



Top Notch Inspection Services

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Inspection reference: 1234 Anywhere Avenue

Confidential Inspection Report
1234 Anywhere Avenue
My City VA 22222

February 5, 2018





Inspection: 1234 Anywhere Avenue **Address:** 1234 Anywhere Avenue

Prepared for:
New Homeowner

Inspector:
Michael Stoneman
RBC / CBC / ASHI / INACHI
VA State Lic.# 3380000877 (Exp. 5/31/19)

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KEY FOR ITEMS REVIEWED IN REPORT:

OK - Indicates that items were reviewed and found to be normal or acceptable in current condition.

ATTENTION NEEDED - Indicates that items reviewed are minor or moderately damaged and are to be reviewed for maintenance or repair in the near future to prevent damages.

ACTION NEEDED - Indicates that items reviewed are damaged/deficient which may contribute to damages to home and are to be reviewed for repairs and/or replacement.

ACTION NEEDED - Indicates that items reviewed are in damaged / deficient and are either contributing to current or ongoing damages / will be an immediate cause of damages or are a serious health or safety issue. These items are in need of Immediate review for repair.



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

Monday, February 05, 2018

New Homeowner

Inspection Site



1234 Anywhere Avenue
My City VA 22222

Dear New Homeowner :

At your request, a visual inspection of the above referenced property was conducted on Monday, February 05, 2018. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

ROOF & ATTIC

Attic & Ventilation:

Insulation Noted:

The following type of insulation was noted in the attic: Fiberglass. Loose bagged or blown in place. There is an average of at least 6"- 8" of insulation installed. Recommend adding insulation in the attic space(s) to achieve a consistent total depth of 16 inches (Current standard for R-38 value). This will provide improved energy efficiency



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and cost savings.

Attention Needed - The attic insulation appears to be insufficient in some areas or missing above some living spaces below. Recommend adding insulation in the attic space(s) to achieve a consistent total depth of 16 inches (Current standard for R-38 value). This will provide improved energy efficiency and cost savings. (Located right middle over Guest room.)

Attention Needed - Recommend insulating reverse side of Attic access or Knee wall accesses- for increased efficiency and to prevent conditioned air leaks into an unconditioned space.(2 layers of Foam Board stapled to reverse side is recommended).

STRUCTURAL

Structural:

Window Condition:

NOTE: Multiple window screen were not installed and were not located. Recommend asking current owner as to location prior to Final walkthrough.

Deck, Porch or Balcony:

Stairs Condition:

Attention Needed - There is no handrail. Any staircase over 30 inches in height must have a handrail for safety reasons. This staircase is over 30 inches high and needs a handrail installed. Recommend review and correction by a Qualified Licensed Contractor. (Located for steps at left patio.)

LIVABLE SPACES

Room #1:

Damper Condition:

Attention Needed - There is no damper clip installed. All fireplaces with a gas connection should have a clip installed that will allow a small airflow up the chimney. Recommend review and correction by a Qualified Chimney Sweep / Contractor. (**NOTE:** Corner of damper broken off to allow venting. Have repaired if fireplace is retro fitted for wood burning.)

BATHROOMS

Bathroom #1:

Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. The lavatory drains slowly. There may be some blockage either in the fixture or the drain line. (Drain stop does not seal fully.)

Faucet and Supply Lines:

Attention Needed - The faucet handle for the bathroom vanity was loose. This can contribute to moisture leaks and damages. We recommend further evaluation by a Qualified Licensed Plumber. (Noted for Cold handle.)

Bathroom #4:

Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. (Drain stop does not seal fully.)

Bathroom #6: Detached Half

Toilet Condition

Action Needed - The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor. Recommend review and correction by a Qualified Licensed Plumber.

PLUMBING SYSTEM

Water Heater #2: Detached Garage

Electric Service to Water Heater:

Action Needed - The electric service to the hot water heater is not installed in an acceptable manner. Water heater is located in a place where a service disconnect is recommended. Although it may not have been required



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when originally installed, for safety purposes we recommend review by a Qualified Licensed Electrician.

ELECTRICAL SYSTEMS

Electrical Distribution Panels:

Subpanels- Attic:

Action Needed - One or more oversized circuit breakers for wiring installed are noted within panel. This is an electrical fire hazard as it can overload circuit. We recommend review and correction by a Qualified Licensed Electrician. (Located for 2 bottom 20amp breaker connected to 14ga wiring. It appears that due to current loads on circuit it may have been tripping and thus why breakers may have been changed.)

Attention Needed - One or more open holes were noted inside panel. We recommend further evaluation and correction by a Qualified Licensed Electrician. (Located at bottom right panel.)

NOTE: The service ground wire was located but the inspector was unable to verify it was intact. Further investigation is needed to verify its connection to grounding rod by a Qualified Electrician.

Conductors:

Feeder and Circuit Wiring:

Action Needed - One or more abandoned circuits with open wire splices were observed. This is hazardous because the metal conductors can be exposed or may be pulled apart. Recommend further review and correction of all open splices (into proper junction boxes) by a Qualified Licensed Electrician. (Located in attic near HVAC unit - likely old service line.)

Switches & Fixtures:

General:

Action Needed - At time of inspection it was noted that hallway / stairwell was missing a proper second light switch. When a hallway is greater than 9 feet to the light switch or if it a staircase it requires a switch at both ends for safety purposes. Recommend review and correction by a Qualified Licensed Electrician. (Located at steps in Detached Garage for loft.)

Electrical Outlets:

Ground Fault Protected Outlets:

Action Needed - At least one of the Ground Fault Circuit Interrupt protected outlets tested did not break the current flow or reset as required. Recommend review and correction by a Qualified Licensed Electrician. (Located at Detached Garage Exterior Left outlet.)

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit 1:

General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable. Proper cleaning and performance evaluation of all HVAC equipment by a qualified heating contractor is recommended on a semi-annual basis as part of a normal maintenance program for the home. (We recommend asking for most recent receipt for last cleaning and tuning if greater than 6 months we recommend this service be performed prior to closing especially if purchasing a home warranty).

While the unit(s) operated during the home inspection this does not provide any predictability or future reliability. It is important to maintain and monitor the unit(s) as well as to verify the operation prior to closing or during the final walk-through. A walk-through checklist has been provided for your reference.

Attention Needed - We recommend insulating Condensation Drain line to prevent moisture damages to attic insulation and ceiling materials below unit caused by sweating during warmer months. Recommend further evaluation and repair by a Qualified HVAC contractor.

Heating Unit 2:

General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable. Proper cleaning and performance evaluation of all HVAC equipment by a qualified heating contractor is recommended on a semi-annual basis as part of a normal maintenance program for the home. (We recommend asking for most recent receipt for last cleaning and tuning if greater than 6 months we recommend this service be



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performed prior to closing especially if purchasing a home warranty).

While the unit(s) operated during the home inspection this does not provide any predictability or future reliability. It is important to maintain and monitor the unit(s) as well as to verify the operation prior to closing or during the final walk-through. A walk-through checklist has been provided for your reference.

Attention Needed - At time of inspection it was noted that unit did not have a drain pan installed. This could allow moisture damages to floor and materials below if evaporator unit leaks. We recommend further evaluation for pan installation and drain line extended to exterior as deemed necessary by a Qualified Licensed HVAC contractor. (NOTE: No current leaks or damages seen.)

Heating Unit 3:

General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable.

Proper cleaning and performance evaluation of all HVAC equipment by a qualified heating contractor is recommended on a semi-annual basis as part of a normal maintenance program for the home. (We recommend asking for most recent receipt for last cleaning and tuning if greater than 6 months we recommend this service be performed prior to closing especially if purchasing a home warranty).

While the unit(s) operated during the home inspection this does not provide any predictability or future reliability. It is important to maintain and monitor the unit(s) as well as to verify the operation prior to closing or during the final walk-through. A walk-through checklist has been provided for your reference.

Attention Needed - At time of inspection it was noted that unit did not have a drain pan installed. This could allow moisture damages to floor and materials below if evaporator unit leaks. We recommend further evaluation for pan installation and drain line extended to exterior as deemed necessary by a Qualified Licensed HVAC contractor. (NOTE: No current leaks or damages seen.)

FOUNDATION

Crawlspace:

Floor Joists

Joist Materials - Dimensional Wood Framing

Action Needed - One or more floor joists were noted to have been cut or modified greater than 30%. This could contribute to structural movement and damages to home. We recommend further evaluation by a Qualified Licensed Building Contractor. (Located left front under Hall Shared toilet.)

Action Needed - One or more floor joists had evidence of WDO (Wood Destroying Organisms), such as termites, powder post beetles, carpenter ants. This inspection does not include a Termite report however does note if evidence was found. We recommend review of these areas and repair of any damages as needed by a Qualified Licensed Termite & Moisture Company prior to closing. (NOTE: Appears older and bait traps evident around home.) (Located front middle under fireplace and rear middle of original crawl.)

Sub-Flooring

Subfloor Materials - OSB - Oriented Strand Board, Wood Boards.

Action Needed - One or more sub flooring had evidence of WDO (Wood Destroying Organisms), such as termites, powder post beetles, carpenter ants. This inspection does not include a Termite report however does note if evidence was found. We recommend review of these areas and repair of any damages as needed by a Qualified Licensed Termite & Moisture Company prior to closing. (NOTE: Appears older and bait traps evident around home.) (Located front middle under fireplace and rear middle of original crawl.)

Evidence of Insects or Animals in Crawlspace:

Yes - There is evidence of animal or insect infestation. This inspection does not cover the presence or lack of wood destroying insects. (See Floor Joist & Subfloor comments)

Attention Needed - Evidence of animal feces were located in crawl space. This indicated an entry point for animal into crawlspace and also incurs an unhealthy environment where animals urinate / defecate. We recommend further evaluation and correction by a Qualified Licensed Pest Control Service to seal entry point and remove fecal matter. (Located rear left under turret and right rear under master bath.)



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DETACHED GARAGE

Garage:

Garage Foundation:

Attention Needed - There does not appear to be adequate clearance between the earth and the wood siding or framing members of the structure. We recommend further evaluation by a Qualified Contractor to regrade around building.

Garage Exterior

Attention Needed - There is an unsafe condition at rear patio slider door. Door / patio was missing proper step or landing to allow for safe passage. This is a trip / fall hazard, we recommend further evaluation and correction by a Qualified Licensed Contractor.

Attention Needed - One or more areas of minor damage to siding were noted. This does not appear to be contributing to any interior damages. Monitor and repair as needed by a Qualified Licensed Contractor.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Michael Stoneman
Top Notch Inspection Services



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GENERAL INFORMATION

Client & Site Information:

Inspection Date: 5/01/2017 1:00 PM.	Client: New Homeowner.	Inspection Site: 1234 Anywhere Avenue My City, Virginia 22222.	People Present: Selling agent, Purchaser, Purchasers family.
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Building Characteristics:

Estimated Age: More than 50yrs, (1947).	Building Style & Type: Single family, Colonial.	Stories: 2	Space Below Grade: Crawl space.
Water Source: City.	Sewage Disposal: City Sewage.	Utilities Status: All utilities on.	Main Entry Faces: West.

Climatic Conditions:

Weather: Clear.	Soil Conditions: Dry.	Outside Temperature (F): 70-80, (71*).	Inspection Fee: \$450.00.
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REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.



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SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Site:

The front of the house faces West.

Style of House:

Two Story, Colonial.

Estimated age of house:

The house is more than 50 years old.

Approximate Lot Size:

The lot appears to be of an average size for the area.

Site Drainage:

Functional - The lot appears to have adequate drainage to prevent water from ponding.

Bushes and Shrubs Condition:

Functional - The shrubs and/or bushes have a good appearance.

Mailbox Noted:

Yes - There is a mailbox on-site. It is functional and at an acceptable height.

Paving Condition:

Driveway Paving Material:

Paver Brick.

Driveway Condition:

The driveway surface material is in functional condition with only normal deterioration noted.

Walkways and Stoop Materials:

Paver Blocks Walkway, Brick Stoop.

Walkway Condition:

The walkway surface material is in functional condition with only normal deterioration noted.

Entryway Stoop:

The entryway stoop is in functional condition.

Patio:

Patio Slab Materials:

Paver Blocks.

Slab Condition:

Functional - The slab is in useable condition.

Patio Lighted:

Yes.

Utility Services:

Water Source:

City.

Water Meter Location:

Front yard several feet in from the street.



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Electric Service:

Underground.

Cable Television Service:

Underground.

Telephone Service:

Underground.

Cable Television, Telephone Grounding Wire Verified:

Yes - The cable television and/or the telephone service lines appear to be grounded.

Fuel Source:

Natural gas is provided by a regulated service company or utility.

Underground Fuel Tanks Noted:

No - There is no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property. Ask current owner of any known prior tanks.

Sewage Disposal System:

Sewers.

Gas Services:**Gas-fired Equipment Installed:**

Range and Oven, There is also a gas starter in the fireplace or a gas log fireplace.

Location of Meter:

Left Front Corner of the house.

**Type of Gas Supply:**

Natural Gas.

Gas Line Primary Piping Material:

Black Iron Pipe.

Secondary Supply Piping:

Black Iron Pipe. Corrugated Stainless Steel Tubing.

Piping Installation - Routing - Shutoffs - Hangers - Supports:

Gas supply piping as installed appears adequate.

Gas Odors Noted:

No.

ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect

attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Roofing:

Type Roof:

Hip.



Roof Covering Materials:

Current Estimated Age: 10-13yrs

Architectural asphalt composition shingles - (Rated 30yrs). These consist of layered cellulose mats, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows. The roofing materials appear to be installed in an acceptable manner.

Cover Layers:

The roof covering on the main structure appears to be the first covering. The number of layers was determined by counting the number of layers of shingles or material at the lower edge with consideration given the starter course.

Underlayment Noted:

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

Condition of Roof Covering Material:

The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern (other than those indicated below) Monitor & review roof after events of heavy rains and/or high winds to ensure the Roof System has remained water tight. Have any missing/damaged shingles repaired by a Qualified Roofing Contractor as needed.

Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

Slope:

Medium slope is considered to be between 4/12 and 6/12.

Flashing:

The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Means of Roof Inspection:

The roof covering was inspected by walking on the roof.

Valleys:

The valleys appear to be functional.

NOTE: Monitor left middle double valley as convergence of water will increase wear and tear.

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Ridges:

The ridge covering material appears to be in functional condition.

Evidence of Leakage:

No.

Roof Gutter System:

None currently. Consider having a proper gutter system with downspouts to help divert water away from home and foundation. (NOTE: Ensure gutters attached with screws due to proximity to waterfront and possible by high wind damages.)

Detached Garage Roof

Functional - The garage roof covering material is in similar condition to that of the main structure.

Attic & Ventilation:

Attic Access Location:

Bedroom Hatch.



Attic Accessibility:

There is a wall scuttle access panel or door installed.

Method of Inspection:

The attic cavity was inspected by entering the area.

NOTE: Limited views of attic space were present due to one or more of the following (Insulation, ductwork, plumbing, electrical, framing or lack of walkable boards) and could not be fully accessed for reviewed. Attic is reviewed from safe accessible areas and other areas not visible could not be commented on as to damages, if any present, nor are to be assumed as reviewed. We recommend if damages become evident that proper access be made and repairs by a Qualified Licensed Contractor be completed.

Attic Cavity Type:

Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing:

A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in functional condition.

Roof Framing Condition:

The roof framing appears to be in functional condition.

Roof Bracing:

The roof framing as installed seems adequate.

Roof Decking:

The roof decking material is oriented strand board sheeting.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

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Vapor Barrier Installed:

There was no vapor barrier noted in the attic cavity.

Insulation Clear of Sheathing:

There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation.

Insulation Noted:

The following type of insulation was noted in the attic: Fiberglass. Loose bagged or blown in place. There is an average of at least 6"- 8" of insulation installed. Recommend adding insulation in the attic space(s) to achieve a consistent total depth of 16 inches (Current standard for R-38 value). This will provide improved energy efficiency and cost savings.

Attention Needed - The attic insulation appears to be insufficient in some areas or missing above some living spaces below. Recommend adding insulation in the attic space(s) to achieve a consistent total depth of 16 inches (Current standard for R-38 value). This will provide improved energy efficiency and cost savings. (Located right middle over Guest room.)

Attention Needed - Recommend insulating reverse side of Attic access or Knee wall accesses- for increased efficiency and to prevent conditioned air leaks into an unconditioned space.(2 layers of Foam Board stapled to reverse side is recommended).

STRUCTURAL

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Structural:

Type of Construction:

Frame.



Exterior Siding Materials:

Siding materials consist of brick.

Siding Condition:

Brick (facade or solid) Observations- Cracking - Brick veneer or solid walls that have broken or have separations between courses are signs of settling or a more serious condition. (Typical settlement cracks noted right middle below upper window.)

Attention Needed - The lintels above the windows or doors are noted to have minor rust. The lintels need paint. The paint on lintels keeps the steel from deteriorating. Rust can cause swelling of the metal resulting in separations between courses of brick. (Noted for lintels for North facing windows.)



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Trim Condition:

The trim is intact and functional.

Soffit/Eaves:

The soffit/eaves appear to be adequate and show only signs of normal wear.

Fascia & Rake Boards:

The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.

Condition of Painted Surfaces:

Attention Needed - The exposed painted surfaces need some minor attention or touch-ups to make the surfaces weathertight. These repairs should be scheduled soon to prevent further deterioration. (Noted at rear turret window trim - North facing sides.)



Outside Entry Doors:

The outside entry door(s) is functional as noted from the exterior.

Windows Type:

Double Hung. Casement. Insulated glass windows.

Window Condition:

Good - The windows in this structure are of better quality and style than would be expected in a home of similar construction.

NOTE: Multiple window screen were not installed and were not located. Recommend asking current owner as to location prior to Final walkthrough.



Window Flashing:

The installed window flashing above the windows appears to be adequate.

Structural Caulking:

Paint & Caulk Maintenance for Water tight integrity: We recommend annual observation of the exterior weather exposed components of the building to include flashing (loose, open seams) and or wood surfaces or other types of exterior surfaces for fading, peeling, loose paint or caulking that may need touch-up and/or re-application to help prevent moisture damage and extend the life of the building components.

Deck, Porch or Balcony:

Structure Type:

Suspended balcony.



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Deck/Porch/Balcony Materials:

The inspector was unable to determine the type of wood used.

Condition of Decking Materials:

The wood materials are in functional condition considering their age.

Framing of Deck/Porch:

The framing of the deck or porch was done in an acceptable manner.

Supporting Posts:

The supporting posts appear to be fully functional.

Stairs Condition:

Attention Needed - There is no handrail. Any staircase over 30 inches in height must have a handrail for safety reasons. This staircase is over 30 inches high and needs a handrail installed. Recommend review and correction by a Qualified Licensed Contractor. (Located for steps at left patio.)



Deck or Porch Railings:

The railings as installed are functional.

Fireplace:

Flue Condition From Roof:

The fireplace flue was not visible from the top side due to installed cap.

Exterior Stack Material:

The exterior fireplace stack is made of mortar and brick.

Exterior Stack Condition:

The exterior stack appears functional.

Flue Lined:

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility is limited to as little as 20% of the flue. If further investigation is recommended, the services of a qualified professional chimney sweep should be obtained.

Chimney Cap or Crown:

Yes - There is a chimney cap. This cap appears to be functioning as intended. Its function is to keep water from entering the brick stack causing deterioration.

Rain Hat:

Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

Spark Arrestor:

Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

Chimney Height and Clearance:

Yes - The chimney installation appears to meet clearance requirements.

Flashing:

The installed flashing around the chimney stack appears to be functional.

LIVABLE SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Front Entry & Main Hallway:

The Main Entrance Faces:

West.



Front Entry Door:

Attention Needed - The main entry door or its associated hardware needs adjustment or repair. The weather strip around the door needs some repair. (Noted minor at bottom corners.)

NOTE: Entry door was noted to be older. Consider replacing with more energy efficient unit.

Entry Floor:

The entry floor material appearance is good and material is functional. The floor covering material is wood.

Main Hallway:

The main hallway walls and floor are without significant issues.

Guest Closet:

Due to stored items in the closet, the inspector was unable to determine the condition of the walls and the ceiling that are not visible.

Main Staircase:

The main staircase is appropriately installed. There is a handrail installed. The staircase is adequately lighted.

Upper Level Hallway:

The upper level hallway walls and floor are without significant issues.

Upper Level Smoke Detector:

There is a functional smoke detector installed in the second level hallway. It was undetermined if the unit is hardwired or battery operated.

Room #1:

Room #1:

Living Room.



Walls:

The walls in the room appear to be functional.

Ceiling:

The ceiling is functional.

Floor:

Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood.

Inspection: 1234 Anywhere Avenue **Address:** 1234 Anywhere Avenue

Windows:

The windows and associated hardware in this room are all functional.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Fireplace:

Yes - There is a fireplace in this room.



Type of Fireplace:

Masonry - There is a masonry-built fireplace installed.

Fireplace Fuel:

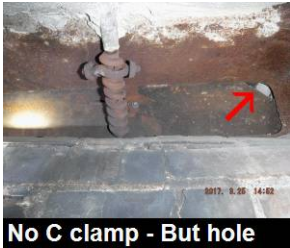
Gas - The fireplace is designed to use gas fuel only. There is a gas log set installed.

Firebox Condition:

The firebox appears to be sound and useable in its current condition.

Damper Condition:

Attention Needed - There is no damper clip installed. All fireplaces with a gas connection should have a clip installed that will allow a small airflow up the chimney. Recommend review and correction by a Qualified Chimney Sweep / Contractor. **(NOTE:** Corner of damper broken off to allow venting. Have repaired if fireplace is retro fitted for wood burning.)



Evidence of Drafting Problems:

No evidence of drafting problems were noted.

Flue Condition from Firebox:

The visible portions of the chimney flue appear to be functional. The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a qualified professional chimney sweep is recommended.

Hearth Condition:

The hearth is fully functional.

Room #2: Dining Room

Room #2:

Dining Room.



Walls:

The walls in the room appear to be functional.

Room #2:
Ceiling:

The ceiling is functional.

Floor:

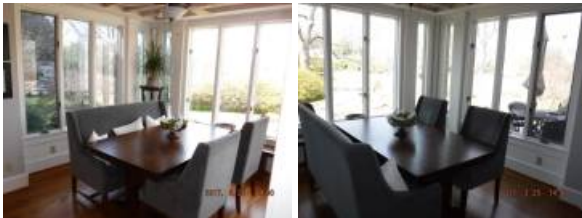
Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood.

Windows:

The windows and associated hardware in this room are all functional.

Room #3: Dinette
Room #3:

Kitchen Dinette.


Walls:

The walls in the room appear to be functional.

Room #3:
Ceiling:

The ceiling is functional.

Ceiling Fan:

Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.

Floor:

The floors are in functional condition.

Windows:

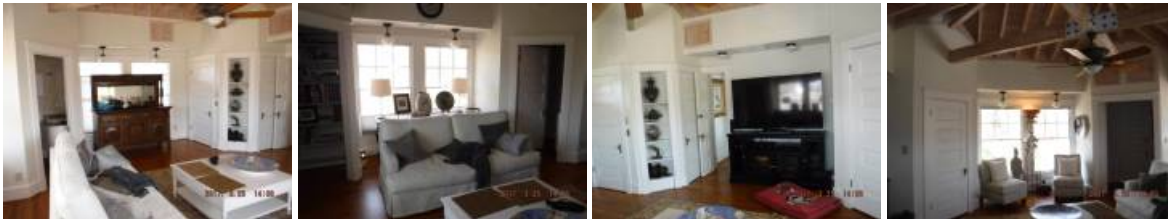
The windows and associated hardware in this room are all functional.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Room #4: Family Room
Room #4:

2nd Floor, Family Room / Den.


Entry Door:

The entry door to this bedroom is functional.

Room #4:
Walls:

NOTE: Limited views and access to all outlets, windows and walls may have been impaired due to furnishings or stored personal items. Review the areas at final walkthrough and have repaired as needed by a Qualified Contractor.

Inspection: 1234 Anywhere Avenue **Address:** 1234 Anywhere Avenue

Ceiling:

The ceiling is functional.

Ceiling Fan:

Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.

Floor:

The floors are in functional condition.

Windows:

The windows and associated hardware in this room are all functional.

NOTE: Limited views and access to all windows may have been impaired due to furnishings or stored personal items. Review the areas at final walkthrough and have repaired as needed by a Qualified Contractor.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

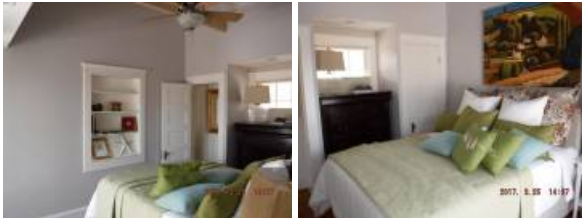
BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Bedroom #1:

Bedroom #1 -

2nd Floor, Rear Middle.



Entry Door:

The entry door to this bedroom is functional.

Closet:

Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.

Walls:

NOTE: Limited views and access to all outlets, windows and walls may have been impaired due to furnishings or stored personal items. Review the areas at final walkthrough and have repaired as needed by a Qualified Contractor.

Ceiling:

The ceiling is functional.

Ceiling Fan:

There is a ceiling fan installed in this room. It appears to be functional.

Floor:

The floors are in functional condition.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom #2:
Entry Door:

The entry door to this bedroom is functional.

Closet:

Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.

Walls:

NOTE: Limited views and access to all outlets, windows and walls may have been impaired due to furnishings or stored personal items. Review the areas at final walkthrough and have repaired as needed by a Qualified Contractor.

Ceiling:

The ceiling is functional.

Ceiling Fan:

Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.

Floor:

The floors are in functional condition.

Windows:

NOTE: Limited views and access to all windows may have been impaired due to furnishings or stored personal items. Review the areas at final walkthrough and have repaired as needed by a Qualified Contractor.

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is a functional smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated.

Bedroom #2 -

2nd Floor, Front Right.


Bedroom #3:
Entry Door:

The entry door to this bedroom is functional.

Closet:

The closet is lighted. Due to stored items in the closet, it is not possible to determine the condition of the walls and ceiling that are not visible.

Walls:

NOTE: Limited views and access to all outlets, windows and walls may have been impaired due to furnishings or stored personal items. Review the areas at final walkthrough and have repaired as needed by a Qualified Contractor.

Ceiling:

The ceiling is functional.

Ceiling Fan:

Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.

Floor:

The floors are in functional condition.

Windows:

NOTE: Limited views and access to all windows may have been impaired due to furnishings or stored personal items. Review the areas at final walkthrough and have repaired as needed by a Qualified Contractor.

Inspection: 1234 Anywhere Avenue Address: 1234 Anywhere Avenue

Heat Source Noted:

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Bedroom #3 -

1st Floor, Master.



BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Bathroom #1:

Bathroom #1:

2nd Floor, Half.



Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. The lavatory drains slowly. There may be some blockage either in the fixture or the drain line. (Drain stop does not seal fully.)



Faucet and Supply Lines:

There are shutoffs installed for both hot and cold water pipes under the basin.

Attention Needed - The faucet handle for the bathroom vanity was loose. This can contribute to moisture leaks and damages. We recommend further evaluation by a Qualified Licensed Plumber. (Noted for Cold handle.)

**Toilet Condition**

The toilet appears to be functional.

Heat Source:

Functional - There is a heat source in this room.

Entry Door:

The entry door to the bathroom is functional.

Walls:

The walls in this bathroom are functional.

Windows:

None - There is no window in this bathroom.

Ceiling:

The ceiling in this bathroom is functional.

Floor:

The flooring in this bathroom is functional.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Bathroom #2:

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition

The toilet appears to be functional.

Tub:

Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in functional condition.

Tub Mixing Valve & Stopper:

The tub mixing valve and the tub unit are in functional condition.

Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:

The walls appear to be in functional condition.

Tub/Shower Drain:

Functional - The tub/shower appears to drain at an acceptable rate.

Caulking/Water Contact Areas:

The caulking in the water contact areas appears to be functional.

Heat Source:

Functional - There is a heat source in this room.

Entry Door:

The entry door to the bathroom is functional.

Walls:

The walls in this bathroom are functional.

Windows:

None - There is no window in this bathroom.

Ceiling:

The ceiling in this bathroom is functional.

Floor:

The flooring in this bathroom is functional.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Bathroom #2:

2nd Floor, Hall Shared.

**Bathroom #3:**

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition

The toilet appears to be functional.

Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:

The fiberglass shower pan does not appear to leak at this time.

Tub & Shower Walls:

The walls appear to be in functional condition.

Tub/Shower Drain:

Functional - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

Caulking/Water Contact Areas:

The caulking in the water contact areas appears to be functional.

Heat Source:

Functional - There is a heat source in this room.

Entry Door:

The entry door to the bathroom is functional.

Walls:

The walls in this bathroom are functional.

Windows:

The windows and associated hardware in the bathroom are all functional.

Inspection: 1234 Anywhere Avenue Address: 1234 Anywhere Avenue

Ceiling:

The ceiling in this bathroom is functional.

Floor:

The flooring in this bathroom is functional.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Bathroom #3:

2nd Floor, Guest.



Bathroom #4:

Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

Attention Needed - The basin or drainage fixture needs attention. (Drain stop does not seal fully.)



Faucet and Supply Lines:

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition

The toilet appears to be functional.

Heat Source:

Functional - There is a heat source in this room.

Entry Door:

The entry door to the bathroom is functional.

Walls:

The walls in this bathroom are functional.

Windows:

The windows and associated hardware in the bathroom are all functional.

Ceiling:

The ceiling in this bathroom is functional.

Floor:

The flooring in this bathroom is functional.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Bathroom #5: Master

Bathroom #4:

Master.



Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition

The toilet appears to be functional.

Shower/Shower Head and Mixing Valves:

Functional - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:

The fiberglass shower pan does not appear to leak at this time.

Tub & Shower Walls:

The walls appear to be in functional condition.

Tub/Shower Drain:

Functional - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

Caulking/Water Contact Areas:

The caulking in the water contact areas appears to be functional.

Heat Source:

Functional - There is a heat source in this room.

Entry Door:

The entry door to the bathroom is functional.

Walls:

The walls in this bathroom are functional.

Windows:

None - There is no window in this bathroom.

Ceiling:

The ceiling in this bathroom is functional.

Floor:

The flooring in this bathroom is functional.

Lighting:

The ceiling light and fixture in this bathroom are in functional condition.

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Ground Fault Interrupt Outlets:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

The light switch is functional.

Bathroom #6: Detached Half

Bathroom #4:

Detached Garage, Half.



Vanity Cabinet:

The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:

The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:

Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition

Action Needed - The toilet in this bathroom needs repair. The toilet is not secure to the floor, allowing it to wobble and possibly leak. Action should be taken to re-secure it to the floor. Recommend review and correction by a Qualified Licensed Plumber.



Entry Door:

The entry door to the bathroom is functional.

Walls:

The walls in this bathroom are functional.

Windows:

None - There is no window in this bathroom.

Ceiling:

The ceiling in this bathroom is functional.

Floor:

The flooring in this bathroom is functional.

Lighting:

Vanity Light OK - The lighting around the vanity mirror is functional.

Ground Fault Interrupt Outlets:

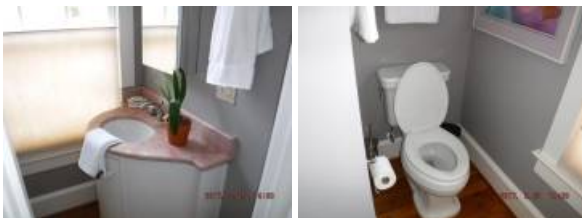
There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

The light switch is functional.

Bathroom #4:

1st Floor, Half.

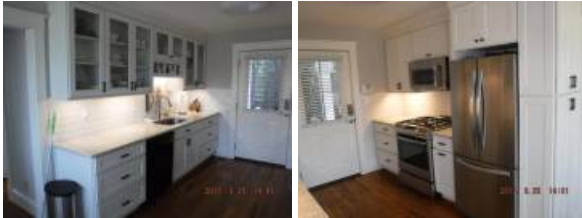


KITCHEN

Kitchen Interior

Location:

Main level rear middle of house.


Outside Entry Door:

The outside entry door to the kitchen is functional.

Walls:

The walls in the kitchen appear to be without significant issues.

Countertops:

The countertops in the kitchen are functional.

Cabinets, Drawers, and Doors:

Good - The cabinets in this kitchen are of a better quality than expected.

Kitchen Plumbing:

Faucet and Supply Lines:

Faucets and supply lines appear functional with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.

Sink and Drain Lines:

The sink and drainage lines appear to be functional.

Caulking Water Contact Areas:

The caulking in water contact areas appears to be adequate for its age.

Kitchen Appliances:

Food Waste Disposal:

System is Badger. The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.


Dishwasher:

System is Frigidaire. The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

The normal service life for a dishwasher is 8 - 12 years.



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Range Hood:

The exhaust hood is a filter and recirculating type that will not expel hot air from the kitchen.

Range/Oven Fuel Source:

Gas - There is a gas line installed for a range/oven.

Range/Oven:

System is General Electric brand. The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls. All the range top burners were tested and are functional. The oven also was functional. Temperatures of heat settings were not tested. Gas - The gas cooking elements have a spark type igniter. This eliminates the need for a standing pilot light.



Microwave Oven:

Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended. There is a countertop microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended. The microwave oven was tested for microwave leakage. There was no measurable amount of leakage in excess of the 1.0 milliwatt per sq. cm. acceptable standard as set by the U.S. Bureau of Radiological Health.



Refrigerator:

System is Whirlpool brand. There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection.



Water For Refrigerator:

There is a water line for the refrigerator.

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

1st Floor Rear Hallway.

Inspection: 1234 Anywhere Avenue **Address:** 1234 Anywhere Avenue

Entry Door:

The entry door to the laundry room is functional.

Walls:

The walls in the laundry room appear to be functional.

Ceilings:

The ceiling is functional.

Floor:

The floor in the laundry room has a washer and dryer installed limiting the view. Look at the floor after the appliances are removed. I assume no liability for the condition of the portions of the floor I cannot see.

Washer & Dryer

A washer and dryer are installed. Testing of either is not included as a part of this inspection.



Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested. Yes.

Washer Pan:

No - There is no washer pan installed under the washing machine. Any time the washing machine is installed on a floor level above another finished floor, a washer pan should be installed to prevent damage caused by an overflowing washer or a leak.

Dryer Hookup:

Yes - There is a 220/240-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

Dryer Ventilation:

The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Area Ventilation:

The area ventilation seems adequate.

Laundry Basin:

Yes - There is a laundry basin installed. The unit is functional. No leaks were noted.

PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal.



Plumbing Service Piping Size to Structure:

3/4" water service line from the meter to the main cutoff.

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**Public Service Piping Material:**

The main service line to the structure is copper.

Main Water Line Cutoff Location:

At Water Meter & Crawlspace near front access.

Visible Mineral Deposits or Encrustations:

No.

Interior Supply Piping Size:

The interior water supply piping is 1/2" in diameter.

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly copper.

Water Pressure:

Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range. (Tested at 62lbs)

**Exterior Hose Bibs Functional:**

The exterior hose bib(s) appeared to function normally. There is a backflow preventer valve installed. This inspection does not determine if it functions as intended.

Functional Supply:

By testing multiple fixtures at one time, functional flow of the water supply was verified.

Leaks in the Supply Piping Noted:

No.

Sewage Disposal Type:

Public Sewer System.

Waste Line Materials

The predominant waste line material is plastic. (PVC)

**Waste Piping Condition:**

The visible plumbing waste piping appears functional.

Vent Piping Material

The vent material, as it passes through the roof, is plastic. (PVC)

Inspection: 1234 Anywhere Avenue Address: 1234 Anywhere Avenue

Vent Piping Condition:

The visible plumbing vent piping appears functional.

Supply/Waste Piping Supports:

The tie straps and hangers supporting supply and waste piping appear adequate.

Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable Odors Noted:

No.

Location of Waste Line Cleanouts:

Crawlspace.

Water Heater:

Location:

Location: Guest Bathroom Closet.

**Brand / Type / Age:**

System is Rheem brand. Unit Type: Storage Tank, Age: 10-12yrs, (2007).The average service life for a water heater is 10 - 15 years.

Tank Capacity:

A Commercial 120 capacity gallon electric water heater is installed and is recommended for a large family.

Fuel Source for Water Heater:

The water heater is electrically heated. Verified Hot Water: YES.

Electric Service to Water Heater:

The electric service to the water heater appears to be installed in an acceptable manner.

Exposed Water Heater Condition:

Good - Rust free and clean. Should provide years of service.

Water Piping Condition:

The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls:

The thermostat and temperature controls appear to function normally.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:

The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe:

The overflow pipe is correctly installed.

Solar Assisted Water Heating:

NOTE: A recirculating pump was installed at this water heater. This can minimize water waste due to waiting for hot water at fixture furthest from unit. Recommend review of model and operation to familiarize yourself with best methods for use.



Water Heater #2: Detached Garage

Location:

Detached Garage, Loft storage attic.

**Brand / Type / Age:**

System is General Electric brand. Unit Type: Storage Tank, Age: 10-12yrs, (2007). The average service life for a water heater is 10 - 15 years.

Tank Capacity:

A 30 gallon water heater is installed.

Fuel Source for Water Heater:

The water heater is electrically heated. Verified Hot Water: YES.

Electric Service to Water Heater:

Action Needed - The electric service to the hot water heater is not installed in an acceptable manner. Water heater is located in a place where a service disconnect is recommended. Although it may not have been required when originally installed, for safety purposes we recommend review by a Qualified Licensed Electrician.

**Exposed Water Heater Condition:**

It shows some age, but it appears sound.

Water Piping Condition:

The incoming and output piping is installed correctly.

Water Heater Fill Valve Installed:

No - There is no fill valve installed on the incoming water line. The only way to stop the water supply to the water heater is the main water supply cutoff. Recommend further evaluation and repair by a Qualified Licensed Plumber.

Temperature Controls:

The thermostat and temperature controls appear to function normally.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:

The temperature and pressure relief valve is of the correct rating for the water heater.

Inspection: 1234 Anywhere Avenue Address: 1234 Anywhere Avenue

Safety Overflow Pipe:

The overflow pipe is correctly installed.

ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition:

Underground, 120/240 Volt, Circuit breakers, Appears serviceable.



Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector. Grounding provided by a driven rod.



Electrical Distribution Panels:

Main Panel Location:

Exterior rear right of house.



Panel Accessibility:

Yes - The electrical panel is in a location that makes it readily accessible.

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Panel Cover Removed:

Yes.

Main Circuit Rating:

200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion. EQUIPMENT BRAND - Cutler-Hammer.

**Entrance Cable Size:**

4/0 Aluminum, Anti-oxidant paste has been applied.

**Disconnect:**

Located at the top of main panel.

Main Panel Devices:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:

The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:

No - The breakers are not marked as to the rooms, areas, or appliances controlled. It is recommended that they be noted as soon as possible.

Main Panel Observations:

Circuit and wire sizing correct so far as visible, The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices. Grounding system is present.

Subpanels:

Subpanels are located at the Detached garage & 1st Floor Rear Hallway. Subpanels are described in more detail below.

Subpanels- Attic:

Action Needed - One or more oversized circuit breakers for wiring installed are noted within panel. This is an electrical fire hazard as it can overload circuit. We recommend review and correction by a Qualified Licensed Electrician. (Located for 2 bottom 20amp breaker connected to 14ga wiring. It appears that due to current loads on circuit it may have been tripping and thus why breakers may have been changed.)

Attention Needed - One or more open holes were noted inside panel. We recommend further evaluation and correction by a Qualified Licensed Electrician. (Located at bottom right panel.)

NOTE: The service ground wire was located but the inspector was unable to verify it was intact. Further investigation is needed to verify its connection to grounding rod by a Qualified Electrician.



Subpanels- Detached Garage:



Subpanels- Pool:

Appears serviceable.



Conductors:

Feeder and Circuit Wiring:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Action Needed - One or more abandoned circuits with open wire splices were observed. This is hazardous because the metal conductors can be exposed or may be pulled apart. Recommend further review and correction of all open splices (into proper junction boxes) by a Qualified Licensed Electrician. (Located in attic near HVAC unit - likely old service line.)



Wire Protection/Routing:

Visible wiring appears to be installed in an acceptable manner.

Switches & Fixtures:

General:

Action Needed - At time of inspection it was noted that hallway / stairwell was missing a proper second light switch. When a hallway is greater than 9 feet to the light switch or if it a staircase it requires a switch at both ends for safety purposes. Recommend review and correction by a Qualified Licensed Electrician. (Located at steps in Detached Garage for loft.)



Electrical Outlets:

General:

A representative sampling of outlets was tested. As a whole, outlets throughout the room are in serviceable condition.

Ground Fault Protected Outlets:

Action Needed - At least one of the Ground Fault Circuit Interrupt protected outlets tested did not break the current flow or reset as required. Recommend review and correction by a Qualified Licensed Electrician. (Located at Detached Garage Exterior Left outlet.)

Room #1:

Functional - The outlets tested in this room are correctly wired and grounded.

Room #2:

Functional - The outlets tested in this room are correctly wired and grounded.

Room #3:

Functional - The outlets tested in this room are correctly wired and grounded.

Room #4:

Functional - The outlets tested in this room are correctly wired and grounded.

Bedroom #1:

Functional - The outlets tested in this room are correctly wired and grounded.

Bedroom #2:

Functional - The outlets tested in this room are correctly wired and grounded.

Bedroom #3:

Functional - The outlets tested in this room are correctly wired and grounded.

Laundry:

The outlets tested in this room are correctly wired and grounded.

Other Electrical Circuitry:

Smoke Detectors:

Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

Disclaimer - Each existing smoke detector was not tested, but they are only noted as to presence. We do not test every smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least.

Doorbell :

Yes - At least one exterior door has a working doorbell.

Central Vacuum Installed:

An elevator lift system was installed. This is not part of a standard home inspection. Basic operation of unit was verified, but routine review and repair is recommend by a Qualified Licensed Elevator Technician.



Exterior Lighting:

The exterior lighting appears functional. Also, this is a benefit for security. The inspector was unable to determine function of the exterior lighting due to automatic controls that were not overridden.

Lighting Arrest System: NOT verified. Current setup appears properly installed, have reviewed periodically to ensure connections are secure and especially after any major storm or known lightning strikes. To be completed by Qualified Lightning Arrest Contractor.



Electrical Service:

Patio:

Yes, The outlet is Ground Fault Circuit Interrupt protected.

Garage:

The electrical outlets in the garage tested as correctly grounded.

Electric Service Condition:

Utility Services:

The underground service appears adequate.

Light Switch:

Room #1:

The light and light switch were functional at the time of the inspection.

Room #2:

The light and light switch were functional at the time of the inspection.

Room #3:

The light and light switch were functional at the time of the inspection.

Room #4:

The light and light switch were functional at the time of the inspection.

Bedroom #1:

The light and light switch were functional at the time of the inspection.

Bedroom #2:

The light and light switch were functional at the time of the inspection.

Bedroom #3:

The light and light switch were functional at the time of the inspection.

Bathroom #1:

The light switch is functional.

Bathroom #2:

The light switch is functional.

Bathroom #3:

The light switch is functional.

Bathroom #4:

The light switch is functional.

Lighting:

Bathroom #1:

Vanity Light OK - The lighting around the vanity mirror is functional.

Bathroom #2:

Vanity Light OK - The lighting around the vanity mirror is functional.

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Bathroom #3:

The ceiling light and fixture in this bathroom are in functional condition.

Bathroom #4:

Vanity Light OK - The lighting around the vanity mirror is functional.

Laundry:

Lighting in the laundry is adequate.

Ground Fault Interrupt Outlets:

Bathroom #1:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #2:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #3:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #4:

There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Laundry:

Yes.

Fixtures & Switches:

Kitchen Interior

The ceiling lights in the kitchen are functional. A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Air Conditioning Unit 1:

Model / Size / Age:

System is American Standard. / Size: 1 1/2 Tons / Age: 10-12yrs, (2006). The typical service life for an AC unit is 12 - 15 years. Area covered: 2nd Floor Rear Addition.



Inspection: 1234 Anywhere Avenue **Address:** 1234 Anywhere Avenue

Type and Location:

Heat Pump. Electricity-powered. Condenser unit Location- Rear of building.

Unit Tested:

Yes, The scope of this inspection does not include the effectiveness or adequacy of the system.

Insulation Wrap on the Suction Line:

Insulation wrap is functional, without significant damage.

Condenser Clear of Obstruction:

Looks good, fully functional.

Condenser Cabinet Level:

Cabinet is basically level.

Condensing Coil Condition:

The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Temperature at Return Registers:

66 F.

Temperature at Supply Registers:

52 F.

Evidence of Maintenance:

Proper cleaning and performance evaluation of all HVAC equipment by a qualified heating contractor is recommended on a semi-annual basis as part of a normal maintenance program for the home. (We recommend asking for most recent receipt for last cleaning and tuning if greater than 6 months we recommend this service be performed prior to closing especially if purchasing a home warranty).

While the unit(s) operated during the home inspection this does not provide any predictability or future reliability. It is important to maintain and monitor the unit(s) as well as to verify the operation prior to closing or during the final walk-through. A walk-through checklist has been provided for your reference. For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Air Conditioning Unit 2:

Model / Size / Age:

System is American Standard. / Size: 2 1/2 Tons / Age: 13-15, (2004). The typical service life for an AC unit is 12 - 15 years.
Area covered: 1st Floor.



Type and Location:

Heat Pump. Electricity-powered. Condenser unit Location- Rear of building.

Unit Tested:

Yes, The scope of this inspection does not include the effectiveness or adequacy of the system.

Insulation Wrap on the Suction Line:

Insulation wrap is functional, without significant damage.

Condenser Clear of Obstruction:

Looks good, fully functional.

Condenser Cabinet Level:

Cabinet is basically level.

Condensing Coil Condition:

The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Temperature at Return Registers:

66 F.

Temperature at Supply Registers:

52 F.

Evidence of Maintenance:

Proper cleaning and performance evaluation of all HVAC equipment by a qualified heating contractor is recommended on a semi-annual basis as part of a normal maintenance program for the home. (We recommend asking for most recent receipt for last cleaning and tuning if greater than 6 months we recommend this service be performed prior to closing especially if purchasing a home warranty).

While the unit(s) operated during the home inspection this does not provide any predictability or future reliability. It is important to maintain and monitor the unit(s) as well as to verify the operation prior to closing or during the final walk-through. A walk-through checklist has been provided for your reference. For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Air Conditioning Unit 3

Model / Size / Age:

System is American Standard. / Size: 1 1/2 Ton / Age: 10-12yrs, (2006). The typical service life for an AC unit is 12 - 15 years. Area covered: 2nd Floor Front Rooms.

**Type and Location:**

Heat Pump. Electricity-powered. Condenser unit Location- Rear of building.

Unit Tested:

Yes, The scope of this inspection does not include the effectiveness or adequacy of the system.

Insulation Wrap on the Suction Line:

Insulation wrap is functional, without significant damage.

Condenser Clear of Obstruction:

Looks good, fully functional.

Condenser Cabinet Level:

Cabinet is basically level.

Condensing Coil Condition:

The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Inspection: 1234 Anywhere Avenue Address: 1234 Anywhere Avenue

Temperature at Return Registers:

66 F.

Temperature at Supply Registers:

52 F.

Evidence of Maintenance:

Proper cleaning and performance evaluation of all HVAC equipment by a qualified heating contractor is recommended on a semi-annual basis as part of a normal maintenance program for the home. (We recommend asking for most recent receipt for last cleaning and tuning if greater than 6 months we recommend this service be performed prior to closing especially if purchasing a home warranty).

While the unit(s) operated during the home inspection this does not provide any predictability or future reliability. It is important to maintain and monitor the unit(s) as well as to verify the operation prior to closing or during the final walk-through. A walk-through checklist has been provided for your reference. For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Air Conditioning Unit 4

Model / Size / Age:

System is Thermocore. / Size: 1 1/2 Ton / Age: 7-10yrs, The typical service life for an AC unit is 12 - 15 years.



Type and Location:

Heat Pump. Electricity-powered. Condenser unit Location- Rear of building.

Unit Tested:

Yes, The scope of this inspection does not include the effectiveness or adequacy of the system.

Insulation Wrap on the Suction Line:

Insulation wrap is functional, without significant damage.

Condenser Clear of Obstruction:

Looks good, fully functional.

Condenser Cabinet Level:

Cabinet is basically level.

Condensing Coil Condition:

The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

Condensate Line:

The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Temperature at Return Registers:

69 F.

Temperature at Supply Registers:

54 F.

Evidence of Maintenance:

Proper cleaning and performance evaluation of all HVAC equipment by a qualified heating contractor is recommended on a semi-annual basis as part of a normal maintenance program for the home. (We recommend asking for most recent receipt for last cleaning and tuning if greater than 6 months we recommend this service be performed prior to closing especially if purchasing a home warranty).

While the unit(s) operated during the home inspection this does not provide any predictability or future reliability. It is important to maintain and monitor the unit(s) as well as to verify the operation prior to closing or during the final walk-through. A walk-through checklist has been provided for your reference. For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best

performance.

Heating Unit 1:

Heating System Type:

A forced Air-to-Air type heat pump is installed as the primary heating system.
Area covered: 2nd Floor Rear Addition.



Heating System Location:

Attic - (Tagged #1)

Fuel Source:

Electric.

Equipment Description:

System is American Standard.

Capacity & Efficiency:

18,000 BTU's.

Approximate Age:

This unit was manufactured **about** 2005. The typical service life for an Electric Heat Pump furnace is 18 - 20 years.

General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable

Proper cleaning and performance evaluation of all HVAC equipment by a qualified heating contractor is recommended on a semi-annual basis as part of a normal maintenance program for the home. (We recommend asking for most recent receipt for last cleaning and tuning if greater than 6 months we recommend this service be performed prior to closing especially if purchasing a home warranty).

While the unit(s) operated during the home inspection this does not provide any predictability or future reliability. It is important to maintain and monitor the unit(s) as well as to verify the operation prior to closing or during the final walk-through. A walk-through checklist has been provided for your reference.

Attention Needed - We recommend insulating Condensation Drain line to prevent moisture damages to attic insulation and ceiling materials below unit caused by sweating during warmer months. Recommend further evaluation and repair by a Qualified HVAC contractor.



Heat Pump Backup Heat Source:

Electric calrods of coils are installed for backup heat.

Air Filters:

NOTE: At location(s) where filter is replaced (called "returns") we recommend using only cheap filters as normal forced air systems are not manufactured for heavier 80 to 90% plus filtration filters as this can reduce normal air flow and lead to increased maintenance and reduction in life of the unit over time. If you have allergies we recommend having a qualified HVAC contractor install an in-line filtration system consistent with a floor air purification system but you will still only use cheap filter for returns. Spring and fall are usually the best times for scheduling maintenance with your HVAC equipment to check refrigeration levels and Electrical components and to make sure units are cleaned and tuned to extend life and allow units to run at their maximum efficiency.

Inspection: 1234 Anywhere Avenue Address: 1234 Anywhere Avenue

Ducts Condition:

The ductwork appears to be properly installed and supported.

Does each habitable room have a heat source?

Yes.

Adequate Returns or Undercut Doors:

Yes.

Normal Controls:

Thermostat is located in the Family Room / Den Front right corner.

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

Heating Unit 2:**Heating System Type:**

A forced Air-to-Air type heat pump is installed as the primary heating system.

Area covered: 1st Floor Rooms.

**Heating System Location:**

2nd Floor Utility Closet Area - (Tagged #3)

Fuel Source:

Electric.

Equipment Description:

System is American Standard.

Capacity & Efficiency:

18,000 BTU's.

Approximate Age:

This unit was manufactured **about** 2006. The typical service life for an Electric Heat Pump furnace is 18 - 20 years.

General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable.

Proper cleaning and performance evaluation of all HVAC equipment by a qualified heating contractor is recommended on a semi-annual basis as part of a normal maintenance program for the home. (We recommend asking for most recent receipt for last cleaning and tuning if greater than 6 months we recommend this service be performed prior to closing especially if purchasing a home warranty).

While the unit(s) operated during the home inspection this does not provide any predictability or future reliability. It is important to maintain and monitor the unit(s) as well as to verify the operation prior to closing or during the final walk-through. A walk-through checklist has been provided for your reference.

Attention Needed - At time of inspection it was noted that unit did not have a drain pan installed. This could allow moisture damages to floor and materials below if evaporator unit leaks. We recommend further evaluation for pan installation and drain line extended to exterior as deemed necessary by a Qualified Licensed HVAC contractor. (NOTE: No current leaks or damages seen.)



Inspection: 1234 Anywhere Avenue Address: 1234 Anywhere Avenue

Heat Pump Backup Heat Source:

Electric calrods of coils are installed for backup heat.

Ducts Condition:

The ductwork appears to be properly installed and supported.

Does each habitable room have a heat source?

Yes.

Adequate Returns or Undercut Doors:

Yes.

Normal Controls:

Thermostat is located in the 1st Floor Rear Hallway.

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

Heating Unit 3:

Heating System Type:

A forced Air-to-Air type heat pump is installed as the primary heating system.

Area covered: 2nd Floor Rear Addition.

**Heating System Location:**

2nd Floor Utility Closet Area - (Tagged #2)

Fuel Source:

Electric.

Equipment Description:

System is American Standard.

Capacity & Efficiency:

18,000 BTU's.

Approximate Age:

This unit was manufactured **about** 2006. The typical service life for an Electric Heat Pump furnace is 18 - 20 years.

General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable.

Proper cleaning and performance evaluation of all HVAC equipment by a qualified heating contractor is recommended on a semi-annual basis as part of a normal maintenance program for the home. (We recommend asking for most recent receipt for last cleaning and tuning if greater than 6 months we recommend this service be performed prior to closing especially if purchasing a home warranty).

While the unit(s) operated during the home inspection this does not provide any predictability or future reliability. It is important to maintain and monitor the unit(s) as well as to verify the operation prior to closing or during the final walk-through. A walk-through checklist has been provided for your reference.

Attention Needed - At time of inspection it was noted that unit did not have a drain pan installed. This could allow moisture damages to floor and materials below if evaporator unit leaks. We recommend further evaluation for pan installation and drain line extended to exterior as deemed necessary by a Qualified Licensed HVAC contractor. (NOTE: No current leaks or damages seen.)

Heat Pump Backup Heat Source:

Electric calrods of coils are installed for backup heat.

Ducts Condition:

The ductwork appears to be properly installed and supported.

Does each habitable room have a heat source?

Yes.

Adequate Returns or Undercut Doors:

Yes.

Normal Controls:

Thermostat is located in the 2nd Floor Front Bedroom.

Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

Heating Units 4/5:

Heating System Type:

Air-to-Air type heat pump is installed as the primary heating system.



Heating System Location:

Detached Garage - Upper & Lower areas.

Fuel Source:

Electric.

Equipment Description:

System is Thermocore.

Capacity & Efficiency:

9,000 BTU's.

Approximate Age:

This unit age appears to be 8-12yrs. The typical service life for an Electric Heat Pump Forced Air unit is 15 - 20 years.

General Operation & Cabinet:

Unit was operational at the time of inspection. General condition appears serviceable.

Proper cleaning and performance evaluation of all HVAC equipment by a qualified heating contractor is recommended on a semi-annual basis as part of a normal maintenance program for the home. (We recommend asking for most recent receipt for last cleaning and tuning if greater than 6 months we recommend this service be performed prior to closing especially if purchasing a home warranty).

While the unit(s) operated during the home inspection this does not provide any predictability or future reliability. It is important to maintain and monitor the unit(s) as well as to verify the operation prior to closing or during the final walk-through. A walk-through checklist has been provided for your reference.

Heating Unit 2:

Air Filters:

NOTE: At location(s) where filter is replaced (called "returns") we recommend using only cheap filters as normal forced air systems are not manufactured for heavier 80 to 90% plus filtration filters as this can reduce normal air flow and lead to increased maintenance and reduction in life of the unit over time. If you have allergies we recommend having a qualified HVAC contractor install an in-line filtration system consistent with a floor air purification system but you will still only use cheap filter for returns. Spring and fall are usually the best times for scheduling maintenance with your HVAC equipment to check refrigeration levels and Electrical components and to make sure units are cleaned and tuned to extend life and allow units to run at their maximum efficiency.

Ducts Condition:

NOTE: It is typically suggested to have ductwork cleaned about every 5-8 years - This may improve flow and efficiency through the system, reduce dust in the home and benefit overall air quality. Rarely does the average homeowner engage in maintenance at this level, but is something to consider if necessary or preferred.

If air leaks are ever detected on Supply Duct work we recommend proper HVAC seam tape be installed over seams and gaps instead of duct tape as such as "**Duck** tape". Duct tape is a temporary patch only, as the glue on reverse side will dry and tape will fail around Supply duct seams. Always employ the services of an HVAC Contractor for any repairs on HVAC equipment or Duct work.



FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

Type of Foundation:

Raised Foundation with a crawlspace - Refers to a foundation wall with a footer below without a finished floor.

Foundation Materials:

Brick - Masonry walls. Bricks are made of fired clay that has been formed into rectangular blocks. Laid in horizontal rows with mortar joints to secure them.

Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.

Visible Portions of Exterior Foundation Walls:

The exterior view of the foundation is limited to the portions visible above grade. Only about 50% to 75% of the foundation was visible.

Visible Foundation Wall Cracks at Exterior:

Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first 1-5 years.

Condition of Foundation Wall:

Angular cracking was noted in at least one exterior wall. (Right middle under window - See Structural Exterior Siding.)

Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Perimeter Foundation Drainage Surface:

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Footer Drain Tile Noted:

No - The inspection did not reveal any evidence of a footer drainage system.

Crawlspace:

Crawlspace Entrance:

The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance:

Exterior - Left Front / Rear Middle.

Crawlspace Inspected By:

The crawlspace was inspected by entering and crawling through.

NOTE: Limited views of crawlspace were present due to one or more of the following (Insulation, ductwork, plumbing, electrical, framing or blocked areas) and could not be fully accessed for reviewed. Crawlspace reviewed from safe accessible areas and other areas not visible could not be commented on as to damages, if any present, nor are to be assumed as reviewed. We recommend if damages become evident that proper access be made and repairs by a Qualified Licensed Contractor be completed.



Crawlspace Ceiling Exposed Percent:

Only about 5% to 25%

Percent Interior Foundation Wall Exposed:

The interior view of the foundation is limited to the visible portions of the walls. Majority of the interior foundation walls were visible.

Conditions Noted in Exterior Walls, Interior View:

Shrinkage cracking was noted on at least one wall. Shrinkage cracking is the result of moisture in the concrete walls evaporating and shrinking. This generally is not a cause for concern as all concrete shrinks. Should any of these cracks begin to grow, then further attention and evaluation would be recommended.

Sill Plates Percentage Visible:

Most all of the sill plates were visible.

Foundation Bolts Noted:

No - This inspection was unable to locate foundation bolts or brackets installed.

Moisture on Exposed Crawlspace Walls Noted:

Yes - Higher than normal moisture levels were noted on the exposed areas of the interior crawlspace walls, and attention is needed to determine the cause and best cure. (NOTE: Efflorescence was evident at left rear wall at patio due to being North facing wall. Monitor and repair as needed.)



Evidence of Mold Noted:

Yes. There is a mold or fungus noted on the main level floor joists. This inspection does not include testing for mold type or toxicity. Further testing is recommended and needed to determine the type and toxicity levels. A serious health hazard may exist from what appears as a simple mold. Testing for airborne mold is also excluded from this inspection. Certain molds have been recorded as having various levels of toxicity and known to produce respiratory and neural conditions of various intensities. Please consider having testing completed to protect your investment and your family's health. (Noted minor topical, non decaying fungus for joists under Kitchen Dinette. Maintain air circulation via foundation vents and treat as needed.)



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Evidence of Water Entry in the crawlspace Noted:

Yes, There is evidence of water entry or damage in the crawlspace level. (Typical seepage around perimeter. Consider adding gutters and diverters to minimize moisture around homes foundation.)

Main Beam:

The main beam is a single large dimension wood board. The main beam installed appears to be adequate and fully functional.

Floor Joists

Joist Materials - Dimensional Wood Framing

Action Needed - One or more floor joists were noted to have been cut or modified greater than 30%. This could contribute to structural movement and damages to home. We recommend further evaluation by a Qualified Licensed Building Contractor. (Located left front under Hall Shared toilet.)

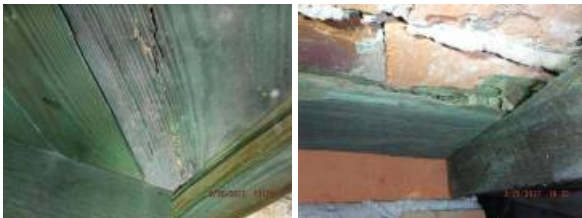
Action Needed - One or more floor joists had evidence of WDO (Wood Destroying Organisms), such as termites, powder post beetles, carpenter ants. This inspection does not include a Termite report however does note if evidence was found. We recommend review of these areas and repair of any damages as needed by a Qualified Licensed Termite & Moisture Company prior to closing. (NOTE: Appears older and bait traps evident around home.) (Located front middle under fireplace and rear middle of original crawl.)



Sub-Flooring

Subfloor Materials - OSB - Oriented Strand Board, Wood Boards.

Action Needed - One or more sub flooring had evidence of WDO (Wood Destroying Organisms), such as termites, powder post beetles, carpenter ants. This inspection does not include a Termite report however does note if evidence was found. We recommend review of these areas and repair of any damages as needed by a Qualified Licensed Termite & Moisture Company prior to closing. (NOTE: Appears older and bait traps evident around home.) (Located front middle under fireplace and rear middle of original crawl.)



Crawlspace Ventilation:

The cross-ventilation in the crawlspace appears to be adequate.

Crawlspace Floor:

Soil.

Vapor Barrier Installed:

Yes - There is a vapor barrier installed. The floor is covered with an approved vapor/moisture retardant material.

Pier Construction Materials:

There are concrete block piers installed in the crawlspace.

Condition of Piers:

The piers as installed appear to be adequate. No engineering analysis was completed.

Evidence of Insects or Animals in Crawlspace:

Yes - There is evidence of animal or insect infestation. This inspection does not cover the presence or lack of wood destroying insects. (See Floor Joist & Subfloor comments)

Attention Needed - Evidence of animal feces were located in crawl space. This indicated an entry point for animal into crawlspace and also incurs an unhealthy environment where animals urinate / defecate. We recommend further evaluation and correction by a Qualified Licensed Pest Control Service to seal entry point and remove fecal matter. (Located rear left under turret and right rear under master bath.)



DETACHED GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

Garage Type

The garage is detached and free standing.



Size of Garage:

One car garage.

Number of Overhead Doors

N/A.

Outside Entry Door:

The outside entry door to the garage is functional.

Floor Condition:

Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.

Garage Walls Condition:

Due to stored items in the garage, I was unable to determine the condition of a portion of the walls hidden from view.



Garage Foundation:

Attention Needed - There does not appear to be adequate clearance between the earth and the wood siding or framing members of the structure. We recommend further evaluation by a Qualified Contractor to regrade around building.



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Garage Exterior

Attention Needed - There is an unsafe condition at rear patio slider door. Door / patio was missing proper step or landing to allow for safe passage. This is a trip / fall hazard, we recommend further evaluation and correction by a Qualified Licensed Contractor.

Attention Needed - One or more areas of minor damage to siding were noted. This does not appear to be contributing to any interior damages. Monitor and repair as needed by a Qualified Licensed Contractor.



Garage Roof Condition:

The detached garage roof covering materials are similar to that on the main structure, and they are in a similar condition.



Water Source Installed:

Yes - There is a water source installed in the garage.

PHOTOS

Property Photos

Exterior

