingles*	30–100 years ²	Extremely durable, but brittle and expensive.
Asbestos cement shingles*	30–75 years	Durable, but brittle and difficult to repair.
Metal roofing	15–40+ years	Available in sheets and shingles; certain metals require painting and proper grounding.
Single ply	15–25 years	Newer material; long-term performance varies.
Membrane / polyurethane with elastomeric coating	5–10 years ¹	Used on low-slope roofs.

* Not recommended for use on low-slope roofs. ¹ Depending on local conditions and proper installation. ² Depending on slate quality.

Roof coverings should be visually checked in the spring and fall for any visible missing shingles, damaged coverings or other defects. Before re-roofing, the underside of the roof structure and roof sheathing should be inspected to determine that the roof structure can support the additional weight of the shingles.

Wood shakes and shingles will vary in aging, due to the quality of the material, installation, maintenance, and surrounding shade trees. Ventilation and drying of the wood material is critical in extending the life expectancy of the wood. Commercial preservatives are available on the market, which could be applied to wood to impede deterioration.

CHIMNEYS

Chimneys built of masonry will eventually need tuckpointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels. Unlined Chimney - should be re-evaluated by a chimney technician. Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED

The flue was not evaluated due to inaccessibility such as roof pitch, cap, cleanout not accessible, etc.

CRICKET FLASHING

Small, sloped structure made of metal and designed to drain moisture away from a chimney. Usually placed at the back of a chimney.

GUTTERS AND DOWNSPOUTS

This is an extremely important element in basement/crawlspace dampness control. Keep gutters clean and downspout extensions in place (4' or more). Paint the inside of galvanized gutters, which will extend the life. Shortly after a rain or thaw in winter, look for leaks at seams in the gutters. These can be recaulked before they cause damage to fascia or soffit boards. If no gutters exist, it is recommended that they be added.

SIDING

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. Some siding products have known problems that are not always recognizable during a visual inspection. Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also. Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

EIFS

This type of siding is a synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

DOORS AND WINDOWS

These can waste an enormous amount of energy. Maintain the caulking around the frames on the exterior. Check for drafts in the winter and improve the worst offenders first. Windows that have leaky storm windows will usually have a lot of sweating. Likewise, well-sealed storms that sweat indicate a leaky window. It is the tighter unit that will sweat (unless the home has excess humidity to begin with).

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue. New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

CAULKING

Many different types of caulk are available on the market today. Check with a paint or hardware store for the kind of application you need.

SECTION 03

Garage & Interior

Interior finishes, appliances, bathrooms, ventilation and common household safety considerations.

OVERHEAD DOOR OPENERS

We recommend that a separate electrical outlet be provided. Openers that do not have a safety reverse are considered a safety hazard. Small children and pets are especially vulnerable. We recommend the operating switches be set high enough so children cannot reach them. If a electric sensor is present, it should be tested occasionally to ensure it is working.

GARAGE SILL PLATES

should be elevated or treated lumber should be used. If this is not the case, try to direct water away to prevent rotting.

BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18 inches above the floor should be evaluated as a safety concern.

PLASTER ON WOOD LATH

Plaster on wood lath is an old technique and is no longer in general use. Wood lath shrinks with time and the nails rust and loosen. As a result, the plaster may become fragile and caution is needed in working with this type of plastering system. Sagging ceilings are best repaired by laminating drywall over the existing plaster and screwing it to the ceiling joists.

PLASTER ON GYPSUM LATH (ROCK LATH)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound and fiberglass mesh joint tape or drywall can be laminated over the existing plaster on the ceiling.

WOOD FLOORING

Always attempt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove deep stains. Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

NAIL POPS

Drywall nail pops are due to normal expansion and contraction of the wood members to which the drywall is nailed and are usually of no structural significance.

CARPETING

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

APPLIANCES

(If report indicated appliances were operated, the following applies) Dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested. Most new Dishwashers have the drain line looped automatically and may not be visible on the day of inspection. It is essential for the dishwasher drain line to have an anti-siphon break to prevent backflow. A drain line loop or Dishwasher air gap should be installed if found to be missing. No representation is made to continued life expectancy of any appliance.

ASBESTOS AND OTHER HAZARDS

Asbestos fibers in some form are present in many homes, but are often not visible and cannot be identified without testing.

If there is reason to suspect that asbestos may be present and if it is of particular concern, a sample of the material in question may be removed and analyzed in a laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of, or danger from, radon gas, lead -based paint, urea formaldehyde, toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

WINDOWS

A representative number of windows are inspected.

STALL SHOWER

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use.

CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

EXHAUST FANS

Bathrooms with a shower should have exhaust fans when possible. This helps to remove excess moisture from the room, preventing damage to the ceiling and walls and wood finishes. The exhaust fan should not be vented into the attic. The proper way to vent the fan(s) is to the outside. Running the vent pipe horizontally and venting into a gable end or soffit is preferred. Running the vent pipe vertically through the roof may cause condensation to run down the vent pipe, rusting the fan and damaging the wallboard. Insulating the vent pipe in the attic will help to reduce this problem.

SLOW DRAINS

on sinks, tubs, and showers are usually due to build up of hair and soap scum. Most sink popups can be easily removed for cleaning. Some tubs have a spring attached to the closing lever that acts as a catch for hair. It may require removing a couple of screws to disassemble. If you cannot mechanically remove the obstruction, be kind to your pipes. Don't use a caustic cleaner. There are several bacteria drain cleaners available. They are available at hardware stores in areas where septic tanks are used. These drain cleaners take a little longer to work, but are safe for you and your pipes.

SAFETY HAZARDS

Typical safety hazards found in bathrooms are open grounds or reverse polarity by water. Replacing these outlets with G.F.C.I.'s are recommended.

WHIRLPOOL TUBS

This relates to interior tubs hooked up to interior plumbing. Where possible, the motor will be operated to see that the jets are working. Hot tubs and spas are not inspected.

DOOR STOPS

All swinging doors should be checked for door stops. Broken or missing door stops can result in door knobs breaking through drywall or plaster.

CLOSET GUIDES

Sliding closet doors should be checked to see that closet guides are in place. Missing or broken closet guides can cause scratches and damage to doors.

COLD AIR RETURNS

Bedrooms that do not have cold air returns in them should have a 3/4" gap under the doors to allow cold air to be drawn into the hall return.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy.

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

WINDOW FRAMES AND SILLS

Window frames and sills are often found to have surface deterioration due to condensation that has run off the window and damaged the varnish. Usually this can be repaired with a solvent style refinisher and fine steel wool. This is sometimes a sign of excess humidity in the house. See the related guidance regarding caulking doors and windows.

FIREPLACES

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire. Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes. During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

WOODBURNERS

Once installed, it can be difficult to determine proper clearances for woodburning stoves. Manufacturer specifications, which are not usually available to the inspector, determine the proper installation. We recommend you ask the owner for paperwork, verifying that it was installed by a professional contractor.

VENTILATION

Ventilation is recommended at the rate of one square foot of vent area to 300 square feet of attic floor space, this being divided between soffit and rooftop. Power vents should ideally have both a humidistat and a thermostat, since ventilation is needed to remove winter moisture as well as summer heat. Evidence of condensation such as blackened roof sheathing, frost on nail heads, etc. is an indication that ventilation may have been or is blocked or inadequate.

INSULATION

The recommended insulation in the attic area is R-38, approximately 12". If insulation is added, it is important that the ventilation is proper.

SMOKE DETECTORS

Smoke detectors should be tested monthly. At least one detector should be on each level. CO detectors are not required by most states, but for safety reasons, are highly recommended.

VAPOR BARRIERS

The vapor barrier should be on the warm side of the surface. Most older homes were built without vapor barriers. If the vapor barrier is towards the cold side of the surface, it should be sliced or removed. Most vapor barriers in the attic are covered by insulation and therefore, not visible.

SAFETY GLAZING

Safety glazing requirements vary depending on the age of the home. Every attempt is made to identify areas where the lack of safety glazing presents an immediate safety hazard, such as a shower door. In some older homes it is difficult to determine if safety glazing is present, since the glass is not marked. Therefore, no representation is made that safety glazing exists in all appropriate areas.

INSULATED GLASS

Broken seal in thermopane/insulated windows are not always visible nor detectible due to humidity and temperature changes during the day. Other factors such as window covering, dirty windows, and lack of accessibility, personal property placed in front of the windows all affect the view of the windows at the time of the inspection.

SECTION 04

Foundation & Crawl Space

Foundations, moisture control, access limitations and signs that call for monitoring or evaluation.

BASEMENT/CRAWLSPACE Any basement/crawlspace that has cracks or leaks is technically considered to have failed. Most block basements/crawlspace have step cracks in various areas. If little or no movement has occurred and the step cracks are uniform, this is considered acceptable. Horizontal cracks in the third or fourth block down indicate the block has moved due to outside pressure. They can be attributed to many factors such as improper grading, improperly functioning gutter and downspout system, etc. Normally if little or no movement has taken place and proper grading and downspouts exist, this is considered acceptable. If the wall containing the stress crack(s) has moved considerably, this will require some method of reinforcement. Basements/crawlspace that have been freshly painted or tuckpointed should be monitored for movement. This will be indicated by cracks reopening. If cracks reappear, reinforcement may be necessary. Reinforcing a basement/crawlspace wall can become expensive.

FOUNDATION (COVERED WALLS)

Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement/crawlspace storage makes areas inaccessible. No representation is made as to the condition of these walls.

INSULATED CONCRETE FORMS (ICF'S) are formwork for concrete that stays in place as permanent building insulation for energy-efficient, cast-in-place, reinforced concrete walls, floors and roofs.

MONITOR

indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

HAVE EVALUATED

We recommend that the walls be re-evaluated by a structural engineer or basement/crawlspace repair company and estimates be obtained if work is required.

VAPOR BARRIER

Floors that are dirt or gravel should be covered with a vapor barrier.

MOISTURE PRESENT

Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet. Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. No representation is made to future moisture that may appear.

PALMER VALVE

Many older homes have a valve in the floor drain. This drain needs to remain operational.

DRAIN TILE

We offer no opinion about the existence or condition of the drain tile, as it cannot be visibly inspected.

BASEMENT ELECTRICAL OUTLETS

We recommend that you have an outlet within 6' of each appliance. The appliance you plan to install may be different than what exists, therefore the inspection includes testing a representative number of receptacles that exist. It is also recommended to have ground fault circuit interrupts for any outlet in the unfinished part of the basement and crawl spaces.

CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur). The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas. Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

HAVE EVALUATED

We recommend that the walls be re-evaluated by a structural engineer or basement repair company and estimates be obtained if work is required.

MONITOR

Indicates that the walls have stress cracks, but little movement has occurred. In our opinion, the cracks should be filled with mortar and the walls monitored for further movement and cracking. If additional movement or cracking occurs, reinforcement may be necessary.

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Although an effort has been made to note any major inflections or weaknesses, it is difficult at best to detect these areas when walls are finished off, or basement/crawlspace storage makes areas inaccessible. No representation is made as to the condition of these walls.

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Basement/crawlspace dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet. Expensive solutions to basement/crawlspace dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. No representation is made to future moisture that may appear.

SECTION 05

Plumbing

Water supply, fixtures, valves, heaters, wells, septic systems and common piping materials.

WELLS

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought. A well pit should have a locked cover on it to prevent anyone from falling into the pit.

SEPTIC SYSTEMS

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system. In order for the septic system to be checked, the house must have been occupied within the last 30 days.

WATER PIPES

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed. Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

HOSE BIBS

During the winter months it is necessary to make sure the outside faucets are winter ized. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibs cannot be tested when winterized.

WATER HEATER

The life expectancy of a water heater is 5-10 years. Water heaters generally need not be replaced unless they leak. It is a good maintenance practice to drain 5-10 gallons from the heater several times a year. Missing relief valves or improper extension present a safety hazard.

WATER SOFTENERS

During a visual inspection it is not possible to determine if water is being properly softened.

PLUMBING

The temperature/pressure valve should be tested several times a year by lifting the valve's handle. Caution: very hot water will be discharged. If no water comes out, the valve is defective and must be replaced.

SHUT-OFF VALVES

Most shut-off valves have not been operated for long periods of time. We recommend operating each shut -off valve to: toilet bowl, water heater, under sinks, main shut-off, hose faucets, and all others. We recommend you have a plumber do this, as some of the valves may need to be repacked or replaced. Once the valves are in proper operating order, we recommend opening and closing these valves several times a year.

POLYBUTYLENE PIPING

This type of piping has a history of problems and should be examined by a licensed plumber and repaired or replaced as necessary.

MECHANICAL DEVICES MAY OPERATE AT ONE MOMENT AND LATER MALFUNCTION;
THEREFORE, LIABILITY IS SPECIFICALLY LIMITED TO THOSE SITUATIONS WHERE IT CAN BE
CONCLUSIVELY SHOWN THAT THE MECHANICAL DEVICE INSPECTED WAS INOPERABLE OR IN
THE IMMEDIATE NEED OF REPAIR OR NOT PERFORMING THE FUNCTION FOR WHICH IS IT WAS
INTENDED AT THE TIME OF INSPECTION.

CSST

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering.

SECTION 06

Heating, Electrical & Cooling

Equipment life expectancy, service practices, electrical safety and cooling-system operation.

Typical HVAC Equipment Life Expectancy

EQUIPMENT	TYPICAL SERVICE LIFE
Gas-fired hot air	15–25 years
Oil-fired hot air	20–30 years
Cast iron boiler	30–50+ years
Steel boiler	30–40+ years
Copper boiler	10–20 years
Circulating pump	10–15 years
Air-conditioning compressor	8–12 years
Heat pump	8–12 years

Gas-fired hot air units that are close to or beyond their normal lives have the potential of becoming a source of carbon monoxide in the home. You may want to have such a unit checked every year or so to assure yourself that it is still intact. Of course a unit of such an age is a good candidate for replacement with one of the new, high efficiency furnaces. The fuel savings alone can be very attractive.

Boilers and their systems may require annual attention. If you are not familiar with your system, have a heating contractor come out in the fall to show you how to do the necessary thing Caution: do not add water to a hot boiler!

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning. A dirty air system can lead to premature failure of your compressor - a \$1,500 machine.

Oil-fired furnaces and boilers should be serviced by a professional each year. Most experts agree you will pay for the service cost in fuel saved by having a properly tuned burner.

Read the instructions for maintaining the humidifier on your furnace. A malfunctioning humidifier can rust out a furnace rather quickly. It is recommended that the humidifier be serviced at the same time as the furnace, and be cleaned regularly. During a visual inspection it is not possible to determine if the humidifier is working.

Have HVAC technician examine - A condition was found that suggests a heating contractor should do a further analysis. We suggest doing this before closing.

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination.

Testing pilot safety switch requires blowing out the pilot light. Checking safety limit controls requires disconnecting blower motor or using other means beyond the scope of this inspection. If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine.

CO Test - This is not part of a non-technical inspection. If a test was performed, the type of tester is indicated on the inspection report.

Combustible Gas Detector - If a gas detector was used during the inspection of the furnace and evidence of possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

Every effort has been made to evaluate the size of the service. Three wires going in to the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I. See diagram below: If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

Knob and tube wiring found in older homes should be checked by an electrician to insure that the wire cover is in good condition. Under no circumstances should this wire be covered with insulation. Recess light fixtures should have a baffle around them so that they are not covered with insulation. The newer recessed fixtures will shut off if they overheat. (no representation is made as to proper recess lighting fixtures).

Federal Pacific Stab-Lok® Electrical panels may be unsafe. See www.google.com (Federal Pacific)

Aluminum wiring in general lighting circuits has a history of over heating, with the potential of a fire. If this type of wiring exists, a licensed electrical contractor should examine the whole system.

ARC FAULTS

In some areas arc Faults are required for bedrooms in new homes starting in 2002. In some areas arc Faults are required for all 120 Volt circuits that are not GFCI protected in new homes starting in 2009. Upgrade as desired for enhanced safety.

REVERSE POLARITY

A common problem that surfaces in many homes is reverse polarity. This is a potentially hazardous situation in which the hot and neutral wires of a circuit are reversed at the outlet, thereby allowing the appliance to incorrectly be connected. This is an inexpensive item to correct.

Each receptacle has a brass and silver screw. The black wire should be wired to the brass screw and the white wire should go to the silver screw. When these wires are switched, this is called "reverse polarity." Turning off the power and switching these wires will correct the problem.

Main service wiring for housing is typically 240 volts. The minimum capacity for newer homes is 100 amps though many older homes still have 60 amp service. Larger homes or all electric homes will likely have a 200 amp service.

Main service wiring may be protected by one or more circuit breakers or fuses. While most areas allow up to six main turnoffs, expanding from these panels is generally not allowed.

COOLING

Testing A/C System and Heat Pump- The circuit breakers to A/C should be on for a minimum of 24 hours and the outside temperature at least 60 degrees for the past 24 hours or an A/C system cannot be operated without possible damage to the compressor. Check the instructions in your A/C manual or on the outside compressor before starting up in the summer. Heat pump can only be tested in the mode it's running in. Outside temperature should be at least 65° for the past 24 hours to run in cooling mode.

Temperature differential, between 14°-22°, is usually acceptable. If out of this range, have an HVAC contractor examine it. It is not always feasible to do a differential test due to high humidity, low outside temperature, etc.

A/C CONDENSER COIL

They should not become overgrown with foliage. Clearance requirements vary, but 2' on all sides should be considered minimal with up to 6' of air discharge desirable. If a clothes dryer vent is within five to ten feet, either relocate the vent or do not run when the A/C is running. The lint will quickly reduce the efficiency of the A/C unit.

SECTION 07

Preventive Maintenance

A practical checklist for protecting the property and keeping its major systems working safely.

PREVENTIVE MAINTENANCE CHECKLIST

I. FOUNDATION & MASONRY

- Check basements for dampness and leakage after wet weather.
- Check chimneys for deteriorated caps and loose or missing mortar.
- Maintain grading that slopes away from foundation walls.

II. ROOFS, GUTTERS & EAVESTROUGH

- Check for damaged, loose or missing shingles and blisters.
- Clean gutters, leaders, strainers, window wells and drains. Direct downspouts away from the foundation and cut back tree limbs.
- Check flashings around roof stacks, vents, skylights and chimneys. Check vents, louvers and chimneys for nests and insects.
- Check fascia and soffits for flaking paint, leakage and decay.

III. EXTERIOR WALLS

- Check painted surfaces for flaking or failure and cut back shrubs.
- Check masonry walls for cracks, looseness, and missing or broken mortar.

IV. DOORS & WINDOWS

- Check caulking around doors, windows, corner boards and joints. Recaulk and weatherstrip as needed; check window glazing and putty.

V. ELECTRICAL

- Mark and label each circuit. Trip circuit breakers every six months and test GFCIs monthly.
- Replace worn or damaged lamp cords, extension cords and plugs; inspect exposed wiring and cable.
- Disconnect any appliance that produces a tingling shock and have it repaired. Call a licensed electrician if lights flicker or dim or appliances cycle unexpectedly.

VI. PLUMBING

- Drain exterior water lines, hose bibs, sprinklers and pool equipment in the fall.
- Draw sediment from water heaters monthly or according to manufacturer instructions.
- Have the septic tank cleaned every two years.

VII. HEATING & COOLING

- Change or clean furnace, air-conditioning and electronic filters as needed.
- Clean and service the humidifier periodically and annually.
- Have oil-burning equipment serviced annually.

VIII. INTERIOR

- Keep bathroom tile joints, tub grouting and caulking well sealed to prevent damage below.
- Close crawl-space vents in winter and open them in summer where appropriate.
- Check the underside of the roof for stains, leaks, dampness and condensation, especially in attics and around chimneys.

IX. KNOW THE LOCATION OF

- The main water shutoff valve.
- The main emergency shutoff switch for the heating system.
- The main electrical disconnect or breaker.