

**Prepared for Exclusive Use by:**

Atlantic Asset Management  
Atlantic Asset Management

**Address of Property:**

3221 Pineridge Dr  
Chesapeake VA 23321

**Date of Service:**

2/17/2020



**Company Providing Service:**

John Burke  
VA 3380001054 / NC 4007

Burke Inspection Service dba HouseMaster - VA #3380001054  
109-G Gainsborough Sq.  
#165  
(757)822-4839

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## INSPECTION INFORMATION

**CLIENT:**

Atlantic Asset Management  
Atlantic Asset Management

**PROPERTY ADDRESS:**

3221 Pineridge Dr  
Chesapeake VA 23321

**INSPECTION DATE/TIME:**

2/17/2020 - 9:00 AM

**INSPECTOR:**

John Burke VA 3380001054 / NC 4007

**INSPECTION COMPANY:**

Burke Inspection Service dba HouseMaster - VA  
#3380001054  
109-G Gainsborough Sq.  
#165  
(757)822-4839

## INSPECTION DETAILS

**DESCRIPTION:**

Single Family

**AGE OF STRUCTURE:**

52 Years

**ORIENTATION:**

Facing Southwest

**TYPE OF INSPECTION:**

Standard Home Inspection

**STATUS OF HOME:**

Vacant

**WEATHER:**

Clear

**TEMPERATURE:**

45 degrees (F)

**PEOPLE PRESENT:**

Client

**AUTHORIZED DISTRIBUTION:**

Client

## INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

## REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

**SATISFACTORY** - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

**FAIR** - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

**POOR** - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

**NOT APPLICABLE** - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

**NOT INSPECTED (NOT RATED)** - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise.

**Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

**IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.**

## NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for

the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

## GENERAL INSPECTION LIMITATIONS

**CONSTRUCTION REGULATIONS** - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

**HOME MAINTENANCE** - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS)** - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

**AESTHETIC CONSIDERATIONS** - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

**DESIGN AND ADEQUACY ISSUES** - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

**AGE ESTIMATIONS AND DESIGN LIFE RANGES** - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

**ELEMENT DESCRIPTIONS** - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

**REMEDIAL WORK** - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

**SELLER DISCLOSURE** - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

**WOOD-DESTROYING INSECTS/ORGANISMS** - In areas subject to wood-destroying insect activity, it is advisable to obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

**ELEMENTS NOT INSPECTED** - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

**HOUSE ORIENTATION** - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

**CONDOMINIUMS** - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

## MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other

biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

**Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.**

## ADDITIONAL COMMENTS

**Mechanical System Upgrade Needs** - No evaluations are made as part of a standard home inspection regarding heating, ventilation, or air conditioning (HVAC) system design, system efficiency, adequacy, compliance with current energy standards or costs, and other factors that may be associated with the need to or desire to repair, replace, or upgrade any equipment. If new HVAC equipment is required or desired, now or in the future, in addition to costs associated with the purchase and installation of the equipment itself, there may be additional expenses related to structural alteration or air handler and distribution system replacement or alterations. For additional information on energy efficiency requirements contact ([www.doe.gov](http://www.doe.gov)).

**Pictures in Report** - Any pictures (photographs, graphics, or images) included in or provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in report comments, or are used for orientation purposes. Pictures provided do not necessarily reflect all conditions or issues that need attention or may otherwise be a concern. The inclusion of any picture is not in anyway designed to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. The report must be read in its entirety for pertinent information.



Loose fascia capping noted at the left side of the home, correct and maintain as needed.

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



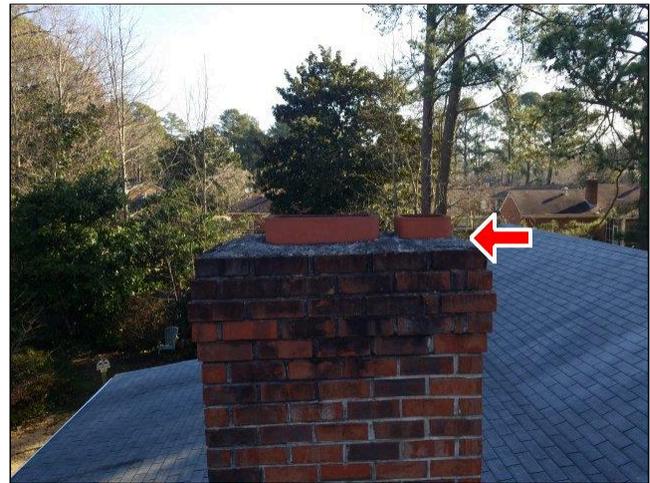
1.0 ROOFING Photo 1



1.0 ROOFING Photo 2



1.0 ROOFING Photo 3



1.1(1) CHIMNEY / VENT #1 Photo 1



1.1(4) CHIMNEY / VENT #1 Photo 1



1.2(1) CHIMNEY / VENT #2 Photo 1



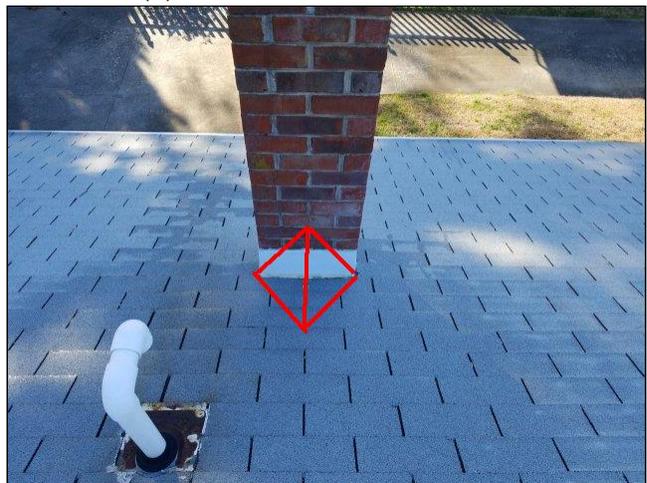
1.2(2) CHIMNEY / VENT #2 Photo 1



1.3(1) EXPOSED FLASHING Photo 1



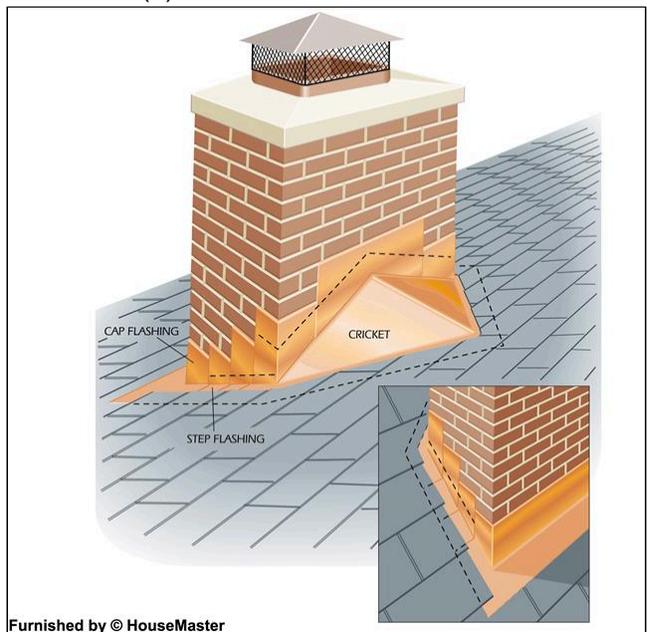
1.3(1) EXPOSED FLASHING Photo 2



1.3(2) EXPOSED FLASHING Photo 1

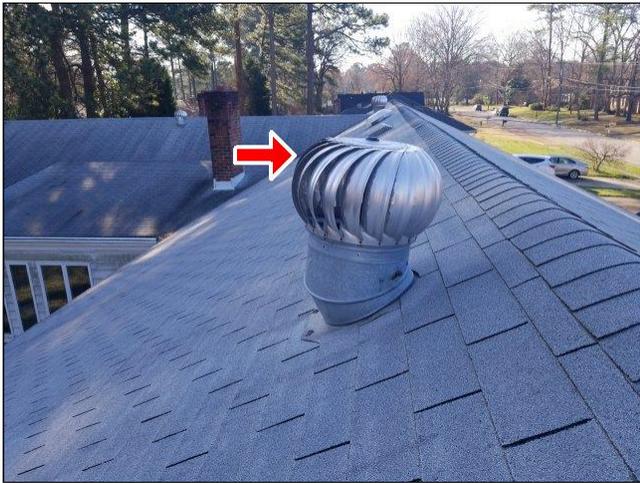


1.3(2) EXPOSED FLASHING Photo 2



Furnished by © HouseMaster

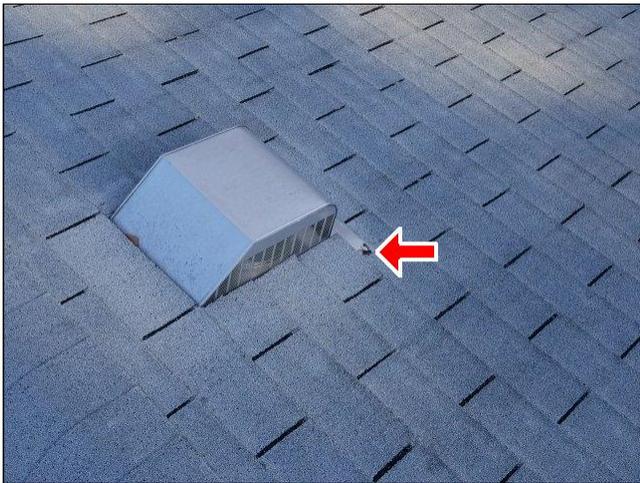
1.3(2) EXPOSED FLASHING Photo 3



1.4(1) VENTILATION COVERS Photo 1



1.4(1) VENTILATION COVERS Photo 2



1.4(2) VENTILATION COVERS Photo 1



shingles should have covered to the line

1.5(1) PLUMBING STACKS Photo 1



1.5(2) PLUMBING STACKS Photo 1



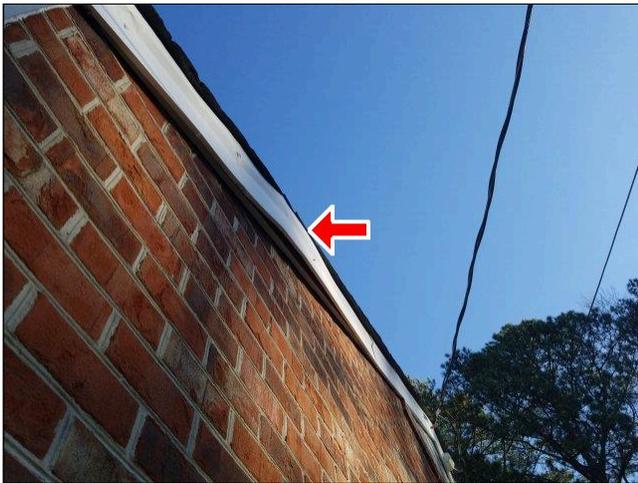
1.5(2) PLUMBING STACKS Photo 2



1.5(2) PLUMBING STACKS Photo 3



1.7 DOWNSPOUTS / ROOF DRAINS Photo 1



1.8 FASCIA / SOFFITS Photo 1

**NOTE:** All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defect can result in leakage, mold, and subsequent damage. Conditions such as hail damage or manufacturing defects or whether the proper nailing methods or underlayment were used are not readily detectable during a home inspection. Gutters (eavestroughs) and downspouts (leaders) will require regular cleaning and maintenance. All chimneys and vents should be checked periodically. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly with roof or gutter leakage. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, or other factors, arrangements should be made to have the roof inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Roof Systems** - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

**Inspection Limitations** - The evaluation of a roof is primarily a visual assessment based on general roofing appearances. The verification of actual roofing materials, installation methods or roof age is generally not possible. Conditions such as hail damage or the lack of underlayment may not be readily detectable and may result in latent concerns. If the inspection was restricted to viewing from the ground and/or was affected by weather conditions or other limitations, a roofer's assessment would be advisable, particularly if the roofing is old or age is unknown.

**Asphalt/Fiberglass Shingles** - Most newer asphalt roofing products are reinforced with glass fibers to improve the strength of the base felt. Some of these products, however, are susceptible to manufacturing defects that may or may not affect roof function. The manufacturer or qualified roofer should be consulted if there are any reported or suspected concerns.

**Roof Flashings/Seal** - Initial or recurring roof leakage is often due to inadequate or damaged flashing. All flashings should be checked periodically or if leakage occurs. Repair or seal as needed.

**Gutters/Downspouts** - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

**Splash Blocks/Extensions** - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

**Chimneys/Vents** - Chimney and vent evaluations are based on external conditions only. Internal conditions, design, and venting adequacy were not evaluated unless specifically indicated. A periodic check of all chimneys/vents is advisable as a precautionary measure. A chimney sweep is often qualified to assess/

maintain chimney/vent interiors.

**Flue/Rain Guard** - Chimney flue/rain guards are often required to prevent the entry of water, debris or pests. Repair or maintain as necessary for proper function and to ensure the exhausting of flue gases is not restricted.

**Chimney Cap/Mortarwork** - The mortar work or concrete cap at the top of masonry chimneys must be maintained to prevent leakage or subsequent damage. Seemingly minor damage can quickly escalate into a major project. A qualified specialist should inspect inaccessible or damaged chimney tops to confirm extent of remedial needs prior to closing.

**Plumbing Vents/Stacks** - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

**Satellite Dishes** - Satellite dish(es) bolted to roof may loosen and/or damage roof cover & decking beneath over time. Monitor closely and reseal bolts with roofing caulk periodically. Consideration should be given to removing dish(es) to reduce the potential for damage.

**2. EXTERIOR ELEMENTS**

Inspection of exterior elements is limited to readily visible and accessible surfaces of the house envelope and connected appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** All exterior elements are subject to the effects of long-term exposure and sudden damage from ongoing and ever-changing weather conditions. Style and material descriptions are based on predominant/representative components and are provided for general information purposes only; specific types and/or material make-up material is not verified. Neither the efficiency nor integrity of insulated window units can be determined. Furthermore, the presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

**SIDING #1 - TYPE:**  
*Brick/Veneer*

**SIDING #1 - LOCATION:**  
*Predominant*

**SIDING #2 - TYPE:**  
*Aluminum/Metal*

**SIDING #2 - LOCATION:**  
*Addition  
Gables*

**SPECIAL LIMITATIONS:**  
*Vegetation & Belongings*

**S F P NANI**

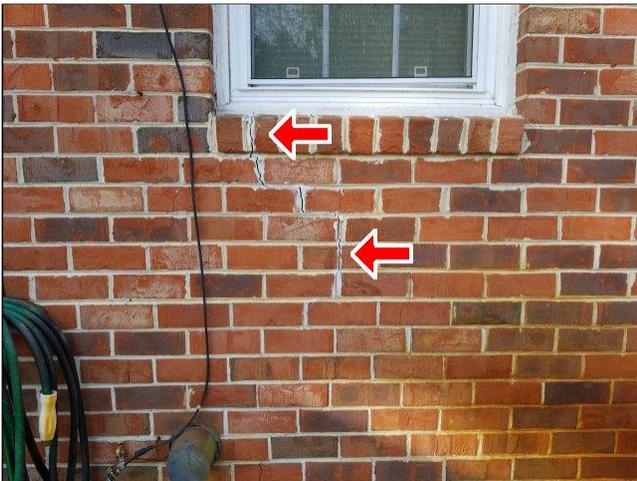
	●				<p><b>2.0 SIDING #1</b></p> <p>(1) Several large cracks and evidence of prior repairs noted in multiple locations indicating settlement. Recommend having conditions evaluated further and corrected as required by a licensed Masonry Contractor.</p> <p>(2) Rust stains noted on the brick veneer from the irrigation system, adjust sprinkler heads as needed.</p> <p>(3)</p> <p>Surfaces on older homes may have layers of lead-based paint, particularly pre-1978 paint applications. The likelihood of exposure to lead hazards is minimal if the paint is intact or covered with another product. Neither testing nor assessment is part of a standard home inspection. Testing by a qualified specialist should be arranged if paint damage or other potential hazards exist or to address individual concerns.</p>
	●				<p><b>2.1 SIDING #2</b></p> <p>Loose panel of siding noted at the Sunroom. Have corrected as required by a licensed Contractor.</p>
	●				<p><b>2.2 EXHAUST VENT COVERS</b></p> <p>Lint buildup was found at the dryer vent, recommend having duct cleaned.</p>
	●				<p><b>2.3 WINDOWS</b></p> <p>(1) (Exterior conditions only. See Windows comments in Interior Elements Section regarding functionality.)</p> <p>(2) The seals for the insulated glass have failed at several windows, with condensation and/or mineral deposits found between the panes. Recommend a check of all units to determine extent of repair/ replacement work required. Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.</p> <p>(3) The exterior caulk seals at the trim and siding are aging / deteriorating, re-seal and maintain as needed to prevent water intrusion and decay.</p>
	●				<p><b>2.4 ENTRY DOORS</b></p> <p>(1) Deadbolt hardware is broken at the Rear Entry door so the door can't be unlocked. Have conditions evaluated further and corrected as required by a licensed Contractor.</p> <p>(2) Lock hardware is damaged at the Sliding Glass Entry door, correct as required.</p> <p>(3) Fogging / evidence of the failure of the seal of the insulated glass was noted at the sliding glass door. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.</p> <p>(4) Sliding screen door is missing, replace as needed.</p>
	●				<p><b>2.5 STAIRS / STOOPS</b></p> <p>(1) Deteriorated mortar and a cracked brick noted at the Front stairs, correct and maintain as needed.</p> <p>(2) Irregular riser heights were noted, presenting a potential tripping hazard, consider having corrected for improved safety. (by current standards, the maximum rise should be no more than 7-3/4" and there should be no more than 3/8" difference between the heights of any two risers)</p>

**S F P NANI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

●		<p><b>2.6 FRONT PORCH</b></p> <p>(1) Front porch is sloped towards the home at the rear corners which greatly increases the potential for water intrusion and subsequent decay. Evidence of a history of leakage was also noted in the Crawlspace. Have conditions evaluated further and corrected as required by a licensed Contractor.</p> <p>(2) Loose brick noted, correct as needed.</p> <p>(3) Otherwise, a typical/normal settlement crack was observed in the floor slab. Seal and maintain as needed/desired.</p>
●		<p><b>2.7 SUNROOM</b></p> <p>Vines have grown through one of the walls, correct and maintain as needed.</p>
●		<p><b>2.8 RAILINGS</b></p> <p>Railings do not comply with current child safety requirements. (with openings wider than 4" between the balusters/pickets) Consider correcting for additional safety.</p>
●		<p><b>2.9 FOUNDATION SURFACE / VENTS</b></p> <p>Loose vent covers noted in a few locations, correct as required.</p>
●		<p><b>2.10 ELECTRIC / GFCI</b></p> <p>(1) Sunroom fan is inoperable and the blades are damaged, correct as required.</p> <p>(2) GFCI test failed at outdoor and Sunroom outlets. (structure pre-dates current requirements) Recommend correcting for additional safety. (add GFCI unit at outlets or in Panel) <i>GFCI protection has been required for exterior receptacle outlets for many years; they are a recommended safety improvement for all homes.</i></p> <p>(3) Damaged cover noted at one of the Front light fixtures, correct as needed.</p>
●		<p><b>2.11 HOSE BIBS / PLUMBING</b></p> <p>(1) Units were not checked due to being winterized. (off at interior cutoff) Verify proper operation prior to closing.</p> <p>(2) Recommend adding anti-siphon device(s) on hose bib(s) to reduce the potential for cross connection contamination of the plumbing system with bacteria from a garden hose.</p>

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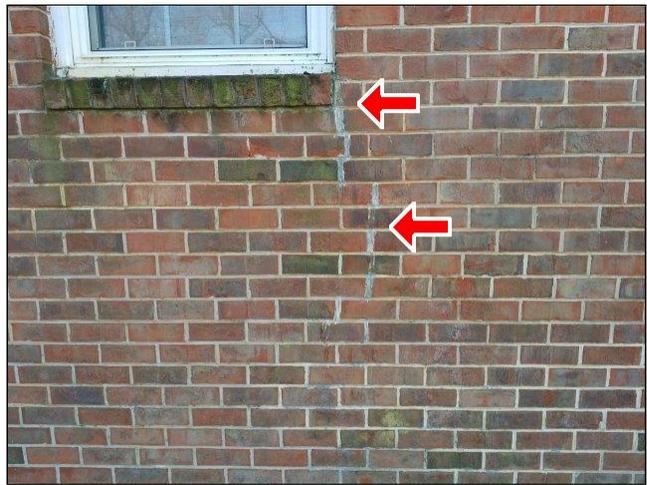
2.0(1) SIDING #1 Photo 1



2.0(1) SIDING #1 Photo 2



2.0(1) SIDING #1 Photo 3



2.0(1) SIDING #1 Photo 4



2.0(1) SIDING #1 Photo 5



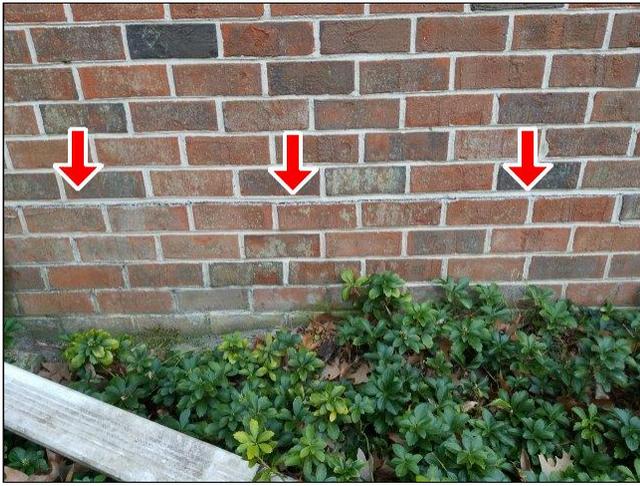
2.0(1) SIDING #1 Photo 6



2.0(1) SIDING #1 Photo 7



2.0(1) SIDING #1 Photo 8



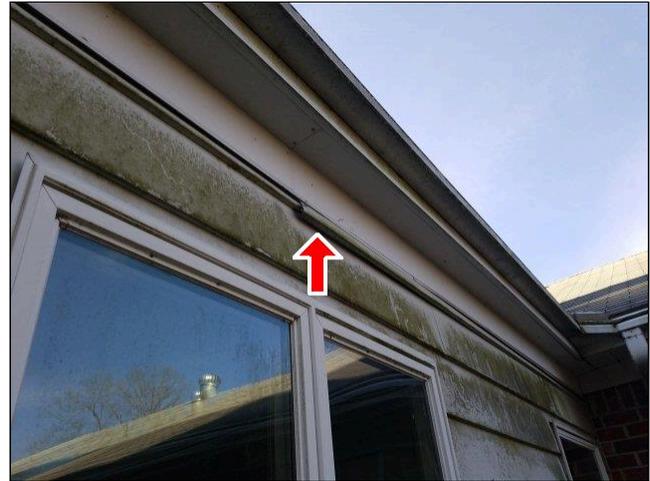
2.0(1) SIDING #1 Photo 9



2.0(2) SIDING #1 Photo 1



2.1 SIDING #2 Photo 1



2.1 SIDING #2 Photo 2



2.2 EXHAUST VENT COVERS Photo 1



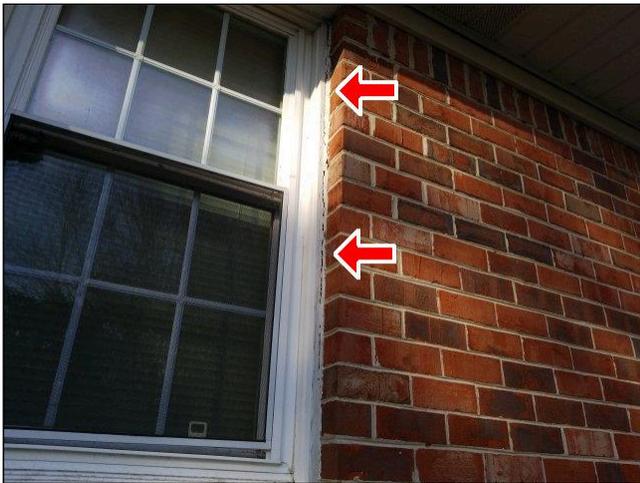
2.3(2) WINDOWS Photo 1



2.3(2) WINDOWS Photo 2



2.3(2) WINDOWS Photo 3



2.3(3) WINDOWS Photo 1



2.3(3) WINDOWS Photo 2



2.3(3) WINDOWS Photo 3



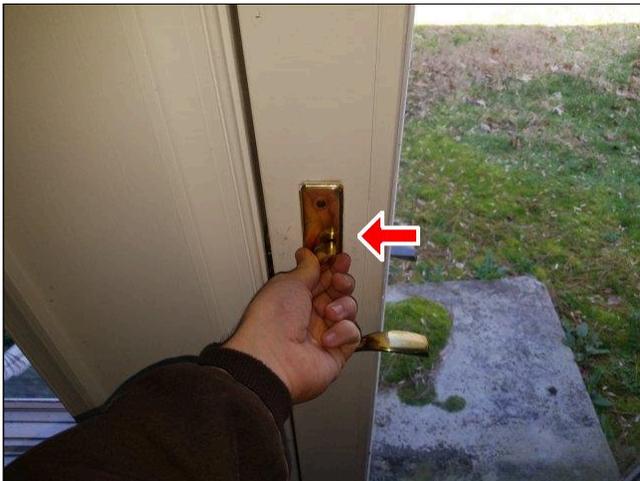
2.3(3) WINDOWS Photo 4



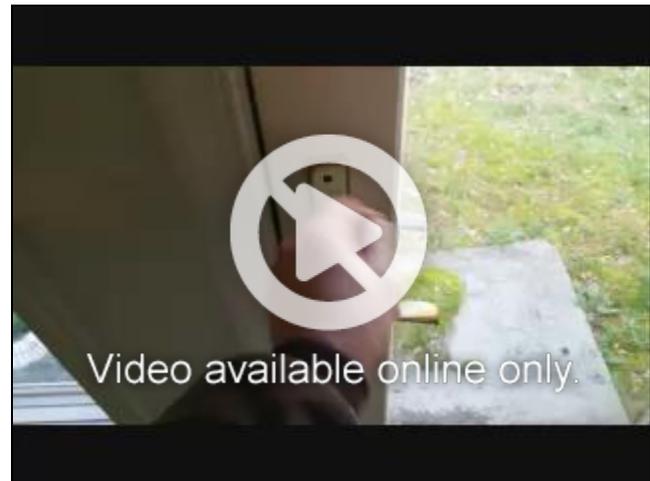
2.3(3) WINDOWS Photo 5



2.3(3) WINDOWS Photo 6



2.4(1) ENTRY DOORS Photo 1



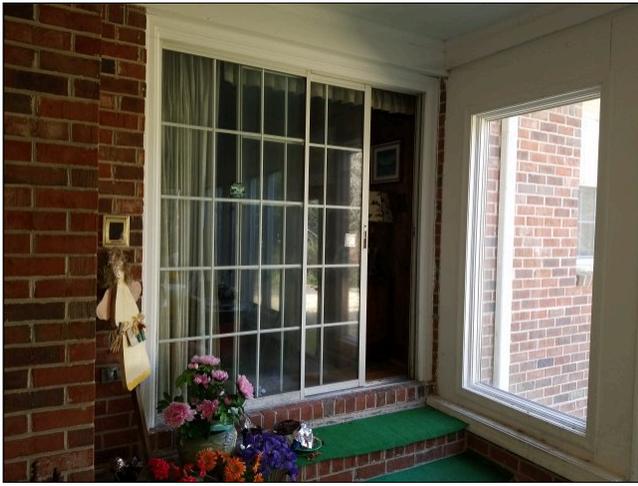
2.4(1) ENTRY DOORS Photo 2



2.4(2) ENTRY DOORS Photo 1



2.4(3) ENTRY DOORS Photo 1



2.4(4) ENTRY DOORS Photo 1



2.5(1) STAIRS / STOOPS Photo 1



2.5(1) STAIRS / STOOPS Photo 2



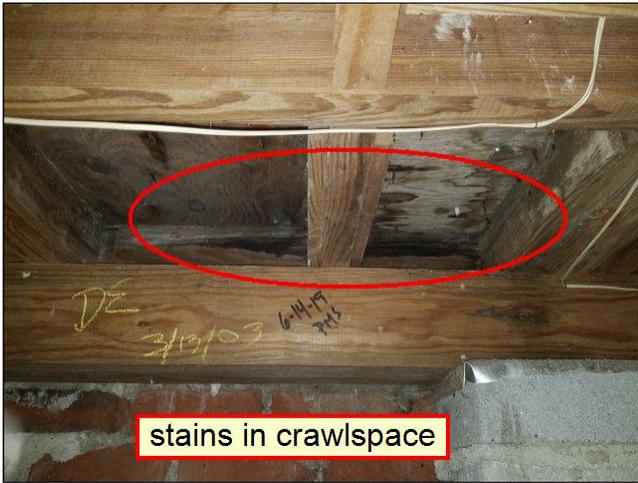
2.5(2) STAIRS / STOOPS Photo 1



2.6(1) FRONT PORCH Photo 1



2.6(1) FRONT PORCH Photo 2



2.6(1) FRONT PORCH Photo 3



2.6(2) FRONT PORCH Photo 1



2.6(3) FRONT PORCH Photo 1



2.7 SUNROOM Photo 1



2.8 RAILINGS Photo 1



2.9 FOUNDATION SURFACE / VENTS Photo 1



2.9 FOUNDATION SURFACE / VENTS Photo 2



2.10(1) ELECTRIC / GFCI Photo 1



GFCI test = power should go off

2.10(2) ELECTRIC / GFCI Photo 1



2.10(3) ELECTRIC / GFCI Photo 1



2.11(2) HOSE BIBS / PLUMBING Photo 1



2.11(2) HOSE BIBS / PLUMBING Photo 2

**NOTE:** All surfaces of the envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, and mold. The use of proper treated lumber or alternative products may help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop, or be discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Wood Deterioration** - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be

identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

**Lead-Based Paints** - Exterior surfaces may be covered with lead-based paint, particularly in pre-1978 homes. The likelihood of exposure to lead hazards is minimal if the paint is intact or covered with another product. Neither testing nor assessment is part of a standard home inspection. Testing by a qualified specialist should be arranged if paint damage or other potential hazards exist or to address individual concerns.

**Window/Door Seals** - Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

**Windows and Doors** - Storms, screens, safety glazing, locks and other attachments are generally not inspected unless otherwise noted. Comments on storms generally are limited to surface conditions; function and operation are not evaluated. An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations.

**Storms/Screens** - An inventory of storms/screens should be taken to confirm desired coverage exists and/or storage locations. Any loose, damaged or missing storms or screens should be repaired as desired, or if health concerns or other hazards exist.

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

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

**Exterior Faucets** - Exterior faucets that do not operate may be turned off, not connected, or, in cold weather, may be frozen. Consider all factors when concerns are indicated. The use of backflow preventers is advised, and in many areas now required, to prevent possible contamination of the water supply condition.

**Exterior Electric** - Due to weathering factors and the potential hazards of exterior wiring, precaution must be used for the installation and maintenance of electrical components. Any damaged components should be corrected immediately. Recommend adding Ground-Fault Circuit-Interrupter (GFCI) protection if not present.

**High-efficiency Window Issue** - *The glass used in modern high-efficiency double-pane windows often has a transparent coating that is designed to help reduce heat gain or loss. In certain situations, the window glass can reflect and focus sunlight on to other surfaces. This can heat up the effected surfaces to temperatures that are high enough to melt or otherwise damage house components, particularly plastics such as vinyl siding and trim. In most cases the damage is localized, but in rare situations damage can be widespread. Remediation usually involves replacement of damaged components and replacement or alteration (i.e., screening) of the windows. But resolution also requires the cooperative efforts of both the owner of the house with the windows and the one effected by the reflective sunlight. Builder and/or manufacturer warranties may also apply.*

**3. SITE ELEMENTS**

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

**WALKWAY TYPE(S):**  
Concrete

**DRIVEWAY TYPE(S):**  
Concrete

**SPECIAL LIMITATIONS:**  
Vegetation & Belongings

**S F P NANI**

			●	<b>3.0 PATIO(S)</b>
●				<b>3.1 WALKWAYS</b> Typical condition for age. Cracking and vegetation growth noted; clear and maintain as needed.
●				<b>3.2 DRIVEWAY</b> Typical condition for age. Cracking and vegetation growth noted; clear and maintain as needed.
	●			<b>3.3 GROUND SLOPE AT FOUNDATION</b> (1) Foundation vent(s) are below ground level at left side. A half-round window well should be installed. The dirt inside well should be replaced with approximately four inches of gravel. A couple of inches clearance between gravel and vent opening recommended. (2) A few low spots were noted at foundation, add soil as needed to prevent ponding and help facilitate proper drainage away from structure.
	●			<b>3.4 SITE GRADING</b> Grading slopes towards the house at rear of the home; monitor runoff and correct as needed.
	●			<b>3.5 TREES / VEGETATION</b> Clear trees and vegetation growing close to structure. Maintain a minimum 12" gap to avoid damage to siding and roofing materials, and the possibility of subsequent water intrusion and/or insect infestation.
			●	<b>3.6 UNDERGROUND OIL TANK</b> No evidence of a fuel tank for old heating system was noted on the property. Given the home's age, there is a possibility that an underground oil storage tank is (or was) present on the grounds. Inquire with Seller as to the presence of a tank and its current status. Underground oil tanks are often abandoned in place, but proper abatement procedures must be followed. If a tank is present, verify its proper abandonment and obtain all related documentation.
		●		<b>3.7 SHED(S)</b> (1) Moisture decay, evidence of moisture intrusion, and damaged trim were observed in several locations. The shed is also overgrown with vegetation. Have corrected as required by a licensed Contractor. (2) Please Note: The inspection of the shed was limited due to excess storage items. Recommend having conditions evaluated further once storage has been removed.
			●	<b>3.8 LAWN IRRIGATION SYSTEM</b> (1) Irrigation Pump did not operate when tested. Motor appears to be functional, but pump was not primed at time of inspection. Have Seller demonstrate proper operation prior to closing. (2) System could not be inspected due to the pump not being primed, have seller display proper operation prior to closing.

**S F P NANI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



3.1 WALKWAYS Photo 1



3.1 WALKWAYS Photo 2



3.2 DRIVEWAY Photo 1



3.2 DRIVEWAY Photo 2



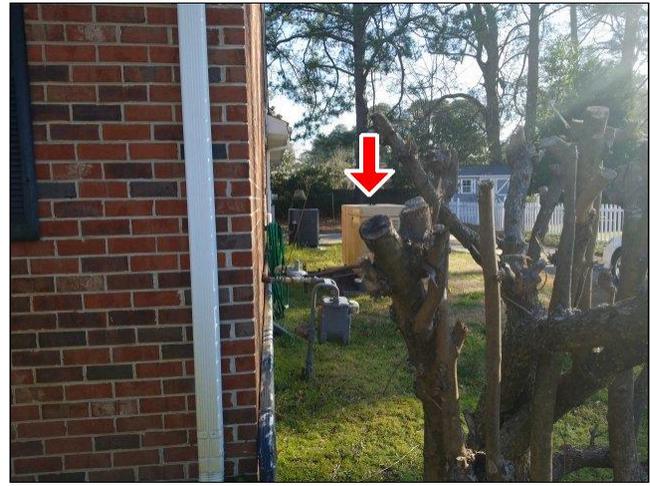
3.3(1) GROUND SLOPE AT FOUNDATION Photo 1



3.3(2) GROUND SLOPE AT FOUNDATION Photo 1



3.4 SITE GRADING Photo 1



3.5 TREES / VEGETATION Photo 1



3.5 TREES / VEGETATION Photo 2



3.7(1) SHED(S) Photo 1



3.7(1) SHED(S) Photo 2



3.7(1) SHED(S) Photo 3



3.7(1) SHED(S) Photo 4



3.7(1) SHED(S) Photo 5



3.8(1) LAWN IRRIGATION SYSTEM Photo 1



3.8(2) LAWN IRRIGATION SYSTEM Photo 1

**NOTE:** Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluation by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays or uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified service-persons is recommended prior to closing.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Site Elements** - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

**Geological Factors** - This report does not include evaluation of any soils or geological conditions/concerns. Construction on certain soils, particularly expansive clays, fill soils, hillside and waterfront areas, necessitate special design consideration. Evaluation of these factors, or the need for them, is beyond the scope of this inspection. Pertinent information should be obtained from local officials and/or a qualified specialist prior to closing, particularly if any concerns are detected or if home is in a detrimental soils area.

**Grading and Drainage** - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

**Ancillary Elements** - A standard inspection does not include evaluation of elements such as site lighting, irrigation systems, barbecues, sheds, outbuildings, fencing, privacy walls, docks, seawalls, pools, spas and other recreational or site elements. Evaluation of these elements prior to closing would be advisable.

**Drainage From Surfaces** - All improved surfaces such as patios, walks and driveways should be constructed and maintained so that they slope away from the foundation. Mudjacking and/or sealing may be adequate to correct minor drainage concerns; however, replacement may be required for proper correction in some cases.

**Grading Provisions** - To reduce the amount of water run-off or ponding and potential for water penetration and/or structural concerns, a positive slope away from the foundation should be provided around the perimeter of the house. Maintenance of a suitable ground cover is also advised. Depressions or negatively graded areas should be corrected/improved to help direct any roof or surface run-off away from the foundation. The periodic addition of new fill soil and reroading may be required, especially with new homes. A negative grade slope can cause structural and/or water infiltration problems. Excessive soil/water pressures can actually cause lateral movement of the foundation, a potentially serious concern. Deficiencies must be corrected and suitable drainage conditions must be maintained in order to prevent problems.

**Splash Blocks/Extensions** - To minimize water ponding at the foundation and the potential for interior water penetration, downspout extensions or splash blocks should be utilized at the termination points of all downspouts/roof drains. Maintain a positive slope away from the house and discharge downspouts a reasonable distance away from the foundation.

**Vegetation/Landscaping** - The site vegetation and landscaping should be maintained to prevent damage to the structure. Carefully remove any overgrowth to check for damage.

**Lawn Irrigation** - Lawn Irrigation systems are not inspected within the scope of a standard home inspection. Advise evaluation prior to closing by a qualified contractor. Buried lines are subject to hidden damage or leakage. Seasonal maintenance will be required. Chronic spray from lawn sprinklers onto the house may cause structural damage, insect infestation or other problems. Entire system should be checked and corrected for orientation and spray pattern.

**Fencing/Sheds** - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

**4. GARAGE**

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

**TYPE OF STRUCTURE:**

*Attached*

**ROOF DESCRIPTION:**

*Refer to ROOFING Section*

**HOUSE/GARAGE SEPARATION:**

*Incomplete Cover  
Lightweight Solid Interior Door  
Drywall Ceilings*

**SPECIAL LIMITATIONS:**

*Storage/Belongings  
Shelves/Cabinets Blocking View of Framing  
Tools/Equipment  
Storage / Inaccessible Areas*

**S F P NA NI**

					<b>4.0 EXPOSED FRAMING</b>
					<b>4.1 FOUNDATION / WALLS</b> Not inspected due to presence of excess storage items at time of inspection. Check conditions prior to closing, once storage has been removed.
					<b>4.2 FLOOR SLAB</b> (1) Typical cracking noted. Monitor and maintain as needed. (2) Inspection limited by presence of excess storage items at time of inspection. Check conditions once storage has been removed prior to closing to ensure that hidden damage does not exist.
					<b>4.3 SIDING / TRIM</b> Minor dents noted in trim at vehicle door, correct as desired.
					<b>4.4 WALLS / CEILINGS</b> (1) Door to the house and the Attic access do not comply with current fire safety standards. Consider upgrading for improved safety. <i>Fire rated doors are now required, and Attic accesses with wood panels for covers are generally prohibited when the Attic over the Garage is shared/open to the Attic over the finished space. Fire-rated materials (such as 5/8" drywall) are required on Garage walls and ceilings to slow the spread of a fire that starts in the Garage into the home to allow the occupants added time to escape. Walls and ceilings must also be free of holes or other damage, and the seams properly sealed with appropriate drywall tape and joint compound to prevent fumes from seeping into the home. Thickness of existing drywall was not checked, but given it's age it is unlikely to comply with these standards as well.</i> (2) Minor damage / gaps noted to drywall in some areas, correct as needed / desired. <i>Please be advised that even small holes or cracks on the ceiling or a wall that is shared with the living space can be considered breaks in the required house-garage separation. Maintain as needed to reduce the potential that fumes, flames, or smoke will enter the home and pose a risk to the occupants.</i> (3) Inspection limited by presence of excess storage items. Check conditions prior to closing, once storage has been removed.
					<b>4.5 OVERHEAD/VEHICLE DOOR(S)</b> (1) The balancer springs do not have enough tension on them due to a broken spring, causing the door to slam shut when detached from the opener. This is also causing the opener to work much harder than in should, and could lead to early failure. Have spring replaced and adjusted by a qualified overhead door specialist. (2) Old pressboard door is beginning to deteriorate at edges of panels, especially the base. Maintain as required and consider replacing.
					<b>4.6 DOOR OPERATOR(S)</b> Older units noted, anticipate repair and replacement needs.
					<b>4.7 ELECTRIC / GFCI</b>

**S F P NA NI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

S F P NANI

(1) Loose receptacle with a missing cover plate noted at the shared wall for the living area of the home, correct as required.  
(2) The receptacle outlets in the Garage are not GFCI protected. (structure pre-dates current requirements.) Consider installing GFCI unit(s) at receptacle(s) or in Electrical Panel as needed for improved safety.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



4.1 FOUNDATION / WALLS Photo 1



4.2(1) FLOOR SLAB Photo 1



4.2(1) FLOOR SLAB Photo 2



4.2(2) FLOOR SLAB Photo 1



4.3 SIDING / TRIM Photo 1



4.3 SIDING / TRIM Photo 2



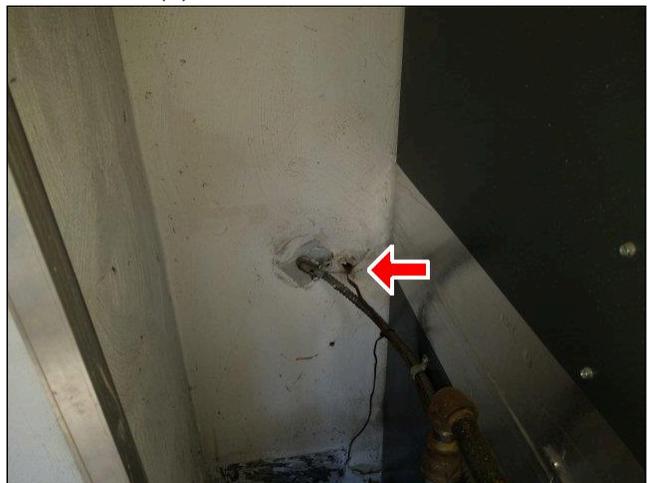
4.4(1) WALLS / CEILINGS Photo 1



4.4(1) WALLS / CEILINGS Photo 2



4.4(2) WALLS / CEILINGS Photo 1



4.4(2) WALLS / CEILINGS Photo 2



4.5(1) OVERHEAD/VEHICLE DOOR(S) Photo 1



4.5(1) OVERHEAD/VEHICLE DOOR(S) Photo 2



4.5(2) OVERHEAD/VEHICLE DOOR(S) Photo 1



4.6 DOOR OPERATOR(S) Photo 1



4.7(1) ELECTRIC / GFCI Photo 1



4.7(2) ELECTRIC / GFCI Photo 1

**NOTE:** Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Limitations/Obstructions** - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

**Garage/House Separation** - Fire-rated wall/ceiling assemblies are generally required between the house and garage. A home inspection generally does not address any specific requirement; rather fire-separation considerations are limited to a determination as to whether the frame walls are covered. Wall insulations and vapor retarders are generally not observable and may only be commented on if an observed defect exists. The integrity of any fire-separation assembly must be maintained for proper protection. Any gaps or openings should be covered/sealed with suitable materials. All joints must be taped.

**Door Operator Function** - In order to prevent personal injury or equipment damage, automatic door operators should stop and retract the door upon meeting reasonable resistance. This function should be checked on a regular basis and adjusted/corrected as needed. If the automatic door operator unit does not have retraction capabilities or doors not retract the door properly, it should be inspected by a qualified door specialist and repaired or upgraded as needed prior to future use.

**Garage to House Door** - The door between the garage and house generally requires a fire-rated construction rating (or such a door would be advisable). An approved solid door or fire door is normally specified; a door with steel cover may be acceptable in some areas. Automatic closing devices are also commonly required for this door.

**Electric/Wiring** - All wiring should be secured, enclosed and generally protected from physical damage, particularly at the lower areas. Extension cord use should be limited to servicing portable tools/items. Ground-Fault Circuit-Interrupters (GFCIs) are generally advised (if not required) for general garage circuits in garages.

**Mechanical Equipment** - Heating systems and other mechanical equipment should be protected from vehicle contact with a suitable barrier. Also, the ignition point or combustion chamber of water heaters and heating equipment generally is required to be positioned 18 inches above the floor as a safety measure if in the garage or with direct access from the garage.







5.1(2) ROOF DECK / SHEATHING Photo 2



5.2 VENTILATION PROVISIONS Photo 1



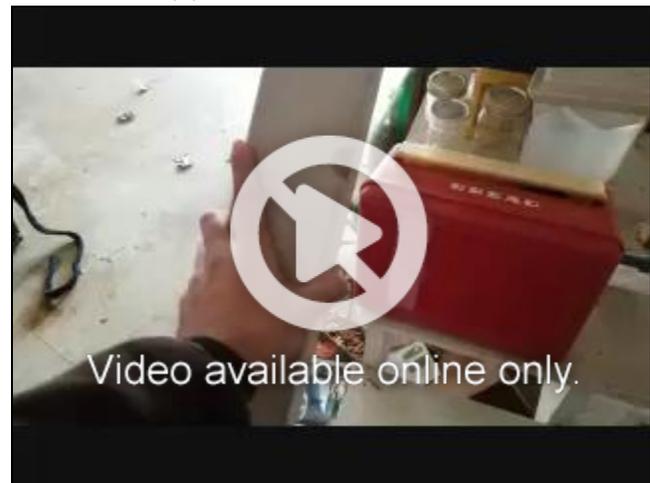
5.4 INSULATION Photo 1



5.5(2) EXHAUST VENTS Photo 1



5.6(1) ATTIC STAIRS Photo 1



5.6(1) ATTIC STAIRS Photo 2



5.6(2) ATTIC STAIRS Photo 1



5.7 ELECTRIC / WIRING Photo 1

**NOTE:** Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general information purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. Leakage can lead to mold concerns and structural damage. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Limitations/Obstructions** - Due to typical design/accessibility constraints (insulation, storage, etc.) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

**Insulation** - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

**Truss Construction** - Truss framing members should not be cut or field altered without design analysis. Once altered, a change in the loading pattern often dictates that the manufacturer, or structural engineer, must determine what remedial action is needed.

**Ventilation Provisions** - Adequate vent provisions must be provided for all attic areas to prevent excessive heat/ moisture buildup and consequential concerns such as roof or sheathing failure.

**Attic Ventilators** - Attic ventilators are usually thermostatically controlled and cannot be checked if in the off cycle or if temperatures are cool. Adequate intake air (soffit vents) should be provided for optimum flow. Confirm operation when possible. If needs dictate automatic operation in cold weather, a humidistat controller should be considered.

**Exhaust Vent Termination** - Laundry, kitchen and bath exhaust fan vents should not discharge into the attic area due to excessive moisture (or grease buildup from kitchen) concerns and the possibility of consequential damage. Redirect vent to the exterior where required.

**Insulation Levels** - The observed insulation appears to be substantially below levels normally found in this age home, or recommended for this area. Suggest upgrading. Older homes generally do not meet insulation levels and energy conservation standards required for new homes.

**Leakage/Stains** - Any specific notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Monitor attic for any changes; ongoing or questionable situations should be assessed and corrected. Leakage can lead to mold concerns.

**6(A) . POWDER ROOM**

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

**VENTILATOR(S):**  
Exhaust Fan

**SPECIAL LIMITATIONS:**  
Storage Items/Belongings  
Excess Clutter

S F P N A N I

●				<p><b>6.0.A SINK(S)</b> (1) Aging fixtures noted, anticipate future maintenance and repair needs. (2) Staining from prior leaks noted in cabinet, monitor and maintain as required.</p>
	●			<p><b>6.1.A TOILET(S)</b> (1) The toilet is loose at the floor; secure as required to reduce the potential for leaks and subsequent damage. (2) Aging toilet and flush hardware noted, anticipate periodic repair needs.</p>
	●			<p><b>6.2.A FLOOR(ING)</b> Vinyl flooring is lifting at the seams, correct and maintain as required.</p>
●				<p><b>6.3.A WALLS / CEILINGS</b> (1) Door rubs its jamb, adjust as needed. (2) Otherwise, minor cosmetic defects noted, correct as desired.</p>
●				<p><b>6.4.A VENTILATION</b> Aging fan noted; anticipate future repair or replacement needs.</p>
●				<p><b>6.5.A ELECTRIC / GFCI</b> GFCI test failed at wall outlet. Recommend adding GFCI protection at outlet or breaker for safety. (Structure predates current requirements)</p>

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

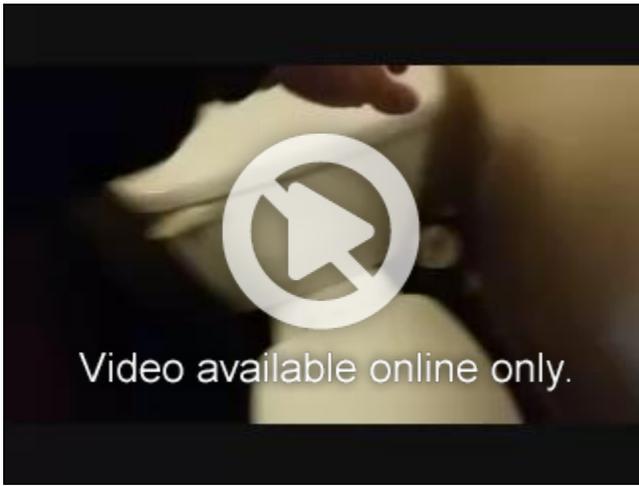
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



6.0.A(2) SINK(S) Photo 1



6.1.A(1) TOILET(S) Photo 1



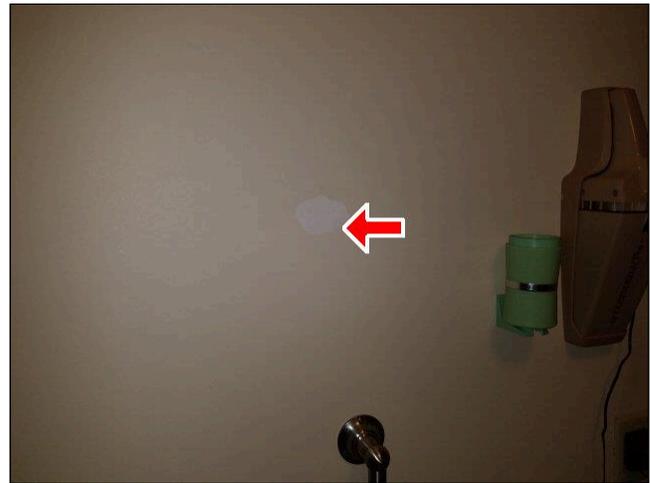
6.1.A(1) TOILET(S) Photo 2



6.2.A FLOOR(ING) Photo 1



6.3.A(1) WALLS / CEILINGS Photo 1



6.3.A(2) WALLS / CEILINGS Photo 1



6.3.A(2) WALLS / CEILINGS Photo 2



6.5.A ELECTRIC / GFCI Photo 1

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Electric Wiring** - Due to the hazard potential associated with electric components located in the bathroom area, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for bathroom receptacle outlets.

**Old Fixtures** - Old fixtures and/or faucets may require above normal maintenance; replacement may be required in the near future. The feasibility of faucet repairs will decrease with age. Clean aerators periodically. Sink replacement needs due to cosmetic wear may be discretionary.

**Toilet Seal/Tank** - A loose toilet or defective seal can result in leakage and significant consequential damage and should be attended to as soon as possible. Seepage at the base of the toilet requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

**Drain Mechanisms** - Minor repairs, adjustments or cleaning may correct many drain defects; however, tub drain mechanism repair may be problematic if there are access difficulties.

**Caulking/Grouting** - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

**GFCI Test** - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

**Vacant Homes/Dry Gaskets** - PLEASE NOTE - - Be aware that the faucets / valves and related piping at tubs, toilets and sinks in areas such as baths, kitchens, laundry and other interior and exterior plumbing locations will require periodic maintenance - - The packing, washers and gaskets will dry out over time, particularly in older fixtures or in fixtures which have been idle for some time, such as in vacant or foreclosed homes or seasonal / vacation condos - - The potential for leakage of this nature should be anticipated and the repairs should be considered a part of standard home and/or condo maintenance - - These items are checked for leakage as part of the standard inspection and will be noted in the appropriate report section[s] if found to be defective, however, as with any element of advancing age, defects may occur at any time.

**6(B) . HALL BATH**

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other components associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components may be found under other headings, including the PLUMBING SYSTEM.

**VENTILATOR(S):**  
Exhaust Fan

**SPECIAL LIMITATIONS:**  
Storage Items/Belongings  
Excess Clutter  
Severe Leakage During Inspection

S F P N A NI

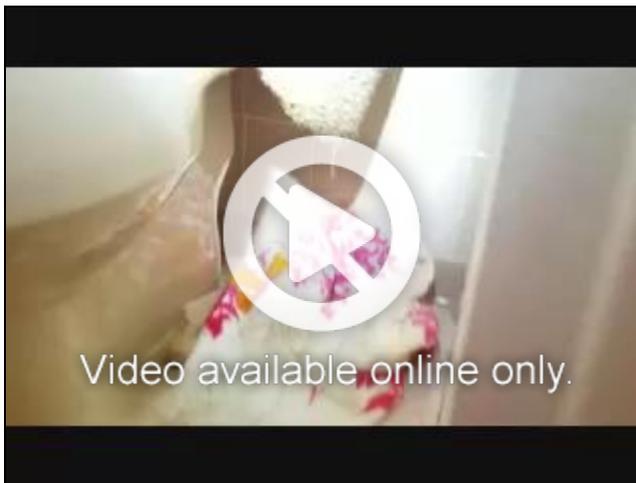
●					<p><b>6.0.B SINK(S)</b> Aging fixtures noted, anticipate future maintenance and repair needs.</p>
	●				<p><b>6.1.B TOILET(S)</b> (1) Substantial leakage noted from the base of the tank, have corrected as required by a licensed Plumbing Contractor. (2) Aging toilet and flush hardware noted, anticipate periodic repair needs.</p>
	●				<p><b>6.2.B BATHTUB(S)</b> (1) Slow leak noted at the base of the valve stem. Have corrected as required by a licensed Plumbing Contractor. (2) Some water flows from the spigot when the shower diverter is operated, likely due to a worn or defective gasket. Correct as desired. (3) Aging fixtures noted, anticipate future repair or replacement needs.</p>
●					<p><b>6.3.B SURROUNDS / ENCLOSURES</b> (1) Aging glass door noted. These units have a tendency to leak. Monitor closely and replace seals as needed. Some units of this age are not made of tempered glass. Check glass for a stamp indicating that it is tempered. If unable to locate such a marking, consider replacing for added safety. (2) Minor cracking noted to grout in corners of surround, maintain as needed. (3) Cracked tile noted, correct as desired.</p>
●					<p><b>6.4.B FLOOR(ING)</b> Older ceramic tile noted, anticipate periodic re-grouting and other repair needs.</p>
●					<p><b>6.5.B WALLS / CEILINGS</b> Minor cosmetic defects noted, correct as desired.</p>
●					<p><b>6.6.B VENTILATION</b> Aging fan noted; anticipate future repair or replacement needs.</p>
●					<p><b>6.7.B ELECTRIC / GFCI</b> (1) GFCI test failed at wall outlet. Recommend adding GFCI protection at outlet or breaker for safety. (Structure predates current requirements) (2) Bulb out in light fixture, replace and re-check prior to closing.</p>

S F P N A NI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



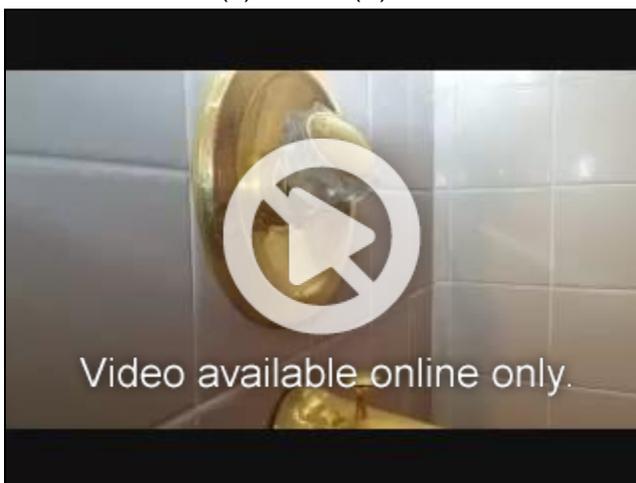
6.1.B(1) TOILET(S) Photo 1



6.1.B(1) TOILET(S) Photo 2



6.2.B(1) BATHTUB(S) Photo 1



6.2.B(1) BATHTUB(S) Photo 2



6.2.B(2) BATHTUB(S) Photo 1



6.3.B(1) SURROUNDS / ENCLOSURES Photo 1



6.3.B(2) SURROUNDS / ENCLOSURES Photo 1



6.3.B(2) SURROUNDS / ENCLOSURES Photo 2



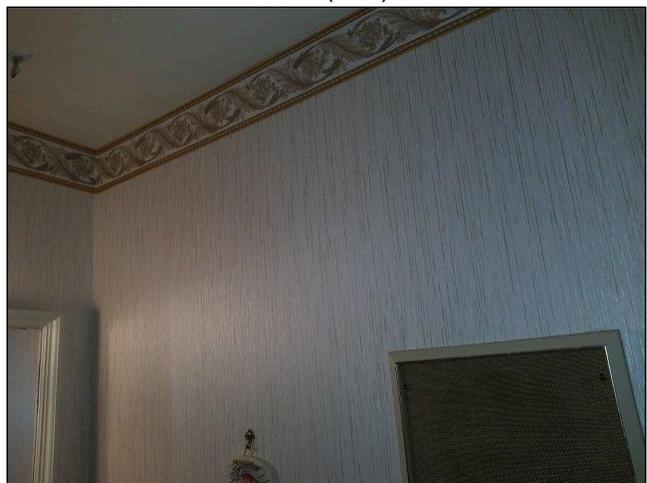
6.3.B(3) SURROUNDS / ENCLOSURES Photo 1



6.4.B FLOOR(ING) Photo 1



6.5.B WALLS / CEILINGS Photo 1



6.5.B WALLS / CEILINGS Photo 2



6.7.B(1) ELECTRIC / GFCI Photo 1



6.7.B(2) ELECTRIC / GFCI Photo 1

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Electric Wiring** - Due to the hazard potential associated with electric components located in the bathroom area, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for bathroom receptacle outlets.

**Molded Bathtubs/showers** - Acrylic, fiberglass and other resin-based pre-fabricated bathtub units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

**Old Fixtures** - Old fixtures and/or faucets may require above normal maintenance; replacement may be required in the near future. The feasibility of faucet repairs will decrease with age. Clean aerators periodically. Sink replacement needs due to cosmetic wear may be discretionary.

**Toilet Seal/Tank** - A loose toilet or defective seal can result in leakage and significant consequential damage and should be attended to as soon as possible. Seepage at the base of the toilet requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

**Shower Diverter** - Operation of the tub/shower diverter does not direct full water flow to the showerhead. Repair or replacement may be required to provide full flow. If not already present, it would be advisable to upgrade to an anti-scald faucet if replacement is required.

**Glass Door/Enclosure** - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

**Drain Mechanisms** - Minor repairs, adjustments or cleaning may correct many drain defects; however, tub drain mechanism repair may be problematic if there are access difficulties.

**Caulking/Grouting** - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

**GFCI Test** - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

**Vacant Homes/Dry Gaskets** - PLEASE NOTE - - Be aware that the faucets / valves and related piping at tubs, toilets and sinks in areas such as baths, kitchens, laundry and other interior and exterior plumbing locations will require periodic maintenance - - The packing, washers and gaskets will dry out over time, particularly in older fixtures or in fixtures which have been idle for some time, such as in vacant or foreclosed homes or seasonal / vacation condos - - The potential for leakage of this nature should be anticipated and the repairs should be considered a part of standard home and/or condo maintenance - - These items are checked for leakage as part of the standard inspection and will be noted in the appropriate report section[s] if found to be defective, however, as with any element of advancing age, defects may occur at any time.





6.0.C(1) SINK(S) Photo 1



6.1.C(1) TOILET(S) Photo 1



6.2.C(1) STALL SHOWER(S) Photo 1



6.3.C SURROUNDS / ENCLOSURES Photo 1



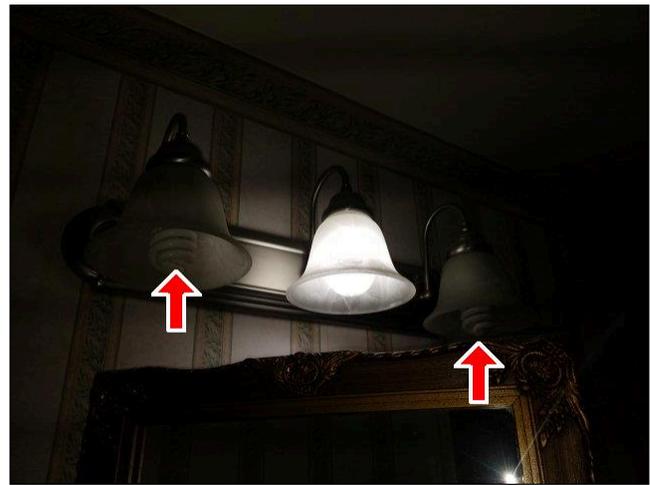
6.4.C FLOOR(ING) Photo 1



6.5.C WALLS / CEILINGS Photo 1



6.7.C(1) ELECTRIC / GFCI Photo 1



6.7.C(2) ELECTRIC / GFCI Photo 1

**NOTE:** Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-Fault Circuit-Interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**General Conditions** - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

**Electric Wiring** - Due to the hazard potential associated with electric components located in the bathroom area, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for bathroom receptacle outlets.

**Stall Showers -**

Acrylic, fiberglass and other resin-based pre-fabricated shower units are subject to damage with normal use or improper maintenance. Surfaces may become scratched, discolored and/or difficult to clean. Cracks can also develop. These may not be readily visible; and may open up depending on shower usage. Check periodically for damage and resultant leakage.

**Old Fixtures** - Old fixtures and/or faucets may require above normal maintenance; replacement may be required in the near future. The feasibility of faucet repairs will decrease with age. Clean aerators periodically. Sink replacement needs due to cosmetic wear may be discretionary.

**Toilet Seal/Tank** - A loose toilet or defective seal can result in leakage and significant consequential damage and should be attended to as soon as possible. Seepage at the base of the toilet requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

**Glass Door/Enclosure** - Any glass enclosure or glass surfaces adjacent to fixtures (e.g., shower/tub doors) should be safety or tempered glass. Unless otherwise noted, no verification of the presence of safety glazing is made a part of a standard inspection.

**Drain Mechanisms** - Minor repairs, adjustments or cleaning may correct many drain defects; however, tub drain mechanism repair may be problematic if there are access difficulties.

**Caulking/Grouting** - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

**GFCI Test** - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

**Vacant Homes/Dry Gaskets** - PLEASE NOTE - - Be aware that the faucets / valves and related piping at tubs, toilets and sinks in areas such as baths, kitchens, laundry and other interior and exterior plumbing locations will require periodic maintenance - - The packing, washers and gaskets will dry out over time, particularly in older fixtures or in fixtures which have been idle for some time, such as in vacant or foreclosed homes or seasonal / vacation condos - - The potential for leakage of this nature should be anticipated and the repairs should be considered a part of standard home and/or condo maintenance - - These items are checked for leakage as part of the standard inspection and will be noted in the appropriate report section[s] if found to be defective, however, as with any element of advancing age, defects may occur at any time.



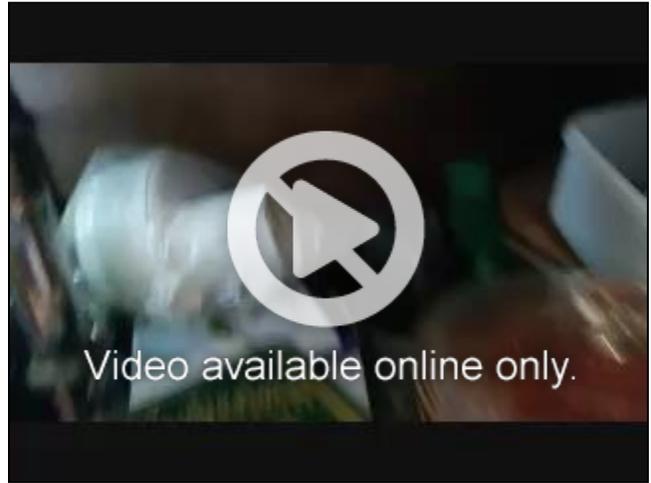
being "disposable" and are often more economical to replace than repair when problems arise. As such, most manufacturers have reduced their warranties on this equipment to one year or less. Purchasing a third party "home warranty" to help defray the cost of any future repair or replacement would be advisable.

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



7.0(1) PLUMBING / SINK(S) Photo 1



7.0(1) PLUMBING / SINK(S) Photo 2



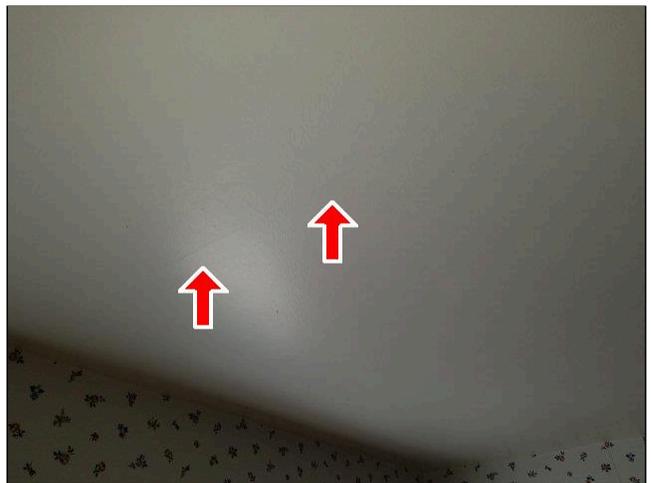
7.1 FLOOR(ING) Photo 1



7.2 WALLS / CEILING Photo 1



7.2 WALLS / CEILING Photo 2



7.2 WALLS / CEILING Photo 3



7.3(1) ELECTRIC / GFCI Photo 1



7.3(2) ELECTRIC / GFCI Photo 1



7.4 RANGE(S) Photo 1



7.5 DISHWASHER(S) Photo 1



7.5 DISHWASHER(S) Photo 2



7.7 VENTILATOR(S) Photo 1



7.8(1) CABINETRY Photo 1



7.8(3) CABINETRY Photo 1



7.8(3) CABINETRY Photo 2



7.8(3) CABINETRY Photo 3



7.10 MICROWAVE / MICROHOOD Photo 1



7.11 REFRIGERATOR Photo 1

**NOTE:** Many appliances typically have a high maintenance requirement and limited service life (5-12 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-Fault Circuit-Interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Appliances** - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances

typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

**Appliance Utilities** - Appliance inspections do not include evaluation of the adequacy or capacity of any utility or utility connections or compliance with code or manufacturer requirements. Upgrades to water, waste, gas or electric lines may be required to meet specifications of any particular appliance; especially when a new or larger capacity appliance is added.

**Cooking Appliances** - Cooking adequacies, anti-tip features, self-cleaning cycles and other accessories are not evaluated as part of a home inspection. While the proper tip over protection cannot be verified during a home inspection, all units should be checked to confirm manufacturer recommended tip-protection has been installed as a precautionary measure.

**Microwaves** - The evaluation of microwave units is not included in a standard inspection. The cooking adequacy of these units can vary. Follow manufacturer's guidelines; check periodically for leakage or other malfunctions.

**Disposals** - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

**Dishwashers** - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor/pump and visual check of readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

**Electric/GFCI** - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

**Cabinetry/Countertop** - Assessment of cabinetry is limited to a check of visible counter areas and a representative number of cabinet components. All cabinetry should be checked when clear of storage or obstruction prior to closing on house.

**Sinks/Faucets** - The feasibility of faucet repair will decrease with use/age. Sediment/debris trapped in the aerator can restrict flow; clean aerators periodically. Faucet and/or sink replacement due to surface wear/cosmetic factors would be a discretionary matter.

**Spray Attachment** - A sink spray attachment is an optional accessory item. Repair to prevent any consequential damage from water leakage. In some cases, it may be necessary to replace the faucet in order add a sprayer or restore/ repair an existing one.

**GFCI Test** - Ground-Fault Circuit-Interrupters (GFCIs) are required in the kitchens of most newer houses; they are a recommended safety improvement for older houses. Due to the high hazard potential of electric components in the kitchen area, any identified concern should be addressed immediately. While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI it should be corrected.

**8. INTERIOR ELEMENTS**

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

**CEILING TYPE(S):**

*Wood Frame*

**WINDOW TYPE(S):**

*Double Hung*

**FIREPLACE #1 TYPE:**

*Brick w/Gas Logs*

**FIREPLACE #2 LOCATION:**

*Florida Rm*

**WALL TYPE(S):**

*Wood Frame*

**DETECTOR(S):**

*Smoke Detector(s)*

**FIREPLACE #1 LOCATION:**

*Living Rm*

**SPECIAL LIMITATIONS:**

*Excess Furnishing/Storage  
Extreme Clutter*

**FLOOR TYPE(S):**

*Wood Frame*

**DETECTOR LOCATION(S):**

*Hallway*

**FIREPLACE #2 TYPE:**

*Brick - Wood Burning*

**S F P NANI**

●					<b>8.0 CEILINGS</b> Typical condition for age, minor repairs/patches needed at nail pops and cracked tape joints. Correct/maintain as desired.
●					<b>8.1 WALLS</b> (1) Typical condition for age, minor repairs/patches needed. Correct as desired. (2) There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 homes. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard home inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed.
		●			<b>8.2 FLOORS (FRAMED)</b> (1) Carpeting stained and beyond useful service life; budget for replacement. (2) Several gaps in the flooring and minor swelling noted in the Laundry Rm, correct as needed. (3) Typical scratches noted in the wood flooring, sand and refinish as desired.
			●		<b>8.3 FLOORS (SLAB)</b>
				●	<b>8.4 STAIRS</b>
				●	<b>8.5 RAILINGS</b>
●					<b>8.6 WINDOWS</b> Defective balancers / retention springs noted at BR #2. Correct as required.
●					<b>8.7 ROOM DOORS</b> (1) Several doors either rub their jambs or do not latch, adjust as needed. (2) Damaged guide plates noted at the Sliding Closet doors in the MBR, correct as needed.
●					<b>8.8 DETECTOR TEST</b> Smoke detectors seemed to test properly, but they appear to be original to the structure, and they do not comply with current standards in terms of number and placement. Replacement is recommended every 10 years to ensure safety. Recommend replacing / upgrading existing units with combination smoke/CO detectors, and adding smoke detectors in each BR as required by current standards.
		●			<b>8.9 FIREPLACE(S)</b> (1) Damper in the Living Rm appears to be damaged and out of alignment, have corrected as needed by a (CSIA) Certified Chimney Sweep. (2) Spark arrestor screens are warped/damaged in Living Rm and Missing in Sunroom, recommend replacing. (3) As noted in the Roofing Section, a Level 2 inspection by a (CSIA) Certified Chimney Sweep is

**S F P NANI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

recommended prior to closing as a precaution.

**8.10 FIREPLACE GAS BURNERS**

- (1) Logs would not ignite at the time of inspection, have conditions evaluated further and corrected as needed by a qualified gas appliance specialist.
- (2) Typically, with this type of gas burner, a bolt or some form of lock is required on the flue damper to prevent it from closing, ensuring that dangerous flue gasses will be able to vent. No bolt was found, check manufacturers venting specifications and add as required for safety.
- (3) Basic, older burner noted which must be lit manually by hand. These units tend to flare out when control is first turned from the Pilot position to ON. Exercise caution and consider upgrading to a modern, more efficient unit.

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



8.0 CEILINGS Photo 1



8.1(1) WALLS Photo 1



8.1(1) WALLS Photo 2



8.2(1) FLOORS (FRAMED) Photo 1



8.2(1) FLOORS (FRAMED) Photo 2



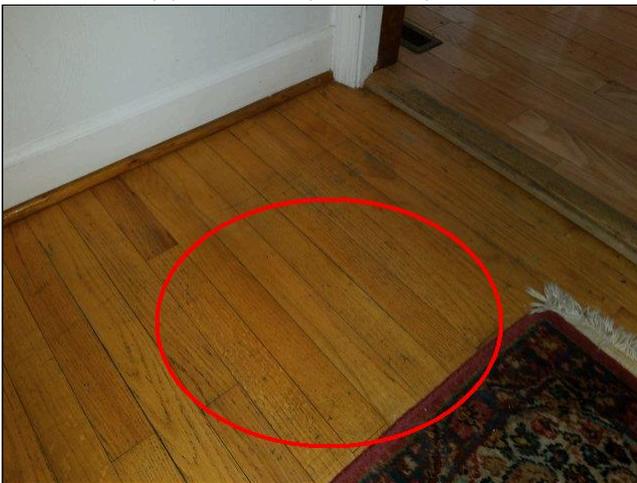
8.2(2) FLOORS (FRAMED) Photo 1



8.2(2) FLOORS (FRAMED) Photo 2



8.2(2) FLOORS (FRAMED) Photo 3



8.2(3) FLOORS (FRAMED) Photo 1

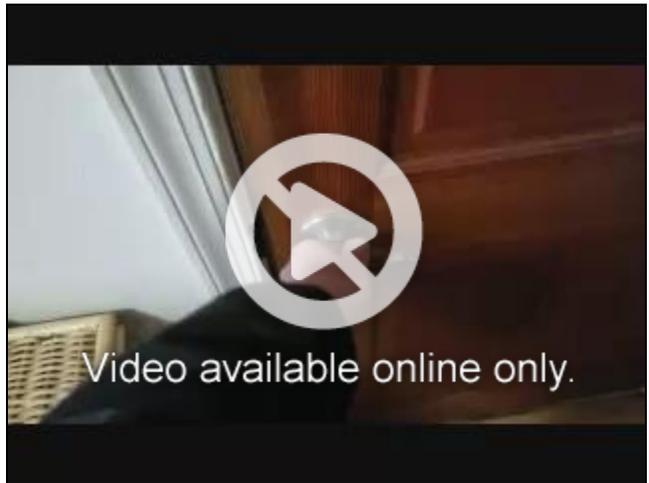


window has to be propped open

8.6 WINDOWS Photo 1



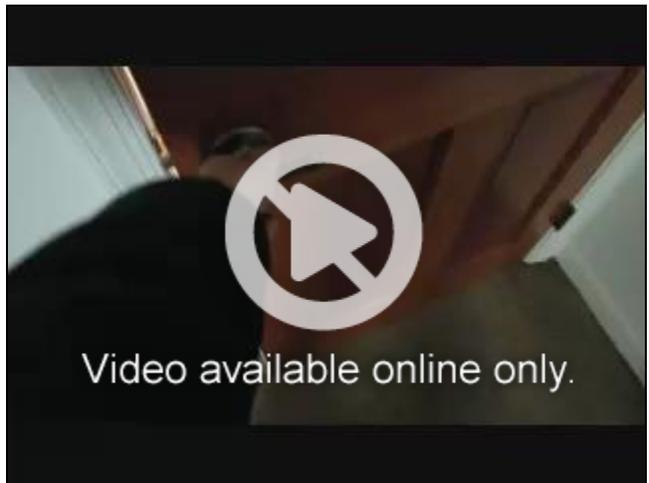
8.7(1) ROOM DOORS Photo 1



8.7(1) ROOM DOORS Photo 2



8.7(1) ROOM DOORS Photo 3



8.7(1) ROOM DOORS Photo 4



8.7(2) ROOM DOORS Photo 1



8.9(1) FIREPLACE(S) Photo 1



8.9(2) FIREPLACE(S) Photo 1



8.9(2) FIREPLACE(S) Photo 2



8.9(3) FIREPLACE(S) Photo 1



8.9(3) FIREPLACE(S) Photo 2



8.10(1) FIREPLACE GAS BURNERS Photo 1



8.10(2) FIREPLACE GAS BURNERS Photo 1



8.10(3) FIREPLACE GAS BURNERS Photo 1

**NOTE:** All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Structural Components** - Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

**Indoor Air Quality/Mold** - All houses are potentially subject to indoor air quality concerns due to numerous factors such as improper venting systems, outgassing from construction materials, etc. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms—most are results of excess moisture conditions. A home inspection does not include assessment of potential health of environmental contaminants or allergens. If leakage occurs of detrimental moisture conditions exist or develop the possibility of potentially harmful contaminants exist and therefore should be immediately addressed. For air quality evaluations, a qualified testing firm should be contacted.

**Windows and Doors** - Windows and door evaluations are based on a random sampling of a representative number of units. All units should be checked by the buyer for possible operational concerns or other deficiencies. Unless noted, presence of safety glazing at windows/doors is not evaluated.

**Insulated Glass** - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

**Smoke/CO Detectors** - Smoke/fire detection systems and fire extinguishers are generally recommended for all houses, and may be required in some areas. Carbon monoxide and gas detectors are also recommended for houses with fuel-burning appliances, fireplaces or attached garages. Any installed systems should be checked/serviced at least monthly. The potential for elevated carbon monoxide levels exists in most houses, particularly if an attached garage of fuel burning units are present.

**Lead-Based Paints** - There is a potential that exterior and/or interior surfaces are covered with a lead-based paint, particularly in pre-1978 homes. If paint is intact or covered with another product the likelihood of the release of any significant lead is minimized. No lead-based paint assessment is made as part of a standard home inspection. Individual concerns should be considered and testing by a qualified specialist can be arranged if needed.

**Ceiling Fans** - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

**Plaster Surfaces** - Plaster becomes more susceptible to sagging and damage as it ages, or if exposed to excess heat, water leakage or structural movement. Separation of the plaster from its base is not always readily apparent but should be suspected with any plaster movement, irregularities or obvious defects. Failing ceiling plaster requires prompt attention.

**Walls/Ceiling Conditions** - Cracks and nail pops occur in wall/ceiling surfaces due to construction methods, material, framing movement, and other factors. Minor surface conditions can generally be repaired, but the need for periodic repair should be anticipated. If cracks are large, recurring, or appear to increase in magnitude, there is likely an underlying structural concern that may need to be addressed.

**Fireplace Inspection Limitations** - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

**Gas Burner** - All gas burners should be approved by a listed testing agency and should only be installed in a fireplace with a permanently opened vent or damper secured in the open position.

**Gas Ignitor** - Gas igniters are not intended for continued burning. The valve should be controllable by a key positioned outside the firebox. The key should be

removable to prevent misuse

**Damper Operation** - Loose, damaged or rusted components or debris at the smoke chamber area can prevent proper and safe operation of damper or unit.

**Creosote/Cleaning** - All solid fuel units should be cleaned regularly (before heavy soot or creosote buildup occurs). Do not use any unit with significant buildup; heavier buildup may exist in areas not observable.

**Combustion Air** - All fuel-burning units require adequate air supply for proper combustion and to prevent backdrafting concerns at this or other units. Combustion air may be supplied by room air, room vents or direct ducting from the exterior.

**9. FOUNDATION / SUBSTRUCTURE**

The inspection of the substructure and foundation is limited to readily visible and access elements as listed herein. Elements or areas concealed from view for any reason cannot be inspected. In most homes, only a representative portion of the structure can be inspected. Any element description provided is for general information purposes only; the specific material type and/or make-up cannot be verified. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or verification of prior water penetration or predictions of future conditions. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.** Additional information related to the house structure may be found under many other headings in this report.

**CRAWLSPACE:**  
Full House

**CRAWLSPACE INSPECTION METHOD:**  
Limited Entry

**FOUNDATION WALLS/PIERS:**  
Block  
w/Curtain (Veneer) Wall

**HOUSE FLOOR STRUCTURE:**  
Wood Frame  
Joist

**INSULATION:**  
None

**VAPOR RETARDER(S):**  
Incomplete  
Plastic Sheeting on Grade

**SPECIAL LIMITATIONS:**  
Limited Clearance  
Ducts  
Piping

**S F P N A N I**

●					<b>9.0 FOUNDATION WALLS</b>
	●				<b>9.1 PIERS / COLUMNS</b> Two piers were damaged for piping under the MBA, a pier is chipped at the Front of the home, and a piers has largely. even destroyed for the installation of a Foundation Vent under the Powder Rm. Have conditions evaluated further and corrected as required by a licensed Foundation Repair Contractor.
	●				<b>9.2 FLOOR FRAMING</b> (1) Cracked joist noted at the Living Rm; sister new joist. (2) Evidence of prior Termite activity as well as leakage at the Front Porch noted at the time of inspection. It does not appear as though the prior Termite activity reached the framing and repairs were observed at the Front Porch. However, strongly recommend having conditions evaluated further and corrected if needed by a licensed Termite & Moisture Control Specialist. (3) Evidence of prior fungal activity noted in the Crawlspace. Damage to framing does not appear to be consequential at this time, but measures should be taken to improve ventilation and reduce moisture concerns. See Ventilation note below for more detail and remedial recommendations.
	●				<b>9.3 MAIN BEAM(S)</b> (1) A section of the beam was improperly removed to make a Crawlspace access in the Garage. This has left inadequate support for the framing at this location. Have conditions evaluated further and corrected as required by a licensed Substructure Repair Contractor. (2) See Framing note above regarding fungus activity.
●					<b>9.4 CRAWLSPACE VENTILATION</b> As noted above, there is evidence of prior fungus growth on the framing and beams. Damage does not appear to be consequential, but measures should be taken to reduce moisture levels. Maintain a proper (6 mil minimum) plastic vapor barrier on the floor of the Crawlspace, keep foundation vents open during the warmer months of the year, and have annual termite & moisture inspections performed each year in the late summer or early fall, when moisture levels can be expected to be at their highest.
		●			<b>9.5 INSULATION</b> Typical of older homes, there is no floor insulation present, recommend adding for improved comfort and efficiency.
●					<b>9.6 VAPOR BARRIER</b> Gap in the vapor barrier noted under the Kitchen, correct as needed.

**S F P N A N I** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



9.1 PIERS / COLUMNS Photo 1



9.1 PIERS / COLUMNS Photo 2



9.1 PIERS / COLUMNS Photo 3



9.1 PIERS / COLUMNS Photo 4



9.2(1) FLOOR FRAMING Photo 1

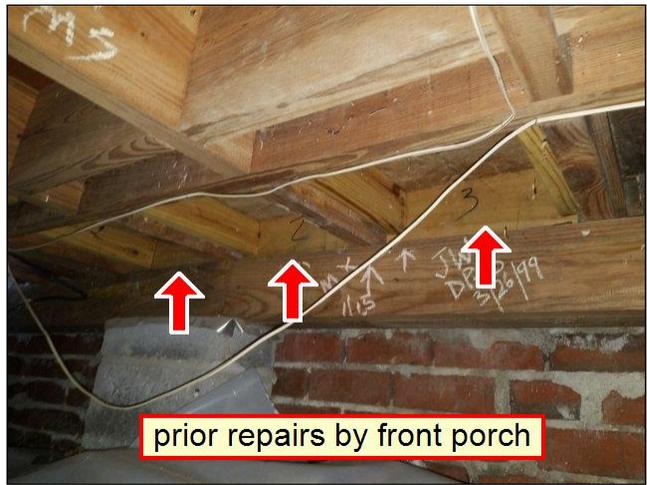


9.2(2) FLOOR FRAMING Photo 1



stains by front porch

9.2(2) FLOOR FRAMING Photo 2



prior repairs by front porch

9.2(2) FLOOR FRAMING Photo 3



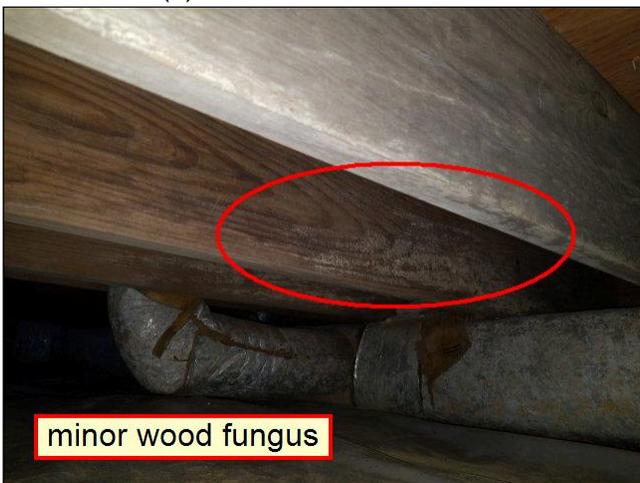
minor wood fungus

9.2(3) FLOOR FRAMING Photo 1



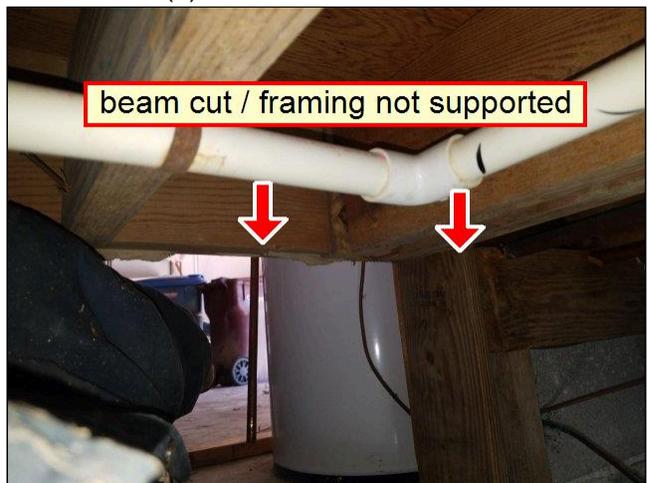
minor wood fungus

9.2(3) FLOOR FRAMING Photo 2



minor wood fungus

9.2(3) FLOOR FRAMING Photo 3



beam cut / framing not supported

9.3(1) MAIN BEAM(S) Photo 1



9.6 VAPOR BARRIER Photo 1

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration. Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. All wood components are subject to decay and insect damage; a wood-destroying insect inspection is recommended. Should decay and/or insect infestation or damage be reported, a full inspection should be made by a qualified specialist to determine the extent and remedial measures required. Insulation and other materials obstructing structural components are not normally moved or disturbed during a home inspection. Obstructed elements or inaccessible areas should be inspected when limiting conditions are removed. In high-wind or high-risk seismic areas, it would be advisable to arrange for an inspection of the house by a qualified specialist to determine whether applicable construction requirements are met or damage exists. Should you seek advice or wish to arrange a new inspection for elements not visible during the inspection, please contact the Inspection Company.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Inspection Limitations** - The inspection of major structural elements is limited to an assessment of a representative portion of the readily accessible visual components. Design and adequacy factors are not considered. Insulation is not normally moved/disturbed; hidden or latent concerns cannot be identified. Any obstructed area or areas where evaluation was otherwise prevented should be inspected when limiting conditions are removed.

**Wood Deterioration/Insects** - Wood deterioration or damage, whether from wood-destroying insects or decay, is more critical when major structural members are damaged. While some concerns may have been identified, additional concerns may exist. When evidence of decay and/or wood-destroying insect infestation or damage is noted, a full assessment should be made to determine extent of any damage or remedial measures required.

**Crawlspaces** - These areas are particularly prone to detrimental conditions including wood deterioration or damage. Proper ventilation and moisture barriers should be maintained. Check periodically for potential concerns.

**Framing Conditions** - Excess notching, improper construction methods, substandard materials, or ongoing conditions, such as decay or wood-destroying insects, in the sub-structure can adversely affect framing members/conditions throughout the house. Any assessment to determine structural conditions and/or remedial needs should include areas subject to consequential or hidden damage.

**Curtain (Veneer) Walls** - Exterior curtain wall construction is intended as a non-structural filler wall or veneers; should structural members be supported by these walls, load transfer/stability may not be adequate.

**Ventilation Provisions** - Unconditioned sub-grade areas, particularly crawlspaces, generally need year round ventilation unless dry or heated. Advise upgrading or correcting vents to provide adequate cross-ventilation should elevated moisture conditions exist or develop, or if inadequate venting is indicated.

**Leakage/Stains** - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may result in mold concerns.

**10. ELECTRIC SYSTEM**

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. **The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.** Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-Fault Circuit-Interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

**SERVICE LINE:**  
*Overhead*

**ENTRANCE LINE:**  
*Aluminum*

**SERVICE DISCONNECT(S):**  
*Single Main*

*Location: In Distribution Panel*  
*Estimated Amps: 200*

**DISTRIBUTION PANEL:**  
*Circuit Breaker*  
*Estimated Amps: 200*  
*Location: Laundry Rm*

**MAJOR APPLIANCE (240 VOLT) CIRCUITS:**  
*Aluminum*

**HOUSEHOLD (120 VOLT) CIRCUITS:**  
*Mostly Aluminum, Some Copper*

**GFCI:**  
*None Observed*

**SPECIAL LIMITATIONS:**  
*Finish Materials*  
*Furniture (inaccessible devices)*  
*Clutter/Belongings*

**S F P NANI**

●					<b>10.0 SERVICE / ENTRANCE LINE</b>
●					<b>10.1 SERVICE GROUNDING PROVISIONS</b>
●					<b>10.2 MAIN DISCONNECT(S)</b>
●					<b>10.3 DISTRIBUTION PANEL(S)</b> See Supplemental note below regarding the lack of AFCI breakers.
●					<b>10.4 WIRING / CONDUCTORS</b>  "Old technology" Aluminum wiring used for 15 and 20 amp household circuits. This wiring material was used from the late 1960's through the mid 1970's, when the practice stopped due to concerns over an increased risk of fire. The concerns center around aluminum's higher resistance compared with copper wire, and its tendency to react with other metals, forming high resistance compounds and leading to poor connections. It also expands and contracts at dramatically different rates from copper, so copper-aluminum splices and use of devices rated only for copper is inherently unsafe. The US Government's Consumer Product Safety Commission (CPSC) warns that homes with this type of wiring are 55 times more likely to have one or more connections reach Fire Hazard Conditions. The CPSC recommends adding an antioxidant gel at all terminal connections, and having copper leads installed at all devices, secured to the aluminum with the use of specially designed COPALUM or AlumiConn connectors. Adding Combination-Type Arc Fault Circuit Interrupters (combo - AFCI's) in the panel should also be considered for added safety, as most aluminum wiring defects will result in detectable arc faults prior to deteriorating into a more serious concern. Having all older AL/CU rated devices replaced with the newer CO/ALR rated devices is also recommended, as they generally have more reliable terminal connections.  Strongly recommend having system inspected and corrected (if needed) by a qualified Electrical Contractor prior to closing.  See the following websites for additional information: <a href="https://www.cpsc.gov/Newsroom/News-Releases/1974/CPSC-Safety-Recommendations-For-Aluminum-Wiring-In-Homes">https://www.cpsc.gov/Newsroom/News-Releases/1974/CPSC-Safety-Recommendations-For-Aluminum-Wiring-In-Homes</a> <a href="https://www.cpsc.gov/s3fs-public/516.pdf">https://www.cpsc.gov/s3fs-public/516.pdf</a> <a href="http://www.homedepot.com/p/AlumiConn-3-Port-Al-Cu-Wire-Connectors-10-Pack-95110/202889892">http://www.homedepot.com/p/AlumiConn-3-Port-Al-Cu-Wire-Connectors-10-Pack-95110/202889892</a> <a href="http://inspectapedia.com/aluminum/Aluminun_Wiring_Repair_US_CPSC_Pub_516.php">http://inspectapedia.com/aluminum/Aluminun_Wiring_Repair_US_CPSC_Pub_516.php</a>
●					<b>10.5 DEVICES</b>  (1) Inoperable light fixtures noted, replace bulbs as needed and verify proper operation of all fixtures prior to closing.  (2) Light fixtures with exposed bulbs are no longer permitted in clothes closets, consider replacing / upgrading.

**S F P NANI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected





10.5(1) DEVICES Photo 1



10.5(1) DEVICES Photo 2



10.5(2) DEVICES Photo 1



10.7 EMERGENCY GENERATOR Photo 1



10.7 EMERGENCY GENERATOR Photo 2

**NOTE:** Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Electrical System** - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

**Panel/Circuit Wiring** - Aluminum wiring is common on service feeders and major appliance circuits. All aluminum connections should be checked periodically. If household circuits are listed as aluminum wiring, review any inspector comments and general aluminum (120v) wiring comments. The operation or adaptability of any 240 volt dedicated appliance circuit for use with a particular appliance was not determined.

**Ground-Fault Circuit Interrupters** - GFCIs are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

**Arc-Fault Circuit Interrupters** - By current standards, combination type Arc-Fault Circuit-Interrupter circuit breakers (AFCI's) are required on most lighting circuits. The purpose of an AFCI is to reduce fire hazards associated with frayed wires and electric arcing, particularly in areas such as living rooms and bedrooms where corded fixtures are used. AFCI's are not to be evaluated as part of a standard home inspection. If present, AFCI devices should be tested periodically. If not present consider upgrading for safety. Should an AFCI "trip," it should be left in the "tripped" or "off" position, and arrangements should be made to have the circuit in question checked by a licensed Electrical Contractor.

**Auxiliary/Low Voltage Systems** - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.) is not performed as part of a standard home inspection.

**GFCI Test** - While a defective GFCI receptacle may still allow electricity to flow to the receptacle (and appliance), if the field test indicated any actual or suspected malfunction of a GFCI, it should be corrected.

**Light Fixtures/Switches** - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

**Wire Splices** - Wires should only be spliced together using approved wire nuts; splices should be installed in a covered junction (splice) box. Exposed/taped splices are not proper.

**Aluminum Wiring - 120 V Circuits** - It is generally recommended that houses with aluminum wiring on the household circuits be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. Recommended actions/methods will vary among electricians and agencies involved with electric safety. If prior remedial work is indicated, obtain documentation.

**Concealed Electric** - Due to house design, aside from electric devices and fixtures visible within the house, all electric system components are concealed and therefore could not be inspected. While it may be difficult to fully assess electric system conditions without opening walls or other destructive measures, an inspection and evaluation by a licensed electrician is recommended as a precautionary measure.

**Standby Generators** - A standby emergency generator was noted on the property. Inspection of generators is not within the scope of a home inspection. Recommend contacting the manufacturer, owner, utility and/or a qualified electrician to obtain full information on the installed system, including its service and maintenance history, control features, and test patterns. Also obtain verification of proper utility and unit installation and operation. Regular testing (e.g., 10-15 minutes weekly) is recommended to help increase probability of ensure operation in the event of an emergency. While some units are quieter than others, expect elevated noise levels during unit testing and operational conditions. Maintain proper drainage and suitable clearance around the unit. Service life of generators vary; typical units have a 5-20 year service life, depending on the unit quality and level of maintenance and usage.

**11. COOLING SYSTEM(S)**

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

**COOLING SYSTEM TYPE(S):**

*Electric Central Air (split system)*

**COOLING SYSTEM MAKE(S):**

*Nordyne*

**COOLING SYSTEM LOCATION(S):**

*Exterior & Garage*

**ESTIMATED AGE (Outdoor Unit):**

*3 to 6 years*

**ESTIMATED AGE (Indoor Coil):**

*12 to 15 years*

**DESIGN LIFE:**

*8 to 12 years*

**DISTRIBUTION:**

*Ducted System w/Room Supply Registers*

**SPECIAL LIMITATIONS:**

*Cold Weather Design*

**S F P NA NI**

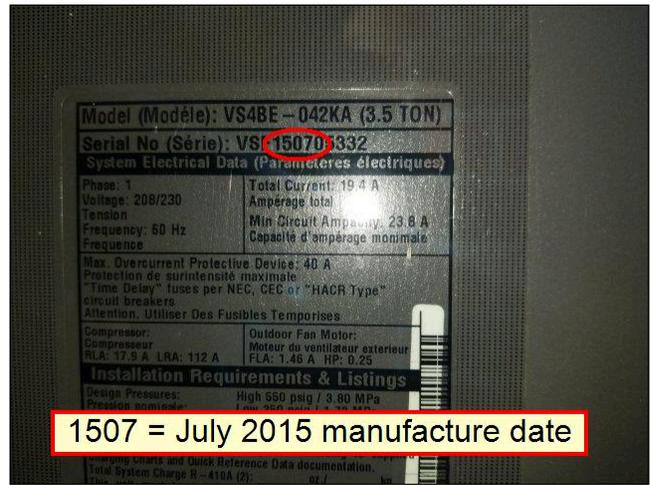
●					<p><b>11.0 COOLING SYSTEM(S)</b></p> <p>(1) See notes below.</p> <p>(2) System was not operated due to outdoor temperature below 60 degrees. Operation AC systems in cold weather can result in damage to components. Have system serviced and evaluated by a licensed HVAC Contractor prior to closing and again at the start of each season of use.</p>
●					<p><b>11.1 OUTDOOR UNIT(S)</b></p> <p>(1) See notes above.</p> <p>(2) The outdoor components of the system appear to have been upgraded and may not match interior components. System operation and efficiency may be effected. Some manufacturers and warranty companies will refuse to honor warranties on mis-matched equipment. Recommend system evaluation by a qualified HVAC contractor to confirm that equipment is properly paired and/or determine whether repairs or upgrades are required.</p>
●					<p><b>11.2 INDOOR BLOWER(S) / FAN(S)</b></p> <p>Evaporator coil unit is older than though outdoor components and is operating beyond the expected useful life. Anticipate repair and replacement needs.</p>
●					<p><b>11.3 DUCTWORK</b></p> <p>(1) Filter was dirty at time of inspection, be sure to change every 30 days for proper system efficiency and operation. Failure to change filters can result in dust buildup on indoor coil, reducing efficiency and equipment service life.</p> <p>(2) Aging metal ducts noted, recommend periodic cleanings.</p>
				●	<p><b>11.4 CONDENSATE PROVISIONS</b></p> <p>Lines appear to be properly configured, but proper operation could not be confirmed due to inability to operate system.</p>
●					<p><b>11.5 THERMOSTAT(S)</b></p> <p>.</p>

**S F P NA NI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



11.1(1) OUTDOOR UNIT(S) Photo 1



11.1(1) OUTDOOR UNIT(S) Photo 2



11.2 INDOOR BLOWER(S) / FAN(S) Photo 1



11.2 INDOOR BLOWER(S) / FAN(S) Photo 2



11.3(1) DUCTWORK Photo 1



11.5 THERMOSTAT(S) Photo 1

**NOTE:** Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate cooling or other system problems may not be due simply to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Central Cooling** - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the

use of or potential hazards of any system refrigerant.

**Maintenance/Service** - Regular cooling system maintenance is important. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Be sure to change filters every 30 days. Have heating and cooling equipment serviced and evaluated by a qualified HVAC contractor at the start of each season of use. While there are no guarantees with respect to equipment serviceability beyond the manufacturers warranty period, frequent filter changes and system servicing is likely to extend the service life significantly. Conversely, lack of filter changes and maintenance often results in early failure. Condensate back up or leakage can lead to mold growth.

**Cool/Cold Weather Factors** - Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for inspection when temperatures are above approximately 60° F (15° C) for several days.

**Outdoor Unit** - The outdoor unit base should be maintained in a reasonably level position. The coils will require periodic cleaning; clearance from vegetation/obstructions should also be provided.

**Refrigerant Tubing** - The tubing should be kept insulated and protected from physical damage. If any damage/leakage is noted, a thorough inspection should be performed by a service company.

**Condensate Removal** - All condensate must be properly discharged to the exterior or a suitable drain with an air gap. Condensate lines and pumps, if present, should be checked for proper flow regularly.

**Blower/Filters** - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters when needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

**Ceiling Fans** - No determination is made regarding ceiling fan mounting adequacy, wiring methods, or product recall status as part of a standard inspection. As with other electric fixtures, fan evaluation is limited to assessment of basic electric supply. All fans should be checked for the potential concerns noted above.

**Programmable Thermostats** - The specialized function of this unit may have prevented cooling system operation during the inspection. Consult with the owner on operation, and confirm proper operation of system.

**R-22 Freon Phase-Out** - For many years, air conditioning and heat pumps systems have used a type refrigerant, referred to as R-22 (commonly known as Freon®), to cool homes. Due to concerns over the effect the release of this refrigerant into the atmosphere from leaks or other causes has been found to have on the environment, laws have been passed mandating the phase-out of equipment using R-22. After Jan. 1, 2010, manufacturers can no longer make air conditioners or heat pumps that use R-22; however, equipment using R-22 can still be sold while supplies last and R-22 will be available for servicing of existing equipment for many years.

Should you need repair or replacement of your R-22 cooling system, you may have an option of servicing the existing equipment or replacing it. When making a decision as to what approach to take, in addition to cost, other factors should be considered including: the age of the equipment, the ease of replacement, potential energy savings from a new, more efficient system, the environment benefits of a system that uses alternate refrigerants, and your personal plans for future occupancy. If the equipment is very old or significant repairs are required, replacement may be the most practical approach. In all cases, to best assess your options, we recommend obtaining quotes from several qualified companies. For more information on this topic, go to <http://www.epa.gov/Ozone/title6/phaseout/22phaseout.html>.

**12. HEATING SYSTEM(S)**

The inspection of heating systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection for any reason cannot be inspected. **A standard home inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance check, chimney flue inspection or draft test, solar system inspection, or buried fuel tank inspection.** Furthermore, portable units and system accessories or add-on components such as electronic air cleaners, humidifiers, and water treatment systems are not inspected, unless specifically indicated. The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Additional information related to the heating system may be found under other headings in this report, including the COOLING SYSTEM section.

**SYSTEM TYPE:**  
*Forced Air / Natural Gas Furnace*

**SYSTEM MAKE(S):**  
*Goodman / Janitrol*

**SYSTEM LOCATION(S):**  
*Garage*

**ESTIMATED AGE:**  
*10 to 13 years*

**DESIGN LIFE:**  
*15 to 20 years*

**GENERAL DISTRIBUTION:**  
*Ducted w/Registers*

**SPECIAL LIMITATIONS:**  
*Design*

S F P N A N I

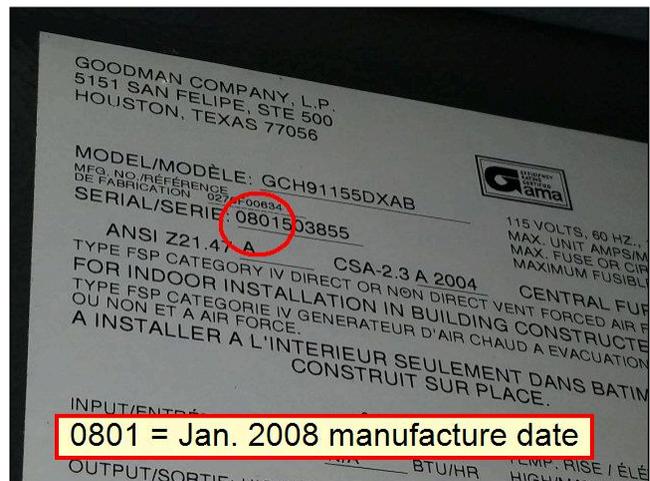
●					<b>12.0 HEATING UNIT(S)</b> The furnace is estimated as being midway through it's design life, anticipate future repair or replacement needs. Have system serviced and evaluated by a licensed HVAC Contractor at the start of each season of use.
●					<b>12.1 BURNERS</b>
●					<b>12.2 FUEL LINES AT UNIT(S)</b>
●					<b>12.3 VENT CONNECTOR(S)</b>
●					<b>12.4 COMBUSTION AIR PROVISIONS</b>
●					<b>12.5 BLOWER(S)</b> Due to age, anticipate future repair or replacement needs. (Blowers typically run 12 months per year, and require periodic maintenance and repairs.)
●					<b>12.6 DISTRIBUTION SYSTEM</b> Refer to ductwork notes in Cooling Section.
●					<b>12.7 THERMOSTAT(S)</b>

S F P N A N I S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

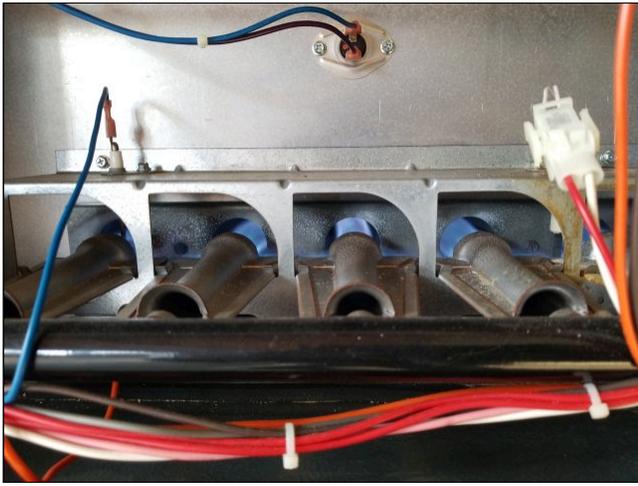
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



12.0 HEATING UNIT(S) Photo 1



12.0 HEATING UNIT(S) Photo 2



12.1 BURNERS Photo 1

**NOTE:** Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety hazards may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

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

**Auxiliary Equipment** - Add-on components or systems (electronic air cleaners, humidifiers, water treatment systems, etc.) are not evaluated unless specifically indicated.

**Hot Air Furnace** - The heart of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Check filters monthly; replace/clean as needed.

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

**Blower/Filters** - Missing or clogged filters can affect system operation and possibly reduce the service life of the unit. Replace/clean filters as needed. Ductwork/blower cleaning may also be required periodically, particularly if the unit was operated without a filter.

**Combustion Air** - All fuel-burning units require adequate air supply for proper combustion and to prevent backdrafting concerns at this or other units. Combustion air may be supplied by room air, room vents or direct ducting from the exterior.

**Heat Exchanger** - A limited assessment of the exchanger indicated signs of, or suspicion of, failure or other detrimental conditions. Potential health/safety concerns may exist. A thorough check of the unit and vent system by a qualified heating contractor is recommended. While heat exchanger replacement may be possible in rare cases, replacement of the furnace usually will be required if failure exists. Some types of heat exchangers, including basic horizontal flow models and even some newer high-efficiency units, are subject to premature failure.

**High-Efficiency Units** - High efficiency heating units operate at lower exhaust temperatures; therefore, proper venting and condensate drainage provisions are critical to service life and function. Each unit's requirements vary and cannot be readily assessed during a standard inspection. Units installed into old chimneys may cause moisture damage / have venting problems. Many of these units are prone to premature failure. Confirm unit's condition/status with a qualified service company. Anticipate repair/replacement needs if any venting or combustion problems exist.

**Programmable Thermostats** - The specialized function of a programmable thermostat may have prevented heating system operation during the inspection. Consult with the owner on operation, and confirm proper operation of system. Inspection of any thermostat condition is limited to its physical condition, mounting methods, and basic response to setpoint adjustment for cooling system operation. No evaluation is made of calibration accuracy, response time, effectiveness, or the function of each and every feature or components.





13.0(1) WATER PIPING Photo 1



13.2(1) DRAIN / WASTE PIPING Photo 1



13.2(2) DRAIN / WASTE PIPING Photo 1



13.2(2) DRAIN / WASTE PIPING Photo 2



13.5 LAUNDRY / UTILITY SINK Photo 1



13.6(1) GAS PIPING Photo 1



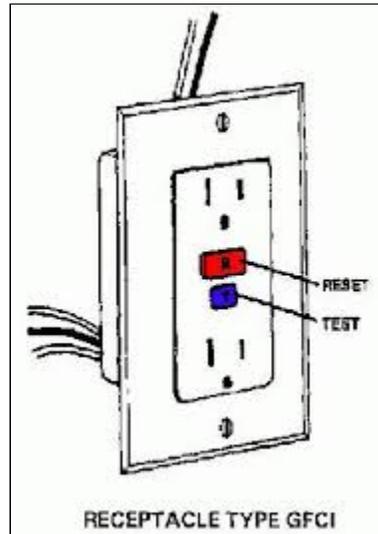
13.6(1) GAS PIPING Photo 2



13.6(2) GAS PIPING Photo 1



13.7(1) LAUNDRY HOOKUPS Photo 1



13.7(2) LAUNDRY HOOKUPS Photo 1



13.8(1) LAUNDRY EQUIPMENT Photo 1



13.8(2) LAUNDRY EQUIPMENT Photo 1

**NOTE:** Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

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

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

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

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

**Old/Mixed Water Piping** - Old and/or mixed type water piping is subject to ongoing corrosion and leakage as it ages, particularly at points where galvanized and copper pipe are connected together. The loss of water volume/pressure is also a common occurrence with old piping, as build-up on the interior of the piping and fittings restricts water flow. Recommend a full system check by a qualified plumber to determine current conditions and to provide guidance on repair or maintenance needs. Anticipate repair/upgrade needs.

**Plastic Piping** - Certain types of plastic piping systems have exhibited material or installation deficiencies resulting in premature leakage, particularly polybutylene (PB) piping manufactured prior to the mid 1990s. Some PB piping that developed leaks qualified for a special PB pipe repair program administered by the Consumer Plumbing Recovery Center or other group. Some other settlement programs were also established. Any problems that develop in newer systems may qualify for remedial work under manufacturer warranties. Contact the CPRC, the pipe manufacturer, or a qualified plumber or for assessment of the system and possible remedies if any prior concerns were reported or ongoing concerns exist.

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

**Pipe Insulation** - Maintain/add insulation to minimize pipe freeze-up concerns in unheated or unprotected areas. In severe conditions, insulation may not be enough to prevent freeze-up of the line. If needed, only listed heating cables should be installed in a manner recommended by the manufacturer.

**Clean Outs** - All clean-out covers must be secured in place at all times. Missing covers may allow water or gas backup or seepage.

**Leakage/Stains** - The cause or source for any reported/suspected leakage should be confirmed and repaired as needed. Leakage may cause consequential concerns such as structural damage and mold

**Concealed Plumbing** - Due to building/unit design, aside from plumbing fixtures visible within the dwelling, all plumbing system components are concealed and therefore could not be inspected.

**PEX Piping Issues** - The use of cross-linked polyethylene piping (PEX) has become a popular and generally acceptable alternative for water supply piping. As often happens with new building materials, issues tend to occur with early generations and/or certain brands products. Such has been the case with PEX, as there have been instances of leakage associated with manufacturing deficiencies and/or improper installation. While there may be concerns with any PEX installation, the instances of failure have caused some to unjustifiably claim all PEX systems defective.

It is not possible, within the scope of a standard home inspection, to inspect or identify the type or condition of all the piping and associated components used in a plumbing system. The majority of the piping or significant portions may be concealed and even where visible it may not be possible to determine whether an installation has experienced leakage or is at risk due to material defects or improper installation.

Accordingly, arranging an inspection and assessment of the PEX system by a qualified plumber familiar with the brand PEX system present would be prudent. While in many cases such an assessment may only be needed as a precautionary measure; in cases where there is evidence of leakage or repair work, or reports of prior issues, a full system inspection and assessment for potential concerns is strongly recommended. This assessment should also include a determination as to whether the system qualifications for reimbursement for repairs or replacement if needed under a PEX plumbing settlement program.

**Vacant House / Dry Gaskets** - PLEASE NOTE - - Be aware that the faucets / valves and related piping at tubs, toilets and sinks in areas such as baths, kitchens, laundry and other interior and exterior plumbing locations will require periodic maintenance - - The packing, washers and gaskets will dry out over time, particularly in older fixtures or in fixtures which have been idle for some time, such as in vacant or foreclosed homes or seasonal / vacation condos - - The potential for leakage of this nature should be anticipated and the repairs should be considered a part of standard home and/or condo maintenance - - These items are checked for leakage as part of the standard inspection and will be noted in the appropriate report section[s] if found to be defective, however, as with any element of advancing age, defects may occur at any time.

**Corrugated Stainless Steel Tubing** - Corrugated Stainless Steel Tubing (CSST) is subject to damage in the event of a lightning strike and other circumstances. Manufacturers believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a Mechanical Contractor licensed by the Commonwealth of Virginia as qualified to perform such work.

**14. WATER HEATER**

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

**WATER HEATER TYPE:**  
*Electric Water Heater*

**SYSTEM MAKE:**  
*Whirlpool / Craftmaster*

**SPECIAL LIMITATIONS:**  
*Design*

**WATER HEATER LOCATION:**  
*Garage*

**ESTIMATED AGE:**  
*8 to 10 years*

**ESTIMATED CAPACITY:**  
*50 +/- Gallons*

**DESIGN LIFE:**  
*8 to 12 years*

**S F P NANI**

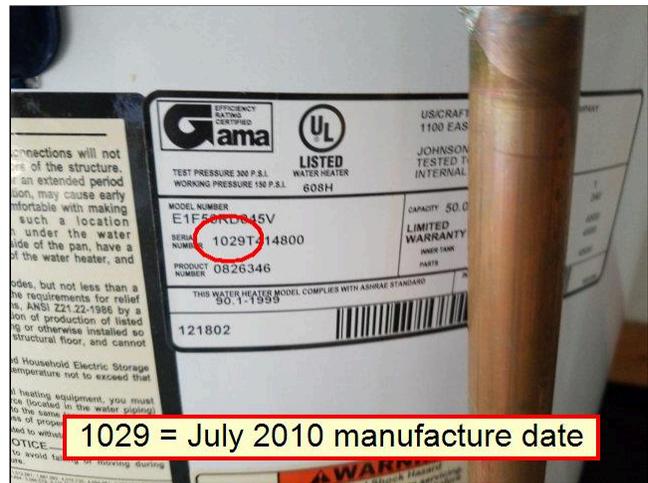
●										<p><b>14.0 WATER HEATER(S)</b></p> <p>(1) Unit nearing end of its design life, monitor and anticipate future replacement needs. (No signs of leakage or excess wear noted. Electric tanks generally hold up much better than gas units, but tend to have heating coils burn and other components wear out as they age, requiring repairs.)</p> <p>(2) Current standards require that the heating elements be at least 18" from the floor of any garage or utility area location. Place unit on proper stand to avoid risk of fire, resulting from the spill of a combustible material.</p>
										<p><b>14.1 VENT CONNECTOR(S)</b></p>
										<p><b>14.2 GAS / POWER LINES AT UNIT(S)</b></p> <p>Cover for the junction box has come loose exposing wiring, correct as required.</p>
										<p><b>14.3 SAFETY VALVE PROVISIONS</b></p>
										<p><b>14.4 OVERFLOW PAN</b></p> <p>Overflow pans are not required for Garage installations, consider adding.</p>

**S F P NANI** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



14.0(1) WATER HEATER(S) Photo 1



14.0(1) WATER HEATER(S) Photo 2



14.0(2) WATER HEATER(S) Photo 1



14.2 GAS / POWER LINES AT UNIT(S) Photo 1

**NOTE:** Maintaining hot-water supply temperatures at no more than 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

**SUPPLEMENTAL INFORMATION - Review the additional details below.**

**Domestic Hot Water** - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

**Relief Valves** - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

**Water Temperatures** - Hot water temperature generally should not exceed approximately 120° F (49° C) at any fixture. Elevated temperatures should be corrected. Monitor and adjust as required. Anti-scald devices are available as a safety measure.

**TPRV Discharge** - Valve discharge should be through a drain line to a readily visible area so that it can be monitored. The lines should not be reduced below valve opening size (3/4 inch), or restricted in any way. Metal piping is recommended for the drain line; if plastic is allowed, only high temperature plastic is acceptable.

**Clearance/Elevation** - The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas generally should be positioned at least 18 inches above the floor for fire safety reasons. Adequate clearance to combustibles must also be maintained around the unit and vent.

**Overflow Pan** - Water heaters located within the house or in attic should have an overflow pan under them. An overflow line should also be provided for relief valve discharge to the pan.

**FVIR Units** - Newer Flammable Vapor Ignition Resistant (FVIR) units require periodic cleanings of the air intake filters and screens. Failure to follow proper maintenance procedures can result in early failure of tank. Check manufacturers specifications and maintain as needed.

## SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action.** Any questionable issues should be discussed with the Inspector and/or Inspection Company.

**Note:** While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

### 1. ROOFING

#### 1.0 ROOFING

**Poor/Defective**

Cover estimated as being past midway through its economic service life. With proper maintenance, a few years of life should be remaining, but immediate attention is needed. Have the following concerns corrected by a licensed Roofing Contractor prior to closing: damaged shingles and nail pops.

#### 1.4 VENTILATION COVERS

**Poor/Defective**

1.4 (1) Two of the spinning turbine vents are not properly positioned which will increase the potential for leakage, correct as required.

#### 1.5 PLUMBING STACKS

**Poor/Defective**

1.5 (1) The integrated flashings for one of the rubber collars is not properly covered with the roof shingles, as too much of the side edges are exposed. This increases the potential for leakage during periods of severe weather, with wind driven rain. Recommend sealing the sides of these flashings with appropriate roof & flashing caulk to reduce the potential for leakage.

1.5 (2) Rubber pipe collars are deteriorating / torn. Replace boots as required.

### 2. EXTERIOR ELEMENTS

#### 2.0 SIDING #1

**Poor/Defective**

2.0 (1) Several large cracks and evidence of prior repairs noted in multiple locations indicating settlement. Recommend having conditions evaluated further and corrected as required by a licensed Masonry Contractor.

#### 2.1 SIDING #2

**Poor/Defective**

Loose panel of siding noted at the Sunroom. Have corrected as required by a licensed Contractor.

#### 2.2 EXHAUST VENT COVERS

**Poor/Defective**

Lint buildup was found at the dryer vent, recommend having duct cleaned.

#### 2.3 WINDOWS

**Fair**

2.3 (2) The seals for the insulated glass have failed at several windows, with condensation and/or mineral deposits found between the panes. Recommend a check of all units to determine extent of repair/replacement work required. Replacement of insulated glass windows or doors is usually required to correct failed or defective vacuum seals. Fortunately, the insulation value is usually not significantly reduced. Replacement time frame may be discretionary; however, conditions will gradually worsen with time.

#### 2.4 ENTRY DOORS

**Poor/Defective**

2.4 (1) Deadbolt hardware is broken at the Rear Entry door so the door can't be unlocked. Have conditions evaluated further and corrected as required by a licensed Contractor.

2.4 (2) Lock hardware is damaged at the Sliding Glass Entry door, correct as required.

#### 2.6 FRONT PORCH

**Poor/Defective**

2.6 (1) Front porch is sloped towards the home at the rear corners which greatly increases the potential for water intrusion and

subsequent decay. Evidence of a history of leakage was also noted in the Crawlspace. Have conditions evaluated further and corrected as required by a licensed Contractor.

2.6 (2) Loose brick noted, correct as needed.

## 2.9 FOUNDATION SURFACE / VENTS

### Poor/Defective

Loose vent covers noted in a few locations, correct as required.

## 2.10 ELECTRIC / GFCI

### Poor/Defective

2.10 (1) Sunroom fan is inoperable and the blades are damaged, correct as required.

## 2.11 HOSE BIBS / PLUMBING

### Not Inspected

2.11 (1) Units were not checked due to being winterized. (off at interior cutoff) Verify proper operation prior to closing.

## 3. SITE ELEMENTS

### 3.6 UNDERGROUND OIL TANK

#### Not Inspected

No evidence of a fuel tank for old heating system was noted on the property. Given the home's age, there is a possibility that an underground oil storage tank is (or was) present on the grounds. Inquire with Seller as to the presence of a tank and its current status. Underground oil tanks are often abandoned in place, but proper abatement procedures must be followed. If a tank is present, verify its proper abandonment and obtain all related documentation.

### 3.7 SHED(S)

#### Poor/Defective

3.7 (1) Moisture decay, evidence of moisture intrusion, and damaged trim were observed in several locations. The shed is also overgrown with vegetation. Have corrected as required by a licensed Contractor.

### 3.8 LAWN IRRIGATION SYSTEM

#### Not Inspected

3.8 (1) Irrigation Pump did not operate when tested. Motor appears to be functional, but pump was not primed at time of inspection. Have Seller demonstrate proper operation prior to closing.

3.8 (2) System could not be inspected due to the pump not being primed, have seller display proper operation prior to closing.

## 4. GARAGE

### 4.1 FOUNDATION / WALLS

#### Not Inspected

Not inspected due to presence of excess storage items at time of inspection. Check conditions prior to closing, once storage has been removed.

### 4.5 OVERHEAD/VEHICLE DOOR(S)

#### Poor/Defective

4.5 (1) The balancer springs do not have enough tension on them due to a broken spring, causing the door to slam shut when detached from the opener. This is also causing the opener to work much harder than it should, and could lead to early failure. Have spring replaced and adjusted by a qualified overhead door specialist.

### 4.7 ELECTRIC / GFCI

#### Poor/Defective

4.7 (1) Loose receptacle with a missing cover plate noted at the shared wall for the living area of the home, correct as required.

## 5. ATTIC

### 5.0 ROOF FRAMING

#### Poor/Defective

5.0 (1) Temporary bracing for the ridge board is flexing and cracking at the Right side of the home. While these boards are not meant to be structural the amount of flexing is an indication that the ridge of the roof may be sagging. Consider having conditions evaluated further and corrected as needed by a licensed Structural Engineer.

### 5.1 ROOF DECK / SHEATHING

#### Poor/Defective

5.1 (1) Stains and minor damage noted by the Appliance chimney. Though this tested dry at the time of inspection have corrected as

required and maintain as needed.

### 5.3 ATTIC VENTILATOR(S)

#### Poor/Defective

Unit inoperable/ fan is seized. Repair or replace as required.

### 5.5 EXHAUST VENTS

#### Poor/Defective

5.5 (1) Ducts are missing from bath ventilators, permitting them to discharge into the Attic. Install ducts as required to vent humid bath exhaust to the exterior.

### 5.6 ATTIC STAIRS

#### Poor/Defective

5.6 (1) Railing is slightly loose, secure as required.

### 5.7 ELECTRIC / WIRING

#### Poor/Defective

Unprotected wiring was observed within 6' of the Attic access. Secure/protect as required.

## 6(A) . POWDER ROOM

### 6.1.A TOILET(S)

#### Poor/Defective

6.1.A (1) The toilet is loose at the floor; secure as required to reduce the potential for leaks and subsequent damage.

### 6.2.A FLOOR(ING)

#### Poor/Defective

Vinyl flooring is lifting at the seams, correct and maintain as required.

## 6(B) . HALL BATH

### 6.1.B TOILET(S)

#### Poor/Defective

6.1.B (1) Substantial leakage noted from the base of the tank, have corrected as required by a licensed Plumbing Contractor.

### 6.2.B BATHTUB(S)

#### Poor/Defective

6.2.B (1) Slow leak noted at the base of the valve stem. Have corrected as required by a licensed Plumbing Contractor.

## 6(C) . MASTER BATH

### 6.0.C SINK(S)

#### Poor/Defective

6.0.C (1) Leak noted at the base of the hot water handle, correct as needed.

### 6.1.C TOILET(S)

#### Poor/Defective

6.1.C (1) The toilet appears to be leaking around it's base; have a licensed Plumbing Contractor replace wax ring seal and repair any hidden damage as required.

### 6.5.C WALLS / CEILINGS

#### Fair

Door sticks in its jamb, adjust as needed.

## 7. KITCHENS

### 7.0 PLUMBING / SINK(S)

#### Poor/Defective

7.0 (1) Right sink is slow to drain and leaking. Have corrected as required by a licensed Plumbing Contractor.

### 7.5 DISHWASHER(S)

#### Poor/Defective

Unit was inoperable and the Control panel was unresponsive at the time of inspection. Have unit repaired or replaced as required by

a qualified appliance specialist.

#### 7.7 VENTILATOR(S)

**Poor/Defective**

Not functional at time of inspection; replace.

### 8. INTERIOR ELEMENTS

#### 8.2 FLOORS (FRAMED)

**Poor/Defective**

8.2 (1) Carpeting stained and beyond useful service life; budget for replacement.

#### 8.9 FIREPLACE(S)

**Poor/Defective**

8.9 (1) Damper in the Living Rm appears to be damaged and out of alignment, have corrected as needed by a (CSIA) Certified Chimney Sweep.

#### 8.10 FIREPLACE GAS BURNERS

**Poor/Defective**

8.10 (1) Logs would not ignite at the time of inspection, have conditions evaluated further and corrected as needed by a qualified gas appliance specialist.

### 9. FOUNDATION / SUBSTRUCTURE

#### 9.1 PIERS / COLUMNS

**Poor/Defective**

Two piers were damaged for piping under the MBA, a pier is chipped at the Front of the home, and a piers has largely. even destroyed for the installation of a Foundation Vent under the Powder Rm. Have conditions evaluated further and corrected as required by a licensed Foundation Repair Contractor.

#### 9.2 FLOOR FRAMING

**Poor/Defective**

9.2 (1) Cracked joist noted at the Living Rm; sister new joist.

9.2 (2) Evidence of prior Termite activity as well as leakage at the Front Porch noted at the time of inspection. It does not appear as though the prior Termite activity reached the framing and repairs were observed at the Front Porch. However, strongly recommend having conditions evaluated further and corrected if needed by a licensed Termite & Moisture Control Specialist.

#### 9.3 MAIN BEAM(S)

**Poor/Defective**

9.3 (1) A section of the beam was improperly removed to make a Crawlspace access in the Garage. This has left inadequate support for the framing at this location. Have conditions evaluated further and corrected as required by a licensed Substructure Repair Contractor.

#### 9.4 CRAWLSPACE VENTILATION

**Fair**

As noted above, there is evidence of prior fungus growth on the framing and beams. Damage does not appear to be consequential, but measures should be taken to reduce moisture levels. Maintain a proper (6 mil minimum) plastic vapor barrier on the floor of the Crawlspace, keep foundation vents open during the warmer months of the year, and have annual termite & moisture inspections performed each year in the late summer or early fall, when moisture levels can be expected to be at their highest.

### 10. ELECTRIC SYSTEM

#### 10.4 WIRING / CONDUCTORS

**Poor/Defective**

"Old technology" Aluminum wiring used for 15 and 20 amp household circuits. This wiring material was used from the late 1960's through the mid 1970's, when the practice stopped due to concerns over an increased risk of fire. The concerns center around aluminum's higher resistance compared with copper wire, and its tendency to react with other metals, forming high resistance compounds and leading to poor connections. It also expands and contracts at dramatically different rates from copper, so copper-aluminum splices and use of devices rated only for copper is inherently unsafe. The US Government's Consumer Product Safety Commission (CPSC) warns that homes with this type of wiring are 55 times more likely to have one or more connections reach Fire Hazard Conditions. The CPSC recommends adding an antioxidant gel at all terminal connections, and having copper leads installed at all devices, secured to the aluminum with the use of specially designed COPALUM or AlumiConn connectors. Adding Combination-Type Arc Fault Circuit Interrupters (combo - AFCI's) in the panel should also be considered for added safety, as most aluminum wiring defects will result in detectable arc faults prior to deteriorating into a more serious concern. Having all older AL/CU

rated devices replaced with the newer CO/ALR rated devices is also recommended, as they generally have more reliable terminal connections.

Strongly recommend having system inspected and corrected (if needed) by a qualified Electrical Contractor prior to closing.

See the following websites for additional information:

<https://www.cpsc.gov/Newsroom/News-Releases/1974/CPSC-Safety-Recommendations-For-Aluminum-Wiring-In-Homes>

<https://www.cpsc.gov/s3fs-public/516.pdf>

<http://www.homedepot.com/p/AlumiConn-3-Port-Al-Cu-Wire-Connectors-10-Pack-95110/202889892>

[http://inspectapedia.com/aluminum/Aluminun\\_Wiring\\_Repair\\_US\\_CPSC\\_Pub\\_516.php](http://inspectapedia.com/aluminum/Aluminun_Wiring_Repair_US_CPSC_Pub_516.php)

## 10.7 EMERGENCY GENERATOR

### Not Inspected

A standby emergency generator was noted on the property. Inspection of generators is not within the scope of a home inspection. Recommend contacting the manufacturer, owner, utility and/or a qualified electrician to obtain full information on the installed system, including its service and maintenance history, control features, and test patterns. Also obtain verification of proper utility and unit installation and operation. Regular testing (e.g., 10-15 minutes weekly) is recommended to help increase probability of ensure operation in the event of an emergency. While some units are quieter than others, expect elevated noise levels during unit testing and operational conditions. Maintain proper drainage and suitable clearance around the unit. Service life of generators vary; typical units have a 5-20 year service life, depending on the unit quality and level of maintenance and usage.

## 11. COOLING SYSTEM(S)

### 11.0 COOLING SYSTEM(S)

#### Poor/Defective

11.0 (2) System was not operated due to outdoor temperature below 60 degrees. Operation AC systems in cold weather can result in damage to components. Have system serviced and evaluated by a licensed HVAC Contractor prior to closing and again at the start of each season of use.

### 11.1 OUTDOOR UNIT(S)

#### Poor/Defective

11.1 (2) The outdoor components of the system appear to have been upgraded and may not match interior components. System operation and efficiency may be effected. Some manufacturers and warranty companies will refuse to honor warranties on mismatched equipment. Recommend system evaluation by a qualified HVAC contractor to confirm that equipment is properly paired and/or determine whether repairs or upgrades are required.

### 11.2 INDOOR BLOWER(S) / FAN(S)

#### Poor/Defective

Evaporator coil unit is older than though outdoor components and is operating beyond the expected useful life. Anticipate repair and replacement needs.

## 13. PLUMBING SYSTEM

### 13.0 WATER PIPING

#### Poor/Defective

13.0 (1) Evidence of a slow leak noted under the Kitchen. Have conditions evaluated further and corrected as required by a licensed Plumbing Contractor.

### 13.2 DRAIN / WASTE PIPING

#### Poor/Defective

13.2 (1) Leakage noted in the main waste line under the Kitchen. Have conditions evaluated further and corrected as required by a licensed Plumbing Contractor.

### 13.6 GAS PIPING

#### Poor/Defective

13.6 (1) Line is improperly exposed in the Sunroom which increases the potential for accidental damage, have covered as required.

### 13.8 LAUNDRY EQUIPMENT

#### Poor/Defective

13.8 (1) Clothes washer leaks, have repaired or replaced as required by a qualified appliance specialist.

## 14. WATER HEATER

### 14.2 GAS / POWER LINES AT UNIT(S)

#### Poor/Defective

Cover for the junction box has come loose exposing wiring, correct as required.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To John T. Burke

**INVOICE**

**Burke Inspection Service dba HouseMaster - VA**

**#3380001054**

**109-G Gainsborough Sq.**

**#165**

**(757)822-4839**

**Inspection Date: 2/17/2020**

**Inspected By: John Burke**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Atlantic Asset Management Atlantic Asset Management	3221 Pineridge Dr Chesapeake VA 23321

Service	Price	Amount	Sub-Total
Standard Residential Inspection		465.00	1 465.00
			<b>Tax \$0.00</b>
			<b>Total Price \$465.00</b>

**Payment Method:** Credit Card

**Payment Status:** Paid

**Notes:** Paid Online