

**Prepared for Exclusive Use by:**

Atlantic Asset Management

**Address of Property:**

422 Crawford St  
Portsmouth VA 23704

**Date of Service:**

3/17/2020



**Company Providing Service:**

John Burke

VA 3380001054 / NC 4007

Burke Inspection Service dba HouseMaster - VA #3380001054

109-G Gainsboro Sq. - #165

Chesapeake, VA 23320

(757) 549-3433

## Table of Contents

<a href="#">Cover Page .....</a>	<a href="#">1</a>
<a href="#">Table of Contents .....</a>	<a href="#">2</a>
<a href="#">Intro Page.....</a>	<a href="#">3</a>
<a href="#">1 ROOFING .....</a>	<a href="#">6</a>
<a href="#">2 EXTERIOR ELEMENTS .....</a>	<a href="#">10</a>
<a href="#">3 SITE ELEMENTS.....</a>	<a href="#">16</a>
<a href="#">4 ATTIC .....</a>	<a href="#">18</a>
<a href="#">5(A) BASEMENT HALF BATH.....</a>	<a href="#">20</a>
<a href="#">5(B) BASEMENT FULL BATH .....</a>	<a href="#">22</a>
<a href="#">5(C) POWDER ROOM.....</a>	<a href="#">24</a>
<a href="#">5(D) 3RD FL HALL BATH .....</a>	<a href="#">25</a>
<a href="#">5(E) 4TH FL BATH.....</a>	<a href="#">28</a>
<a href="#">6(A) KITCHEN (Main) .....</a>	<a href="#">30</a>
<a href="#">6(B) KITCHENETTE (BASEMENT).....</a>	<a href="#">34</a>
<a href="#">7 INTERIOR ELEMENTS.....</a>	<a href="#">37</a>
<a href="#">8 ELECTRIC SYSTEM.....</a>	<a href="#">46</a>
<a href="#">9 HEAT PUMP SYSTEM(S).....</a>	<a href="#">51</a>
<a href="#">10 PLUMBING SYSTEM.....</a>	<a href="#">57</a>
<a href="#">11 WATER HEATER.....</a>	<a href="#">60</a>
<a href="#">General Summary .....</a>	<a href="#">62</a>
<a href="#">Invoice.....</a>	<a href="#">85</a>

## INSPECTION INFORMATION

**CLIENT:**

Atlantic Asset Management

**PROPERTY ADDRESS:**

422 Crawford St  
Portsmouth VA 23704

**INSPECTION DATE/TIME:**

3/17/2020: 9:00 AM - 12:00 AM

**INSPECTOR:**

John Burke

**INSPECTION COMPANY:**

Burke Inspection Service dba HouseMaster - VA  
#3380001054  
109-G Gainsboro Sq. - #165  
Chesapeake, VA 23320  
(757) 549-3433

## INSPECTION DETAILS

**DESCRIPTION:**

*Single Family*

**AGE OF STRUCTURE:**

*175 - 200 years*

**ORIENTATION:**

*Facing East*

**TYPE OF INSPECTION:**

*Standard Home Inspection*

**STATUS OF HOME:**

*Occupied*

**WEATHER:**

*Cloudy*

**TEMPERATURE:**

*50 degrees (F)*

## 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

## 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 DBR Franchising, 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.

**ESTIMATED AGES** - Any age estimations represent the inspector's opinion as to the approximate age, and **are provided for general guidance purposes only**. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Obtain independent verification if knowledge of the specific age of any element is desired or required. Design lives represent the typical economic service life range for elements of similar design, quality and type, as measured from the time of original construction or installation. Any stated **design life is presented solely as a guide**. It does not take into consideration abnormal, unknown, or discretionary factors, and is not a prediction of future service life. Age estimates are listed in "years" unless otherwise noted.

**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.



## 1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; elements and areas concealed from view for any reason cannot be inspected. This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, solar panels, and similar elements, unless specifically stated. **Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection.** Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

### ROOF COVERING #1:

Type: Steep Slope  
Material: Architectural Asphalt  
Location: Predominant  
Est. Age: 2 - 5 Years  
Design Life: 20 - 30 Years  
Insp. Method: Upper - Ladder at Edge  
Insp. Method: Lower - Walked

### CHIMNEY/VENT#1:

Type: Brick Chimney

### CHIMNEY/VENT#2:

Type: Brick Chimney

### CHIMNEY/VENT#3:

Type: Brick Chimney

### SPECIAL LIMITATIONS:

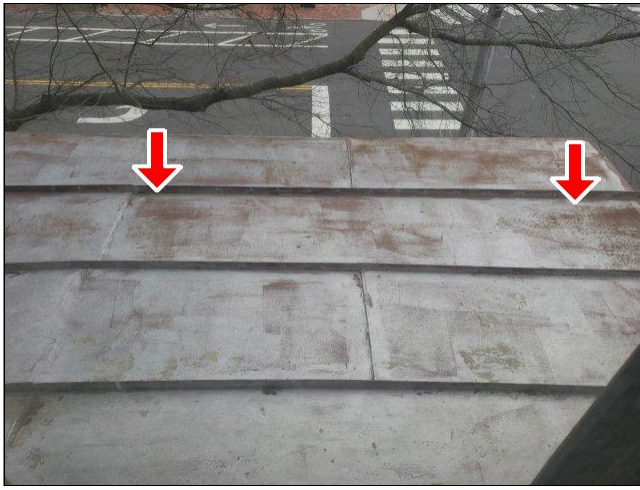
Height of Roof  
Design / Steep Pitch  
Obstructions on Fire Escape

### S F P N A N I

●						<b>1.0 ROOFING</b>
	●					<b>1.1 ROOFING #2</b> The metal roofing on both of the porches are aging. Metal roofing of this type can have a very long service life, but it must be re-sealed / coated with an appropriate fiber reinforced sealant. Have checked and re-sealed as needed by a licensed Roofing Contractor every 3-5 yrs.
		●				<b>1.2 CHIMNEY / VENT #1</b> The chimney at the rear of the Slave Quarters appears to have been re-pointed with an improper type of mortar and/or caulk, which can lead to additional cracking and damage; the metal cap that was used to seal that chimney is rusting; and the parge coating that was added to the other two chimneys has cracked in a few locations. Inspection was limited to readily accessible and visible components. Recommend having more intrusive "Level 2" inspections performed by a (CSIA) Certified Chimney Sweep prior to the sale of the property.
	●					<b>1.3 CHIMNEY / VENT #2</b> See note above.
	●					<b>1.4 CHIMNEY / VENT #3</b> See note above.
	●					<b>1.5 EXPOSED FLASHING</b> A portion of the roof over the Slave Quarters runs into the north wall of the main building. The flashing in this area should be closely monitored, as should the counter flashings at the chimneys and where the roofs meet the brick. Have checked and re-sealed as needed by a licensed Roofing Contractor every 2-5 yrs to reduce the potential for leaks.
●						<b>1.6 VENTILATION COVERS</b>
●						<b>1.7 PLUMBING STACKS</b>
	●					<b>1.8 RAIN GUTTERS</b> Some of the gutters were full at time of inspection; keep clear of debris to avoid backups leading to possible fascia and soffit damage and/or water intrusion. Consider adding screens or leaf guards to reduce needs for maintenance.
●						<b>1.9 DOWNSPOUTS / ROOF DRAINS</b>
●						<b>1.10 FASCIA / SOFFITS</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.



1.1 ROOFING #2 Photo 1



1.1 ROOFING #2 Photo 2



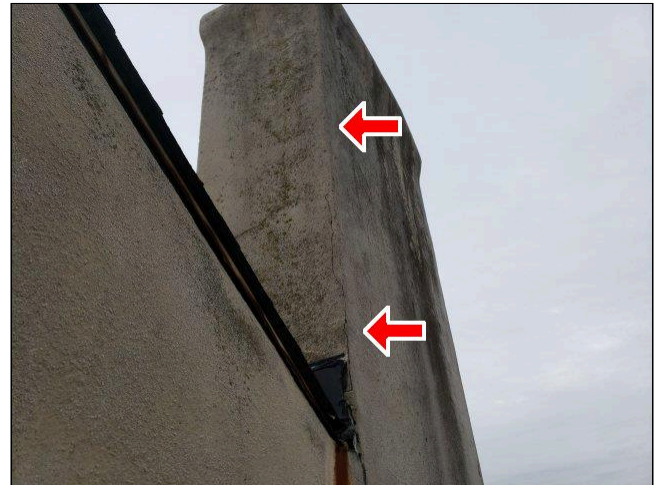
1.2 CHIMNEY / VENT #1 Photo 1



1.2 CHIMNEY / VENT #1 Photo 2



1.2 CHIMNEY / VENT #1 Photo 3



1.3 CHIMNEY / VENT #2 Photo 1





1.3 CHIMNEY / VENT #2 Photo 2



1.4 CHIMNEY / VENT #3 Photo 1



1.5 EXPOSED FLASHING Photo 1



1.8 RAIN GUTTERS 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.

**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 Structure*

**SIDING #1 - LOCATION:**  
*Entire Structure*

**SPECIAL LIMITATIONS:**  
*Weather Conditions*  
*Vegetation & Belongings*  
*Side Not Accessible - Neighbors Yard Abuts*

S F P N A N I

●						<b>2.0 SIDING #1</b> Settlement cracking is evident in the brick walls in a few locations, a few damaged bricks were noted as well. This is a relatively normal condition for a structure of this age. Have checked and re-pointed as needed by a licensed Masonry Contractor and anticipate periodic re-pointing needs.
●						<b>2.1 SIDING #2</b> Minor cracking was noted in the parge coating / stucco on the north side of the main building, monitor and maintain as needed.
	●					<b>2.2 WINDOWS</b> Cracked panes were noted at multiple windows, as was deteriorated paint and glazing; in particular, a portion of a pane is missing from a window at the rear 3rd Fl BR; minor decay was found in the wood exterior trim in a few locations as well; and the sash cords are missing from many of the windows, making them inoperable. Have all of the windows checked and corrected as needed by a licensed Contractor.
●						<b>2.3 ENTRY DOORS</b> Most of the doors do not seal properly, and the door at the rear of the Basement Hallway does not close properly, have all checked and adjusted and/or have weather stripping added as needed by a licensed Contractor.
●						<b>2.4 STAIRS / STOOPS</b>
	●					<b>2.5 FRONT PORCH</b> The lower pillars at the Front Porch appear to be leaning outward slightly, monitor conditions and anticipate future repair needs.
●						<b>2.6 SIDE PORCH</b>
	●					<b>2.7 RAILINGS</b> Railings do not comply with current child safety requirements. (with openings wider than 4" between the balusters/pickets) Consider correcting for additional safety.
	●					<b>2.8 ELECTRIC / GFCI</b> No power was detected at the receptacle outlet on the front of the Slave Quarters; the GFCI on the rear of the main house is defective / will not test; the receptacle outlets in the Sheds and in the Electrical Rm are not GFCI protected; and improperly exposed cabling was noted in those locations as well. Have checked and corrected as needed by a licensed Electrical Contractor.
	●					<b>2.9 HOSE BIBS / PLUMBING</b> (1) The hose bib is defective / will not close, (water was being contained by the valves on the adapter that was added) have checked and corrected as needed by a licensed Plumbing Contractor. (2) Only one hose bib was found, recommend adding another on opposite side of home for added convenience. (3) 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.
●						<b>2.10 FIRE ESCAPE</b> The fire escape appears to be in generally good condition, but the landings at the 3rd & 4th floors are obstructed by the presence of Heat Pump condensing units. Recommend having the Heat Pumps relocated

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



to ground level to allow for proper and safe egress.

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

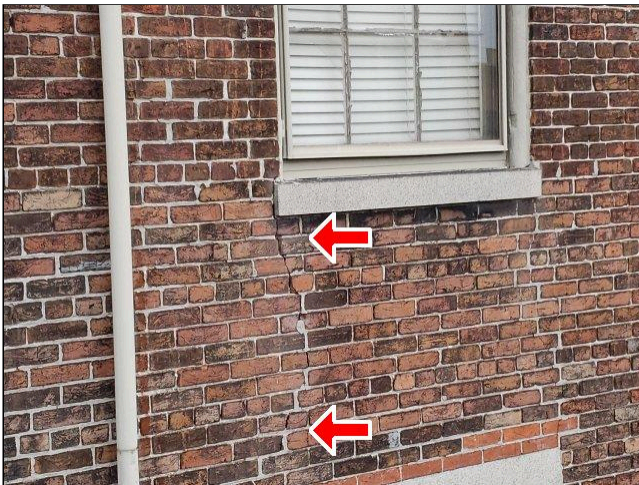
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



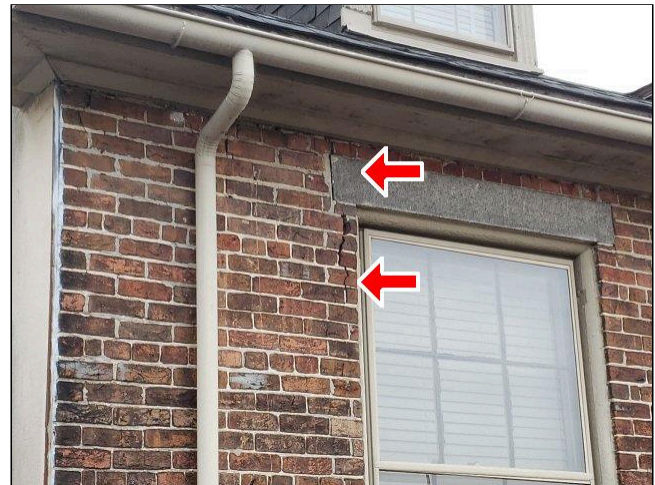
2.0 SIDING #1 Photo 1



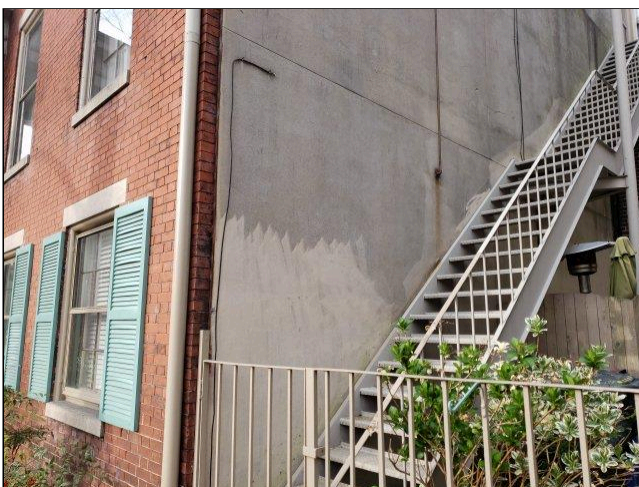
2.0 SIDING #1 Photo 2



2.0 SIDING #1 Photo 3



2.0 SIDING #1 Photo 4



2.1 SIDING #2 Photo 1



2.2 WINDOWS Photo 1





2.2 WINDOWS Photo 2



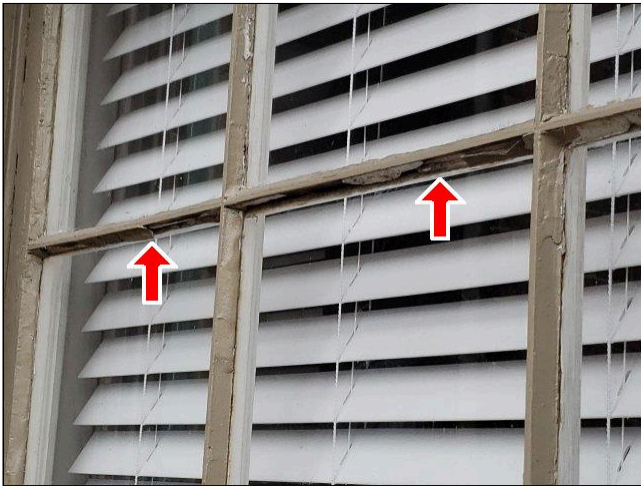
2.2 WINDOWS Photo 3



2.2 WINDOWS Photo 4



2.2 WINDOWS Photo 5

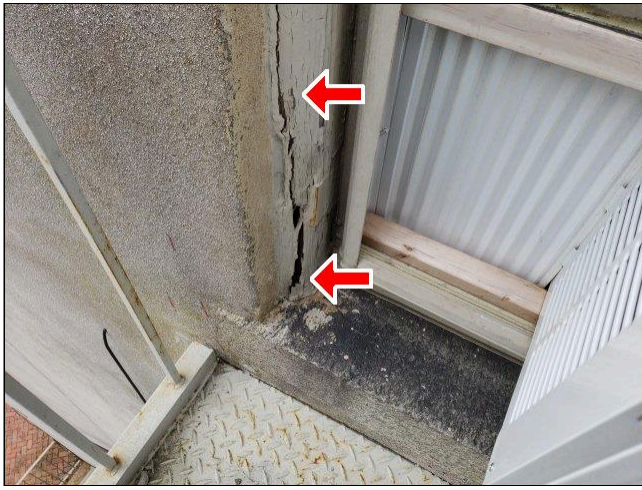


2.2 WINDOWS Photo 6



2.2 WINDOWS Photo 7





2.2 WINDOWS Photo 8



2.2 WINDOWS Photo 9



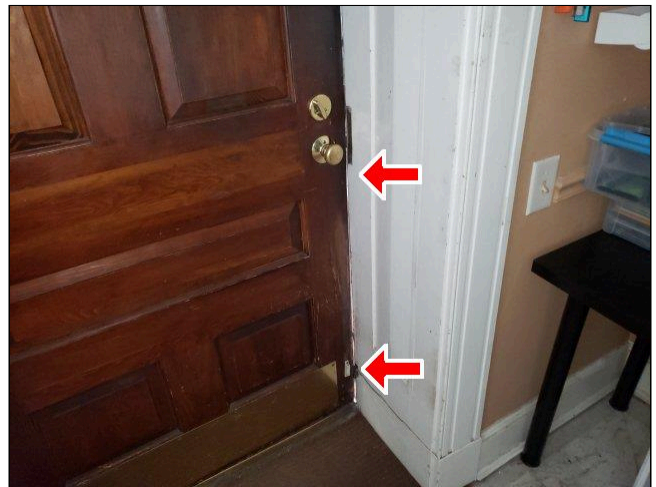
2.2 WINDOWS Photo 10



2.2 WINDOWS Photo 11



2.3 ENTRY DOORS Photo 1



2.3 ENTRY DOORS Photo 2





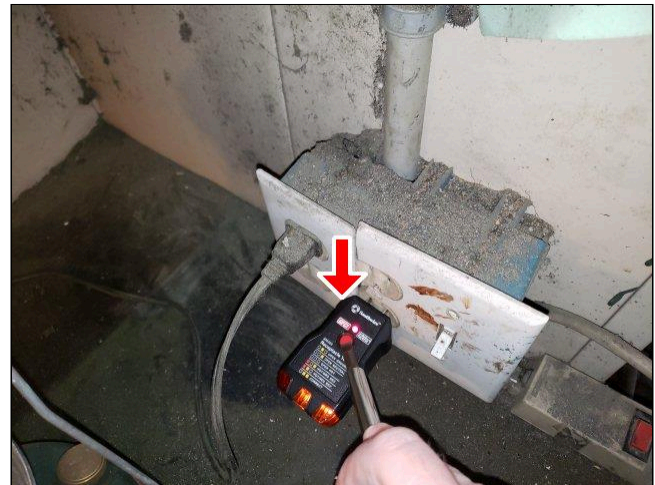
2.5 FRONT PORCH Photo 1



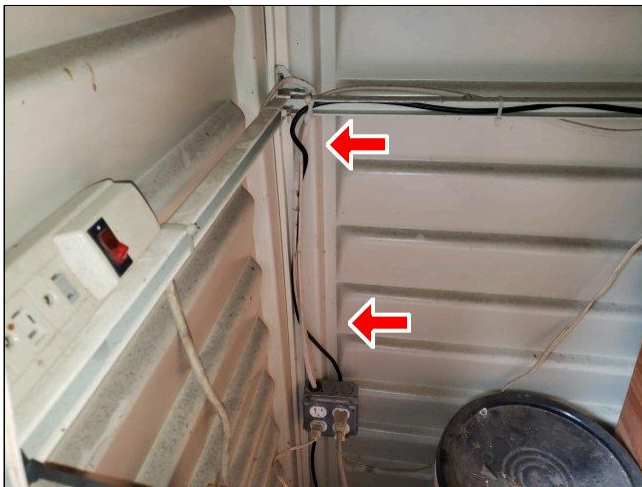
2.8 ELECTRIC / GFCI Photo 1



2.8 ELECTRIC / GFCI Photo 2



2.8 ELECTRIC / GFCI Photo 3



2.8 ELECTRIC / GFCI Photo 4



2.8 ELECTRIC / GFCI Photo 5

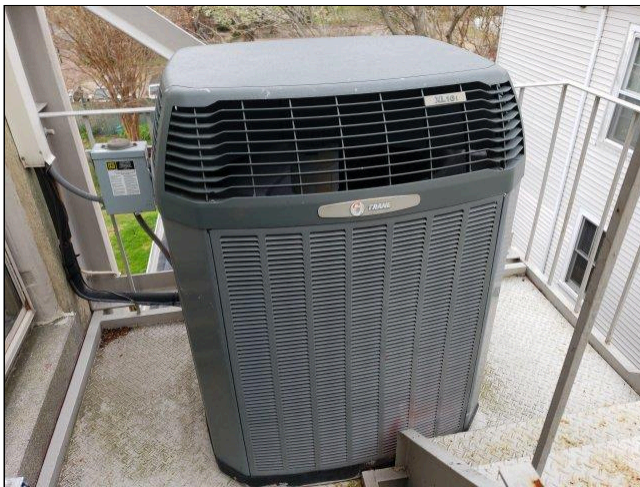




2.9(1) HOSE BIBS / PLUMBING Photo 1



2.9(3) HOSE BIBS / PLUMBING Photo 1



2.10 FIRE ESCAPE Photo 1



2.10 FIRE ESCAPE 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.

**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.

**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.

### 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.

**PATIO TYPE(S):**

*Brick/Pavers*

**SPECIAL LIMITATIONS:**

*Weather Conditions*

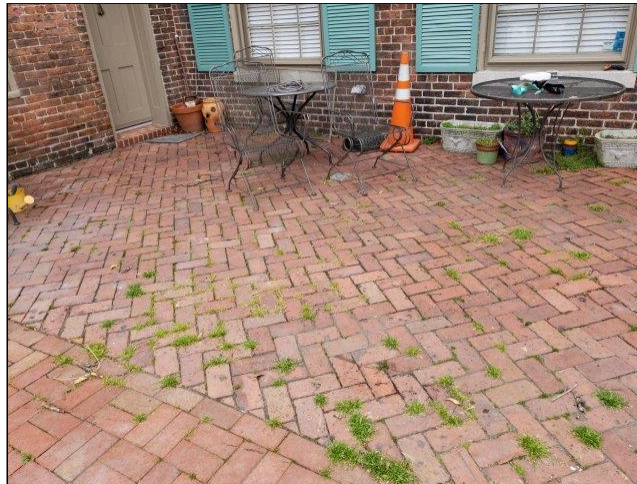
*Vegetation Overgrowth*

**S F P N A N I**

●					<b>3.0 PATIO(S)</b> Vegetation growth was noted in the seams of the pavers, clear and maintain as needed / desired.
			●		<b>3.1 DRIVEWAY</b>
			●		<b>3.2 WALKWAYS</b>
●					<b>3.3 GROUND SLOPE AT FOUNDATION</b>
●					<b>3.4 SITE GRADING</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.



3.0 PATIO(S) 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 grading 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.

**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. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

**ACCESS:**

Multiple Areas  
Walk-Up/In

**SHEATHING:**

1x6 Boards

**INSPECTION METHOD:**

Limited Entry

**INSULATION:**

Mixed Type  
2 to 4 Average Inches

**FRAMING:**

Wood Frame  
Rafters

**SPECIAL LIMITATIONS:**

Design  
Finished Areas  
Inaccessible Areas

**AREA NOT INSPECTED:**

70%

S F P N A NI

●					<b>4.0 ROOF FRAMING</b>
●					<b>4.1 ROOF DECK / SHEATHING</b>
	●				<b>4.2 VENTILATION PROVISIONS</b> Typical of older homes ventilation for the attic is minimal/inadequate; recommend adding vents and/or a powered ventilator for greater comfort and to extend roof life.
			●		<b>4.3 ATTIC VENTILATOR(S)</b> Adding a powered ventilator is often advisable to improve ventilation, roof life, and interior comfort & efficiency.
	●				<b>4.4 INSULATION</b> Insulation is well below current recommended levels. Consider improving for added comfort and energy savings. Older homes generally do not meet insulation levels and energy conservation standards required for new homes.

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.



4.4 INSULATION 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.

## 5(A) . BASEMENT HALF 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

S F P N A N I

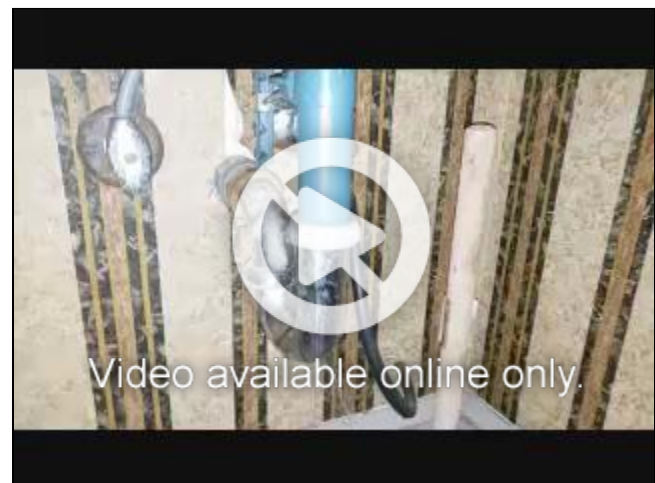
		●				<b>5.0.A SINK(S)</b> The drain was clogged and significant leakage was observed at the drain piping, have checked and corrected as needed by a licensed Plumbing Contractor.
	●					<b>5.1.A TOILET(S)</b> Aging toilet and flush hardware noted, anticipate periodic repair needs.
●						<b>5.2.A FLOOR(ING)</b>
●						<b>5.3.A WALLS / CEILINGS</b>
	●					<b>5.4.A VENTILATION</b> The cover for the exhaust fan is not properly secured to the wall, correct and maintain as needed.
	●					<b>5.5.A ELECTRIC / GFCI</b> There is no receptacle outlet present at this location. Recommend adding a GFCI protected outlet for added convenience.

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.



5.0.A SINK(S) Photo 1

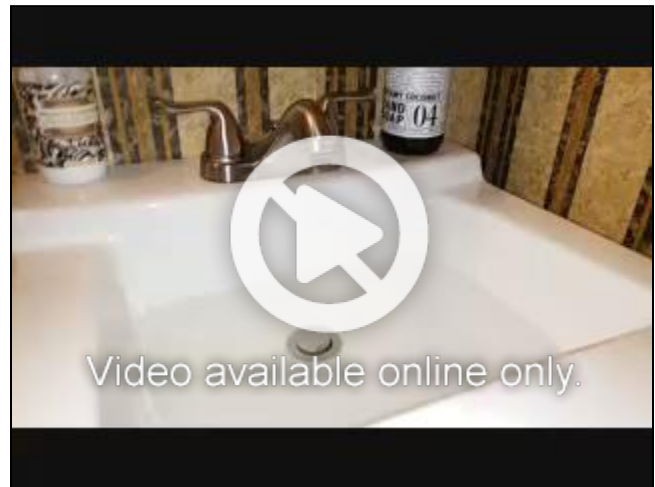


5.0.A SINK(S) Photo 2





5.0.A SINK(S) Photo 3



5.0.A SINK(S) Photo 4



5.4.A VENTILATION 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.

**Drainage** - A sluggish or blocked drain may indicate a localized concern or may be related to the condition or flow of branch or main waste lines. Shower drains are prone to recurring blockage from hair and soap buildup. Have checked by a qualified plumber to determine whether cleaning or other corrective measures are required.

## 5(B) . BASEMENT FULL 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

**GFCI LOCATION(S):**  
At outlet in this location

**SPECIAL LIMITATIONS:**  
Storage Items/Belongings

S F P NANI

●					<b>5.0.B SINK(S)</b>
●					<b>5.1.B TOILET(S)</b>
	●				<b>5.2.B JETTED TUB(S)</b> (1) See note below regarding lack of GFCI protection at the pump for the Jetted Tub. (2) A cap / cover is missing from one of the jets, correct as desired.
●					<b>5.3.B SURROUNDS / ENCLOSURES</b>
	●				<b>5.4.B FLOOR(ING)</b> Carpeting not recommended in baths, recommend installing ceramic tile or vinyl flooring to avoid moisture related concerns. (such as mold/fungus growth)
●					<b>5.5.B WALLS / CEILINGS</b>
	●				<b>5.6.B VENTILATION</b> Aging fan noted; anticipate future repair or replacement needs.
		●			<b>5.7.B ELECTRIC / GFCI</b> The circuit for the Jetted Tub is not GFCI protected, have checked and corrected as needed by a licensed Electrical Contractor to ensure safety.

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

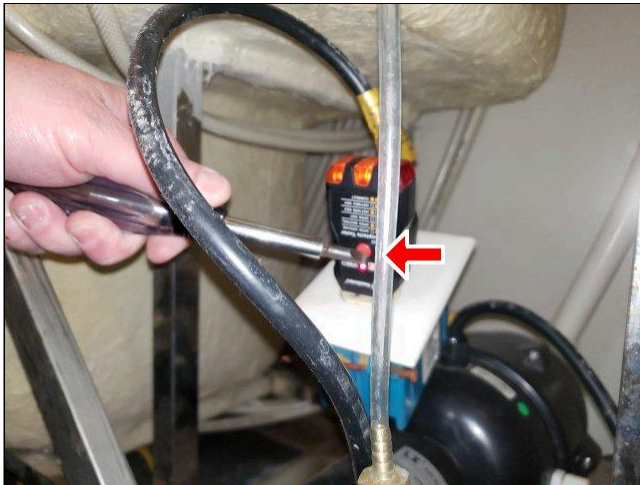
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



5.2.B(2) JETTED TUB(S) Photo 1



5.4.B FLOOR(ING) Photo 1



5.7.B ELECTRIC / GFCI Photo 1



power should go off when button is pressed

5.7.B ELECTRIC / GFCI Photo 2

**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.

**Jetted Baths** - Inspection of jetted baths is limited to readily accessible components. Advise contacting the manufacturer or distributor for operating and maintenance instructions. Potential health and safety concerns exist with improper design, installation or maintenance. These potential conditions may not be capable of being confirmed. GFCI protection is required for the pumping equipment; installation of a secondary safety switch is advised if not present.

**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.



## 5(C) . 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):**

None

**SPECIAL LIMITATIONS:**

Storage Items/Belongings

**S F P N A N I**

●						<b>5.0.C SINK(S)</b>
●						<b>5.1.C TOILET(S)</b>
●						<b>5.2.C FLOOR(ING)</b>
●						<b>5.3.C WALLS / CEILINGS</b>
		●				<b>5.4.C VENTILATION</b> No ventilation noted, add an exhaust fan as required. <i>Ventilation provisions are required in all bathrooms to eliminate odors and reduce the potential for mold/mildew concerns.</i>
	●					<b>5.5.C ELECTRIC / GFCI</b> There is no receptacle outlet present at this location. Recommend adding a GFCI protected outlet for added convenience.

**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.

**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.

## 5(D) . 3RD FL 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):**

Window

**GFCI LOCATION(S):**

At outlet in this location

**SPECIAL LIMITATIONS:**

Storage Items/Belongings

**S F P N A N I**

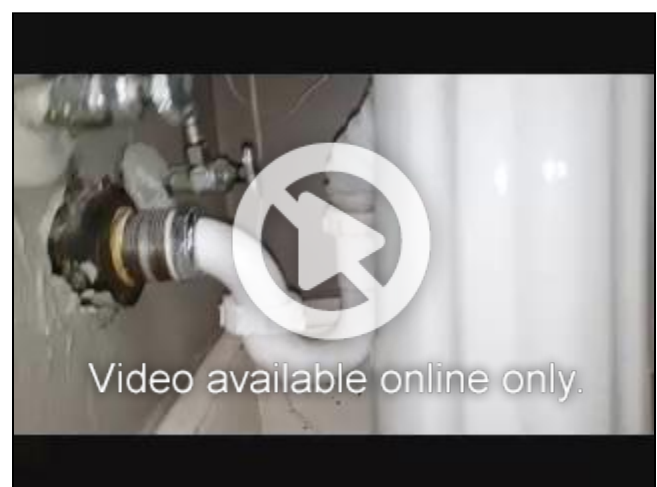
					<b>5.0.D SINK(S)</b> Leakage was observed at the drain piping below the sink, have checked and corrected as needed by a licensed Plumbing Contractor.
					<b>5.1.D TOILET(S)</b>
					<b>5.2.D JETTED TUB(S)</b> The Jet Pump caused it's GFCI outlet to trip when powered on, have checked and corrected as needed by a licensed Plumbing Contractor.
					<b>5.3.D SURROUNDS / ENCLOSURES</b> Cracked and damaged tiles and grout were noted, correct and maintain as needed to prevent water intrusion into the walls and ceiling below.
					<b>5.4.D FLOOR(ING)</b> Multiple cracked floor tiles were noted, correct as needed / desired.
					<b>5.5.D WALLS / CEILINGS</b> Door does not latch properly, correct as required. (adjust striker, and/or replace the missing striker plate at the jamb)
					<b>5.6.D VENTILATION</b> Window is the only source of ventilation, and it could not be opened due to missing sash cords. Have the window repaired as needed and consider installing an exhaust fan.
					<b>5.7.D ELECTRIC / GFCI</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.



5.0.D SINK(S) Photo 1



5.0.D SINK(S) Photo 2



5.2.D JETTED TUB(S) Photo 1



5.3.D SURROUNDS / ENCLOSURES Photo 1



5.3.D SURROUNDS / ENCLOSURES Photo 2



5.3.D SURROUNDS / ENCLOSURES Photo 3



5.4.D FLOOR(ING) Photo 1

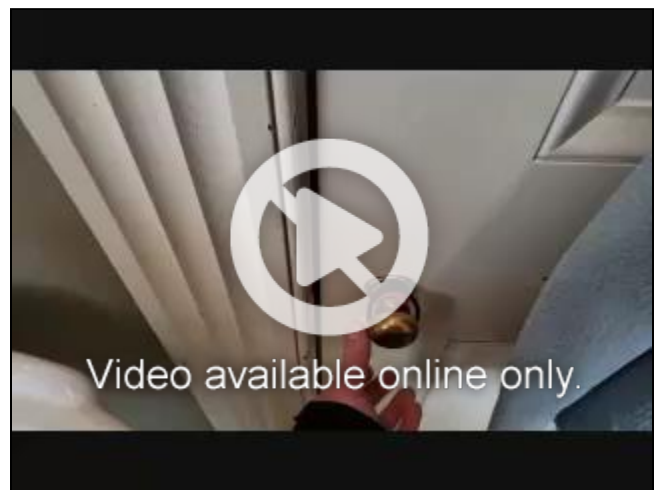


5.4.D FLOOR(ING) Photo 2





5.5.D WALLS / CEILINGS Photo 1



5.5.D WALLS / CEILINGS Photo 2



5.6.D VENTILATION 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.

**Jetted Baths** - Inspection of jetted baths is limited to readily accessible components. Advise contacting the manufacturer or distributor for operating and maintenance instructions. Potential health and safety concerns exist with improper design, installation or maintenance. These potential conditions may not be capable of being confirmed. GFCI protection is required for the pumping equipment; installation of a secondary safety switch is advised if not present.

## 5(E) . 4TH FL 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):**

Window & Exhaust Fan

**GFCI LOCATION(S):**

At outlet in this location

**SPECIAL LIMITATIONS:**

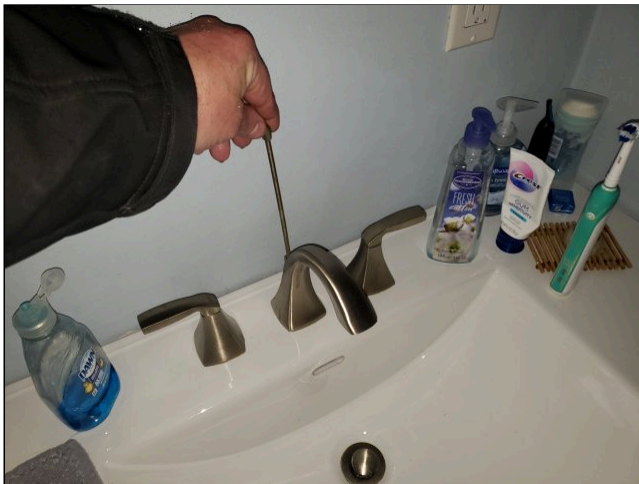
Storage Items/Belongings

**S F P N A N I**

●					<b>5.0.E SINK(S)</b> Stopper rod is disconnected, adjust/correct as required.
●					<b>5.1.E TOILET(S)</b>
●					<b>5.2.E STALL SHOWER(S)</b>
	●				<b>5.3.E SURROUNDS / ENCLOSURES</b> Leakage occurred at the bottom of the glass wall surround, re-seal and maintain as needed.
●					<b>5.4.E FLOOR(ING)</b>
●					<b>5.5.E WALLS / CEILINGS</b>
	●				<b>5.6.E VENTILATION</b> (1) The cover for the exhaust fan is loose at the ceiling, secure and maintain as needed. (2) Aging fan noted; anticipate future repair or replacement needs.
●					<b>5.7.E ELECTRIC / GFCI</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.



5.0.E SINK(S) Photo 1



5.3.E SURROUNDS / ENCLOSURES Photo 1





5.6.E(1) VENTILATION 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.

## 6(A) . KITCHEN (Main)

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**VENTILATOR:**

Recirculating Fan  
Integral w/ Microwave

**DISPOSAL:**

Estimated Age: 6 Years

**SPECIAL LIMITATIONS:**

Storage/Obstructions

**RANGE:**

Gas Range  
Estimated Age: Over 20 Years

**MICROWAVE / MICROHOOD:**

Estimated Age: 9 Years

**DISHWASHER:**

Estimated Age: 5 to 10 Years

**REFRIGERATOR:**

Estimated Age: 8 Years

**S F P N A N I**

●					<b>6.0.A PLUMBING / SINK(S)</b>
●					<b>6.1.A FLOOR(ING)</b>
●					<b>6.2.A WALLS / CEILING</b>
	●				<b>6.3.A ELECTRIC / GFCI</b> (1) GFCI test failed at counter accessible outlets, and no GFCI units were observed in the Kitchen. (structure predates current requirements) Consider installing GFCI units for additional safety. (2) By recently adopted current standards, the Dishwasher & Disposal circuits should be GFCI protected as well; and the Dishwasher should have a means to disconnect the power at the unit, or have a "lock-out" bracket on it's breaker in the Electrical Panel to ensure the safety of a Service Technician. Consider having the circuits upgraded for improved safety. (3) Missing cover plates were noted, replace as needed for safety. (4) See note below regarding concern at the Disposal.
	●				<b>6.4.A RANGE(S)</b> (1) The anti-tip bracket is missing. Recommend installing for added safety. (Placing heavy items, such as a turkey, on an open door can cause entire range to tip forward. Several children have been injured using the door of a range as a step to access cabinets above. The anti-tip bracket prevents unit from tipping forward.) (2) Older unit, anticipate future repair or replacement needs.
		●			<b>6.5.A DISHWASHER(S)</b> (1) The soap dispenser compartment door is missing, replace as needed. (2) Otherwise, unit was functioning as intended at time of inspection; but no determination can be made with respect to future life expectancy. Appliances such as this (dishwashers, disposals, etc...) have become widely accepted as 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.
		●			<b>6.6.A DISPOSAL(S)</b> NM (aka Romex) solid wire cabling is improperly exposed, and it is not properly secured to the unit. Have cabling secured and placed within a proper protective conduit, or replace with a flexible appliance cord and install a receptacle outlet as needed to reduce the potential for accidental damage.
		●			<b>6.7.A VENTILATOR(S)</b> Ventilator in microwave is not properly configured. Modern microwaves are designed to vent to the exterior via outlets on the rear or top of the unit, or to recirculate air back into room through the grate over the door. When these units are installed, they usually have to be modified by removing metal plate(s) over the desired opening and/or changing the position of the blower fan. This unit does not appear to have been properly configured, as it is drawing in and discharging very little air when fan is set to high. Recommend having unit checked by an appliance specialist and properly configured.

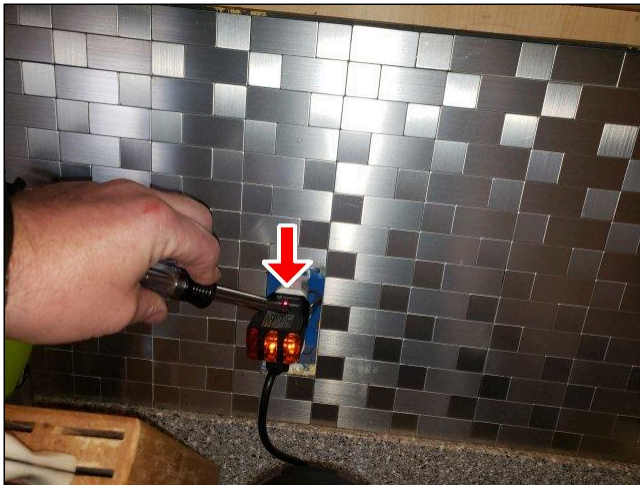
**S F P N A N I** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected



●					<b>6.8.A CABINETRY</b> Minor cosmetic touch-ups are needed to the finish.
●					<b>6.9.A COUNTERTOP(S)</b>
		●			<b>6.10.A MICROWAVE / MICROHOOD</b> (1) In addition to the concerns with the recirculating fan noted above, the vent panel above the door is loose / damaged as well, correct and maintain as needed. (2) Light for rangetop was inoperable at time of inspection, replace bulb(s) and re-check prior to closing.
	●				<b>6.11.A REFRIGERATOR</b> See Dishwasher comment with respect to life expectancy.

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.



6.3.A(1) ELECTRIC / GFCI Photo 1



6.3.A(1) ELECTRIC / GFCI Photo 2



6.3.A(3) ELECTRIC / GFCI Photo 1



6.4.A(1) RANGE(S) Photo 1



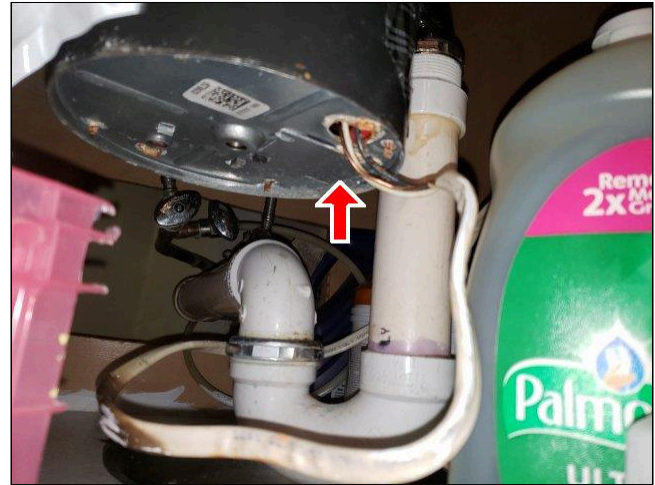
6.4.A(1) RANGE(S) Photo 2



6.5.A(1) DISHWASHER(S) Photo 1



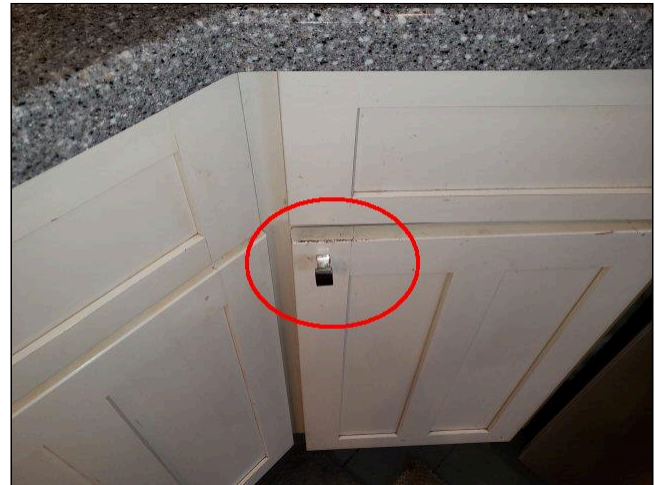
6.6.A DISPOSAL(S) Photo 1



6.6.A DISPOSAL(S) Photo 2

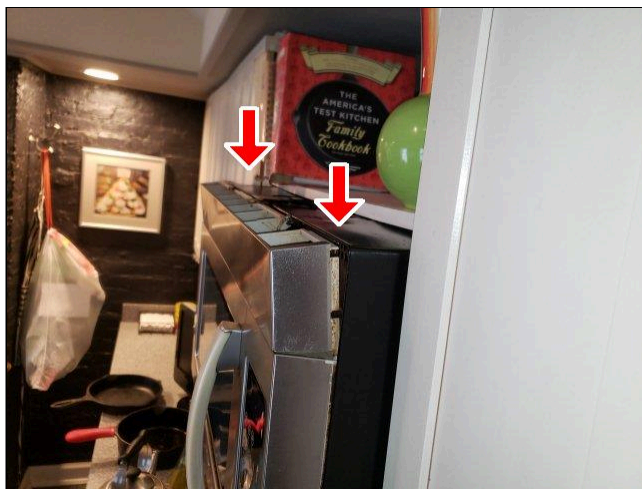


6.7.A VENTILATOR(S) Photo 1



6.8.A CABINETRY Photo 1





6.10.A(1) MICROWAVE / MICROHOOD Photo 1



6.10.A(2) MICROWAVE / MICROHOOD 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.



## 6(B) . KITCHENETTE (BASEMENT)

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

**VENTILATOR:**

*Recirculating Fan*

**RANGE:**

*Gas Range*

*Estimated Age: 5 to 10 Years*

**DISHWASHER:**

*Estimated Age: 5 to 10 Years*

**REFRIGERATOR:**

*Estimated Age: Over 15 Years*

**SPECIAL LIMITATIONS:**

*Storage/Obstructions*

**S F P N A N I**

●					<b>6.0.B PLUMBING / SINK(S)</b>
●					<b>6.1.B FLOOR(ING)</b>
●					<b>6.2.B WALLS / CEILING</b>
	●				<b>6.3.B ELECTRIC / GFCI</b> (1) The receptacle outlet that is to the right of the Range is loose at the wall; an open ground connection was detected at the counter accessible receptacle on the opposite wall; the cover plate is missing from the receptacle below the sink; and the GFCI outlet by the window is defective / will not test. Have these concerns checked and corrected as needed by a licensed Electrical Contractor. (2) By recently adopted current standards, the Dishwasher circuits should be GFCI protected as well; and the Dishwasher should have a means to disconnect the power at the unit, or have a "lock-out" bracket on it's breaker in the Electrical Panel to ensure the safety of a Service Technician. Consider having the circuits upgraded for improved safety.
●					<b>6.4.B RANGE(S)</b>
	●				<b>6.5.B DISHWASHER(S)</b> (1) A "high loop" is not visible in the drain hose below sink. Having the dishwasher drain hose extend above the level of the sink drain forms a trap, and prevents sink waste from entering unit. Correct (move or strap hose) as required. (2) Minor rusting was noted in the wire racks, correct and maintain as needed/desired. (3) Otherwise, unit was functioning as intended at time of inspection; but no determination can be made with respect to future life expectancy. Appliances such as this (dishwashers, disposals, etc...) have become widely accepted as 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.
		●			<b>6.6.B DISPOSAL(S)</b>
●					<b>6.7.B VENTILATOR(S)</b>
●					<b>6.8.B CABINETRY</b>
●					<b>6.9.B COUNTERTOP(S)</b>
	●				<b>6.10.B REFRIGERATOR</b> Older unit noted, anticipate repair or replacement needs.

**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.



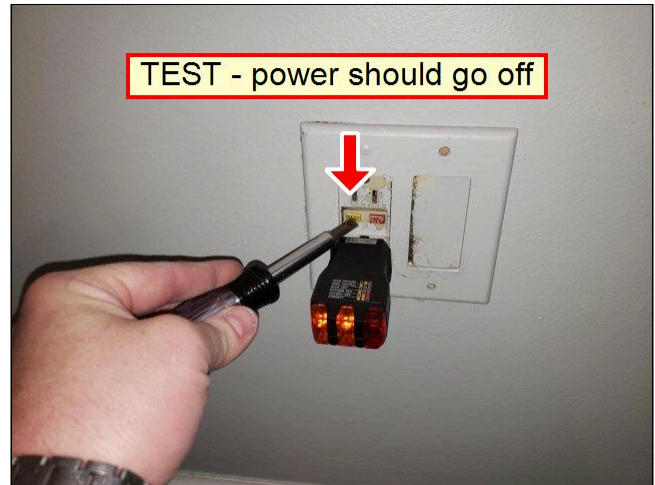
6.3.B(1) ELECTRIC / GFCI Photo 1



6.3.B(1) ELECTRIC / GFCI Photo 2



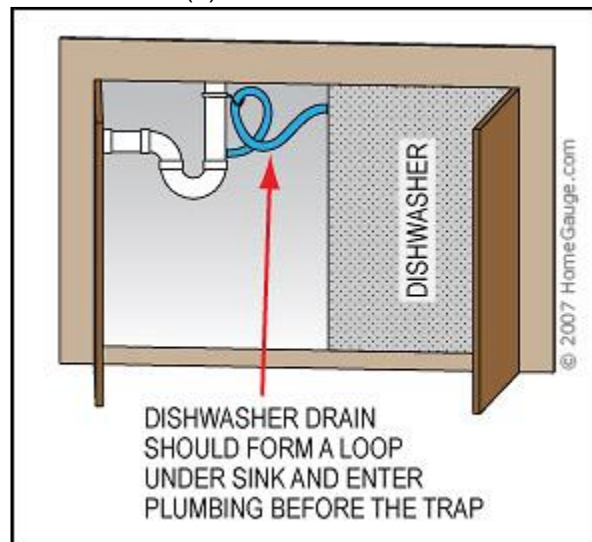
6.3.B(1) ELECTRIC / GFCI Photo 3



6.3.B(1) ELECTRIC / GFCI Photo 4



6.5.B(1) DISHWASHER(S) Photo 1



6.5.B(1) DISHWASHER(S) Photo 2



6.5.B(2) DISHWASHER(S) 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.



## 7. 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):**

*Single Hung (Stationary Upper Sash)*

### Single Glaze

**SPECIAL LIMITATIONS:**

*Excess Furnishing/Storage*

**WALL TYPE(S):**

### Wood Frame

**DETECTOR(S):**

Smoke Detector(s)

### Battery Powered

**FLOOR TYPE(S):**

### Wood Frame

**DETECTOR LOCATION(S):**

Hallway

S F P N A N I

●				<b>7.0 CEILINGS</b> (1) Stains and minor damage noted in the 3rd FI rear BR and 1st FI Laundry Rm. Have conditions evaluated further and corrected as required by a licensed Contractor. (2) Otherwise, old plaster with typical cracking noted. Monitor conditions closely and maintain as needed.
	●			<b>7.1 WALLS</b> (1) Moisture stains noted in the 2nd floor Office below one of the HVAC wall units. Though this tested dry at the time of inspection, it is likely from condensation in the unit running down the wall. Recommend having conditions evaluated further and corrected as needed by a licensed HVAC Contractor. (2) Minor damage from prior leakage noted in the 2nd Floor Family Rm and 3rd FI front BR, have checked and corrected as required by a licensed Contractor. (3) Otherwise, old plaster with typical cracking and holes noted. Monitor conditions closely and maintain as needed.
●				<b>7.2 FLOORS (FRAMED)</b> (1) Typical stains and wear noted in the carpeting, correct and maintain as needed / desired. (2) Typical wear noted in the wood flooring, sand and refinish as needed. (3) Please Note: The Basement / 1st FI floors appear to be on a wood frame that is resting directly on or in close contact with grade. There does not appear to be a void / Crawlspc below these floors to allow for periodic inspections of the foundation and framing. As such, damage could occur and go undetected for long periods of time. In particular, termite damage could become a concern, and there is a potential that some hidden damage exists. Strongly recommend having a thorough inspection by a licensed Termite & Moisture Control Specialist performed prior to closing, having annual inspections performed by same, and having chemical treatments of the foundation performed every 5 yrs or as needed to mitigate these concerns.
		●		<b>7.3 FLOORS (SLAB)</b>
●				<b>7.4 STAIRS</b> Low headroom was noted at the stairs to the Basement / 1st FI, exercise caution.
●				<b>7.5 RAILINGS</b>
	●			<b>7.6 WINDOWS</b> (1) In addition to the concerns noted in the Exterior Section, stains from prior leakage noted in window sills at a few locations, and several windows were sealed / painted shut. Correct and maintain as needed to eliminate leaks and for proper function. In particular, the BR windows must be operable to allow for egress in an emergency. (2) Windows in stairs should be tempered by current standards, consider upgrading for improved safety.
●				<b>7.7 ROOM DOORS</b> (1) Cracks noted in several doors, correct as needed / desired. (2) Door at the top of the 1st floor stairs rubs its jamb, adjust as needed.

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

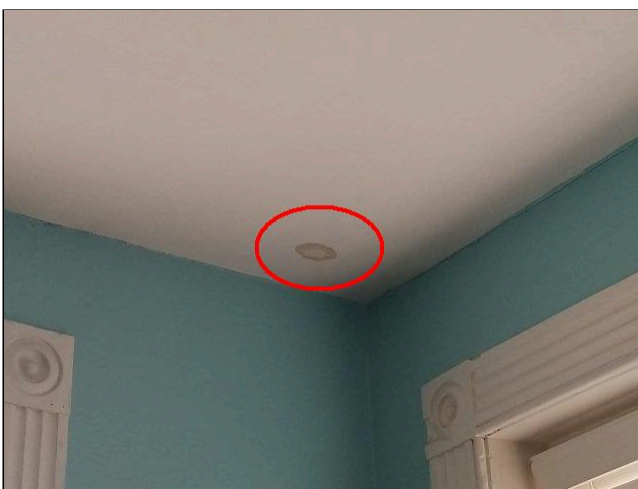
					(3) The doors to the Basement Office and 3rd Fl Hall Bath do not latch, adjust as needed / desired.
		●			<b>7.8 DETECTOR TEST</b> (1) 4th Floor smoke detector is missing, replace as required. (2) Detectors do not meet current standards in terms of number and placement. Recommend upgrading the existing smoke detectors with combination smoke/CO alarms, and adding smoke detectors in each BR for improved safety and to comply with current standards.
		●			<b>7.9 FIREPLACE(S)</b> (1) Vent-free gas burner log sets is in place. Be sure to consult the manufacturer's operating instructions prior to use, and take all recommended safety precautions to reduce the risks associated with elevated levels of carbon monoxide from the burner exhaust. Recommend installing a CO alarm nearby for safety as well. (2) Fireplace trim in the 2nd Floor Family Rm has cracked / dropped. Correct as needed. (3) There are no spark arrestor screens or door assemblies present in a few locations, be sure to install prior to using fireplaces. (4) Please Note: The 1st Floor fireplace is only decorative at this time.
		●			<b>7.10 FIREPLACE GAS BURNERS</b> (1) The piezoelectric ignitor was inoperable at the logs in the Dining Rm at the time of inspection. Have corrected as needed by a qualified gas appliance specialist. (2) Recommend installing a CO alarm nearby for safety. See Vent-Free Fireplace note in Supplemental Info. (3) Gas log sets require periodic cleaning and maintenance. Check manufacturer's specifications, and have serviced as needed.

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

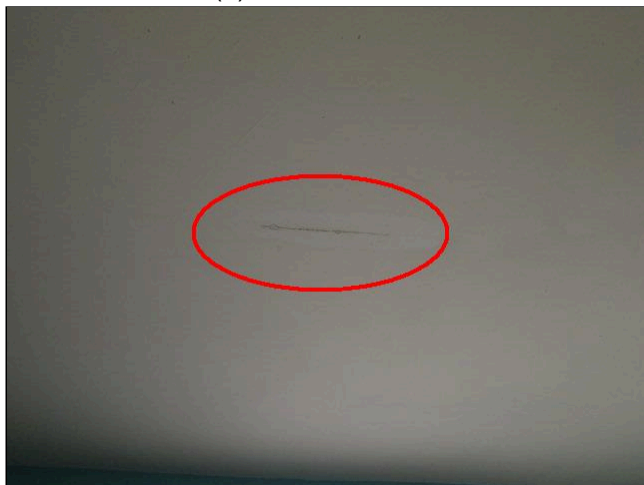
Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



7.0(1) CEILINGS Photo 1



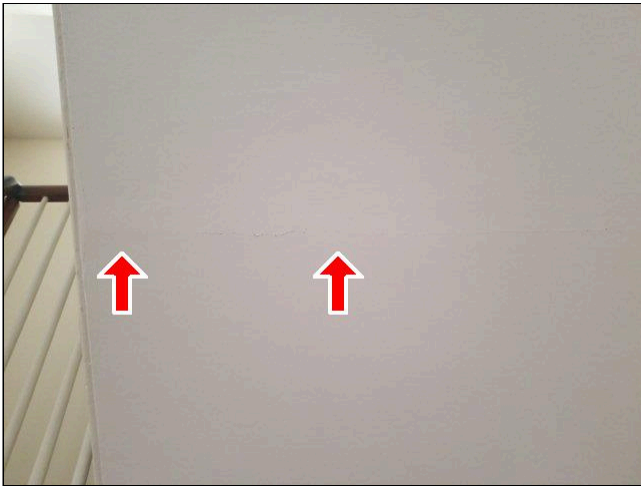
7.0(1) CEILINGS Photo 2



7.0(1) CEILINGS Photo 3



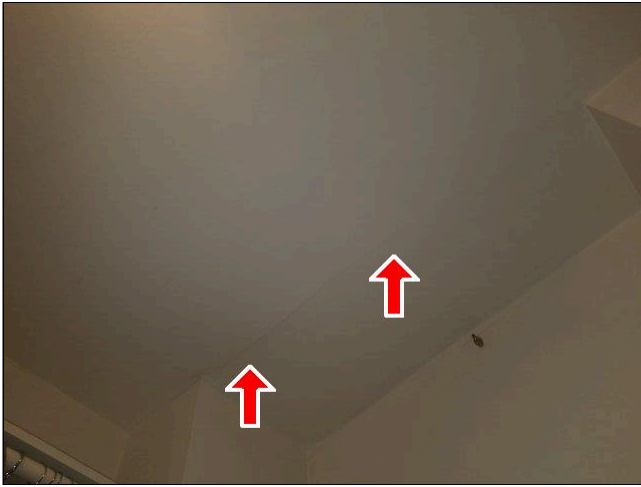
7.0(1) CEILINGS Photo 4



7.0(2) CEILINGS Photo 1



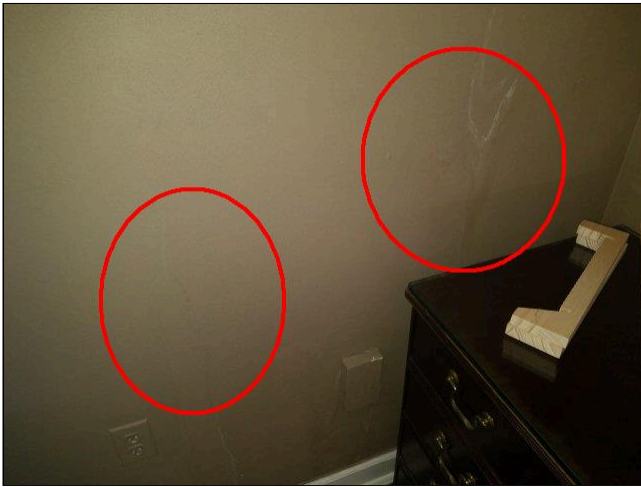
7.0(2) CEILINGS Photo 2



7.0(2) CEILINGS Photo 3



7.1(1) WALLS Photo 1



7.1(1) WALLS Photo 2



7.1(2) WALLS Photo 1

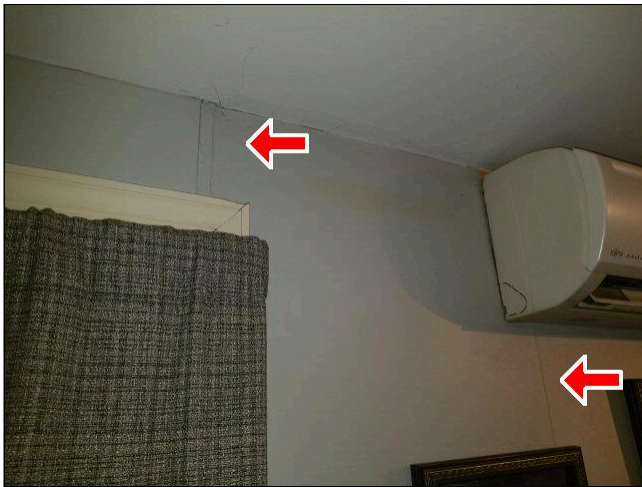




7.1(2) WALLS Photo 2



7.1(3) WALLS Photo 1



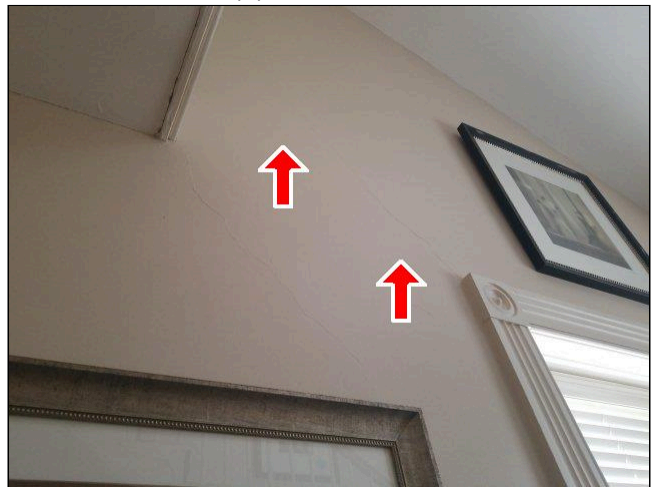
7.1(3) WALLS Photo 2



7.1(3) WALLS Photo 3



7.1(3) WALLS Photo 4



7.1(3) WALLS Photo 5





7.2(1) FLOORS (FRAMED) Photo 1



7.2(1) FLOORS (FRAMED) Photo 2



7.2(2) FLOORS (FRAMED) Photo 1



7.2(2) FLOORS (FRAMED) Photo 2



7.6(1) WINDOWS Photo 1



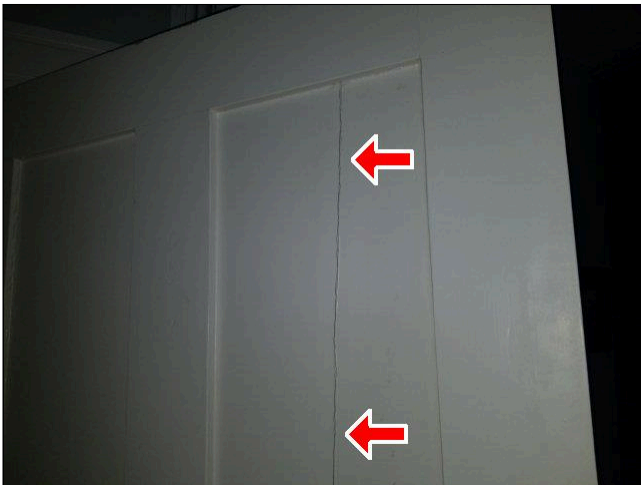
7.6(1) WINDOWS Photo 2



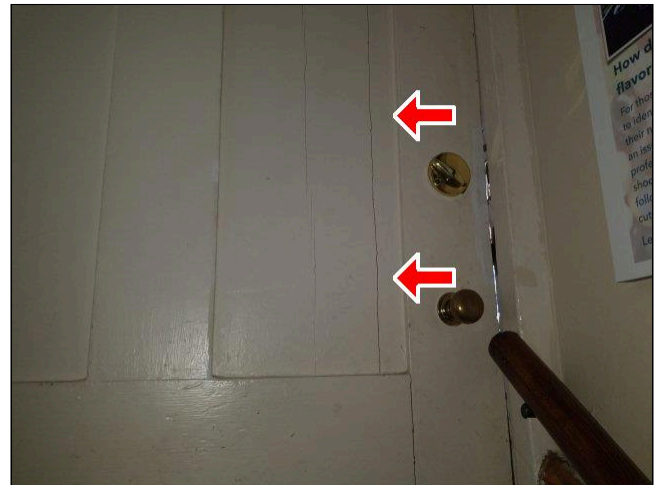
7.6(1) WINDOWS Photo 3



7.6(2) WINDOWS Photo 1



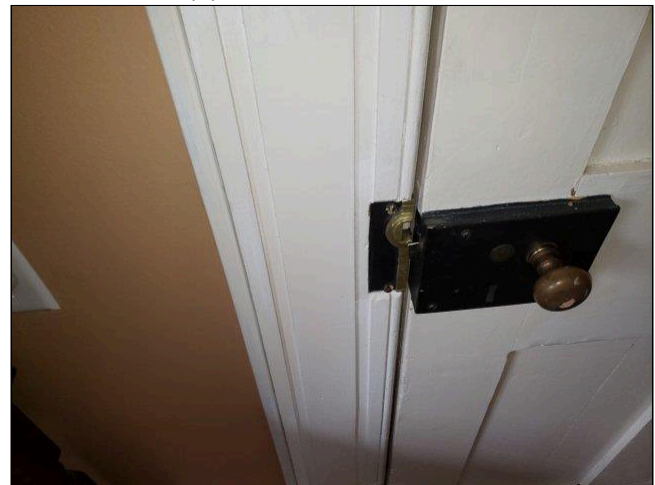
7.7(1) ROOM DOORS Photo 1



7.7(1) ROOM DOORS Photo 2



7.7(2) ROOM DOORS Photo 1



7.7(3) ROOM DOORS Photo 1

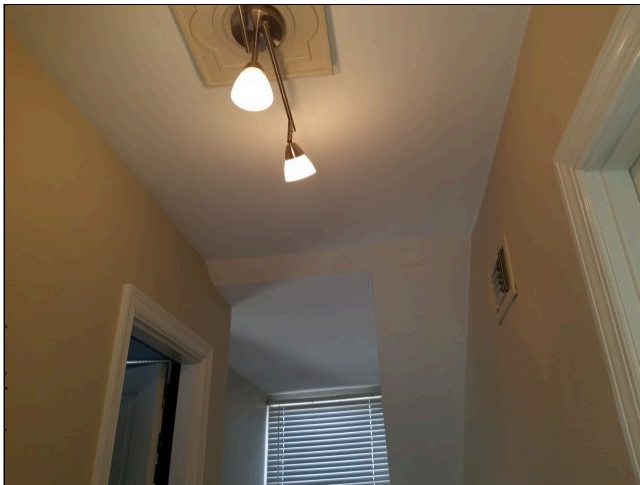




7.7(3) ROOM DOORS Photo 2



7.7(3) ROOM DOORS Photo 3



7.8(1) DETECTOR TEST Photo 1



7.9(1) FIREPLACE(S) Photo 1



7.9(2) FIREPLACE(S) Photo 1



7.9(3) FIREPLACE(S) Photo 1



7.9(3) FIREPLACE(S) Photo 2



7.9(4) FIREPLACE(S) Photo 1



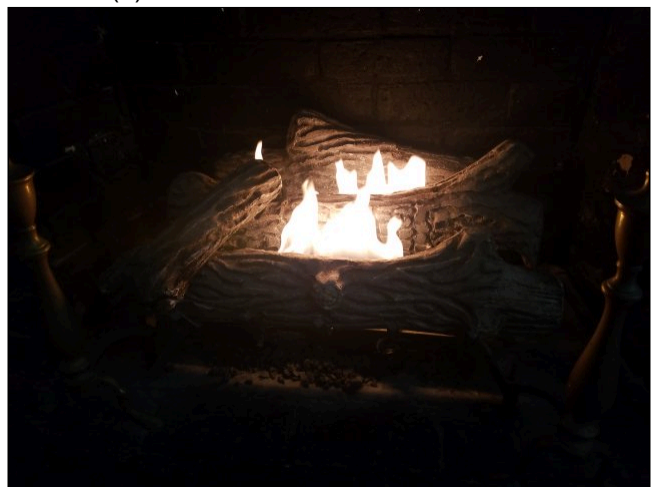
7.10(1) FIREPLACE GAS BURNERS Photo 1



7.10(3) FIREPLACE GAS BURNERS Photo 1



7.10(3) FIREPLACE GAS BURNERS Photo 2



7.10(3) FIREPLACE GAS BURNERS Photo 3

**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.

**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.

**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.

**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.

**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.

**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.

**Vent-free Units** - While listed vent-less (vent-free) units are designed and capable of safely operating without venting to the exterior, the possibility remains for the build up of contaminants. Moisture vapor build-up may also be an issue. If not listed, as vent-free venting must be provided. Opening a window will help provide air changes.



## 8. 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:**

*Underground*

**ENTRANCE LINE:**

*Aluminum*

**SERVICE DISCONNECT(S):**

*2 Mains - 1 per Panel*

*Estimated Amps: 225*

**DISTRIBUTION PANEL:**

*Twin Panels w/Circuit Breakers*

*Estimated Amps: 225*

*Location: Utility Shed*

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

*Aluminum and Copper*

**HOUSEHOLD (120 VOLT) CIRCUITS:**

*Copper*

**GFCI:**

*Multiple Units*

*At Receptacle Outlet(s)*

**SPECIAL LIMITATIONS:**

*Finish Materials*

*Furniture (inaccessible devices)*

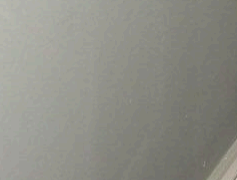
**S F P N A N I**

●					<b>8.0 SERVICE / ENTRANCE LINE</b>
●					<b>8.1 SERVICE GROUNDING PROVISIONS</b>
			●		<b>8.2 MAIN DISCONNECT(S)</b> Fuses used for the Main Disconnects are concealed by a cover and could not be evaluated/verified. Recommend pulling main prior to moving in to structure and verifying that the properly sized fuses are in place.
	●				<b>8.3 DISTRIBUTION PANEL(S)</b> (1) Aging breakers noted, anticipate periodic replacement needs. (2) See Supplemental note below regarding the lack of AFCI breakers.
		●			<b>8.4 WIRING / CONDUCTORS</b> (1) An extension cord is being used as a permanent receptacle at the 1st FI Storage Rm. Have corrected as required by a licensed Electrical Contractor. (2) Exposed wiring splices were found in the space above the 1st FI MBA; enclose in properly covered junction box(es) as required for safety. (3) Improperly exposed NM (aka RomeX) wiring noted in the Utility Rm, in the Sheds, and in the Electrical Rm. Have placed in a protective conduit to reduce the potential for accidental damage by a licensed Electrical Contractor.
		●			<b>8.5 DEVICES</b> (1) Reverse polarity (hot & neutral wires crossed) was found at a receptacle outlet at the 1st FI Laundry Rm and MBR; rewire properly. (2) Outlets with open ground connections were found in multiple locations throughout the home, suggesting that 2-prong receptacles were replaced with 3-prong units without connecting a ground wire. Much of the original circuits are wired with ungrounded cable. The third receptacle slot implies a false impression of safety when a ground is not present, and these receptacles should be replaced with 2-prong units or with GFCI units that are labeled as having "No Equipment Ground". Installing GFCI breakers on these circuits in the service panel would be acceptable as well, provided each of the receptacles is labeled as being "GFCI Protected" and having "No Equipment Ground". Have checked and correct as required by a licensed Electrical Contractor prior to closing. (3) Cover is missing from the floor receptacle in the 1st floor MBR, replace as needed. (4) Inoperable light fixtures noted, replace bulbs as needed and verify proper operation of all fixtures prior to closing. (5) Remote for the ceiling fan in the 3rd FI Front BR was inoperable at the time of inspection, replace batteries and re-check prior to closing. (6) Missing cover plates noted, replace as needed.

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

## 8.6 GFCI TEST

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

A close-up photograph of a dark-colored power cord plugged into a wall outlet. The outlet is located near a white baseboard. A large red arrow with a white outline points directly at the power cord, highlighting it as the subject of the safety tip.

A close-up photograph of a wooden beam with a red arrow pointing to a red wire clamp. The clamp is attached to a yellow cable. Other cables and a metal conduit are also visible in the scene.

A close-up photograph of a wall showing a horizontal crack. Two red arrows with white outlines point upwards towards the crack. The wall has a mottled, aged appearance with some peeling paint or plaster.

A photograph showing a small, black, rectangular device mounted on a light-colored wall. A red arrow points to the device. The device has a small screen and some buttons. It is mounted on a white rectangular plate. The wall is light-colored and has some minor blemishes. The floor is covered with a dark, patterned carpet. A white baseboard is visible at the bottom of the wall. A portion of a blue object is visible on the left side of the frame.

Page 47 of 85

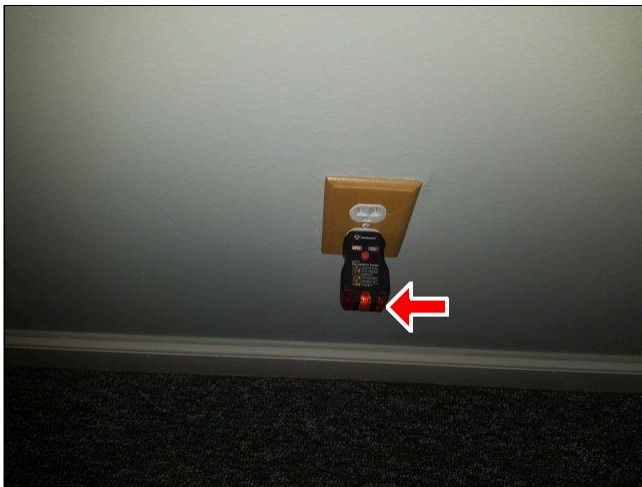




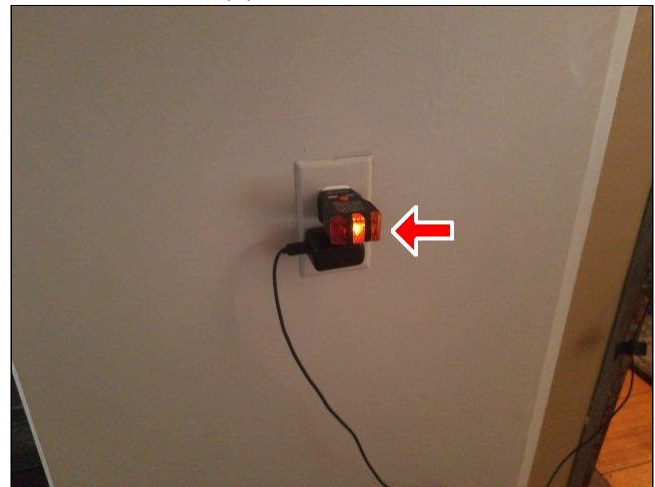
8.5(1) DEVICES Photo 2



8.5(1) DEVICES Photo 3



8.5(2) DEVICES Photo 1



8.5(2) DEVICES Photo 2



8.5(2) DEVICES Photo 3



8.5(2) DEVICES Photo 4





8.5(3) DEVICES Photo 1



8.5(4) DEVICES Photo 1



8.5(4) DEVICES Photo 2



8.5(5) DEVICES Photo 1



8.5(6) DEVICES Photo 1



8.5(7) DEVICES Photo 1



8.6 GFCI TEST Photo 1

**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.

**Non-Grounding Receptacles** - While older two-prong receptacles may be functional, an upgrade is recommended if they are non-polarized, located in a high use/hazardous area, or if usage needs dictate. In many cases, wiring work will also be required. Non-grounded three prong receptacles are an imminent safety concern and should be corrected.

**Receptacle Polarity** - Reversed polarity refers to a receptacle wired improperly (hot and neutral wires reversed). Non-polarized refers to a receptacle without provisions for accepting polarized plugs. Both of these conditions represent potential safety concerns.

**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.

## 9. HEAT PUMP SYSTEM(S)

The inspection of heat pump systems 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, design or adequacy evaluations, 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 heat pump 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 heat pumps system may be found under other headings in this report.

**SYSTEM TYPE:**

*Electric Air Source Heat Pump  
w/ Electric Supplemental Heat  
Qty. 5  
3 Standard Split-Systems  
2 Mini-split Systems (1 multi-head)*

**MAKE(S):**

Trane  
Fujitsu  
Mitsubishi

**SYSTEM LOCATION(S):**

Exterior & Wall Mounted on Interior (3)

**ESTIMATED AGE - Outdoor Unit(s):**

12 to 16 years

**ESTIMATED AGE - Air Handler(s):**

12 to 16 years

**DESIGN LIFE:**

### 8 to 10 Years

**SPECIAL LIMITATIONS:**

Single Mode Operation  
Heat Mode Only  
Design

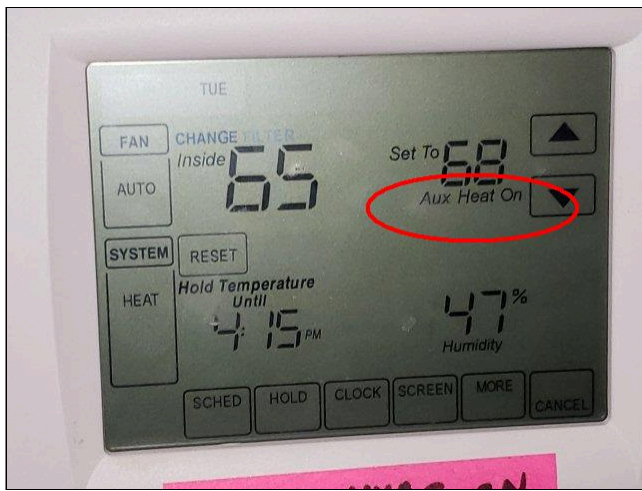
S F P NANI

		●			<b>9.0 HEAT PUMP SYSTEM(S)</b> <p>(1) Most of the systems were inoperable and/or defective at the time of inspection. Only the main system for the 2nd FI appeared to be functioning as intended. No temperature differential was detected between the high and low pressure refrigerant lines for the Basement and 3rd &amp; 4th FI systems, the wall mounted Air Handler in the 1st FI BR was noisy at the time of inspection, as was the condenser for the main 1st FI system, and the cover was falling off the Air Handler in the main Kitchen. That system could not be operated as well, as the remote control for it was missing. Additionally, the cover panel to access the wiring compartment was off the outdoor unit for the 3rd &amp; 4th FI system. All of the equipment appears to be at or near the end of it's intended service life as well. Have evaluated, serviced, and repaired as needed by a licensed HVAC Contractor, and plan for replacements.</p> <p>(2) Some of the systems are designed for use with R-22. See supplemental note below regarding concerns with the phase-out of R-22 refrigerant. (cost of repairs / re-charging is escalating due to scarcity)</p>
		●			<b>9.1 OUTDOOR/CONDENSING UNIT(S)</b> <p>See notes above and in the Exterior Section. (condensers on fire escape should be relocated when they are replaced)</p>
		●			<b>9.2 AIR HANDLER / BLOWER</b> <p>See notes above.</p>
	●				<b>9.3 CONDENSATE PROVISIONS</b> <p>Evidence of prior backups in the primary drain line for the main 2nd FI system, resulting in leaks noted at the overflow pan below the Air Handler. (rust found in the pan) Recommend having checked and corrected as needed by a licensed HVAC Contractor prior to the start of the Cooling Season.</p>
	●				<b>9.4 DUCTWORK</b> <p>Aging flex-ducts will require periodic maintenance, as tape joints may fail and sheathing deteriorate over time. Monitor and maintain as required.</p>
		●			<b>9.5 THERMOSTAT(S)</b> <p>See note above regarding missing remote.</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.





9.0(1) HEAT PUMP SYSTEM(S) Photo 1



9.0(1) HEAT PUMP SYSTEM(S) Photo 2



9.0(1) HEAT PUMP SYSTEM(S) Photo 3



9.1 OUTDOOR/CONDENSING UNIT(S) Photo 1

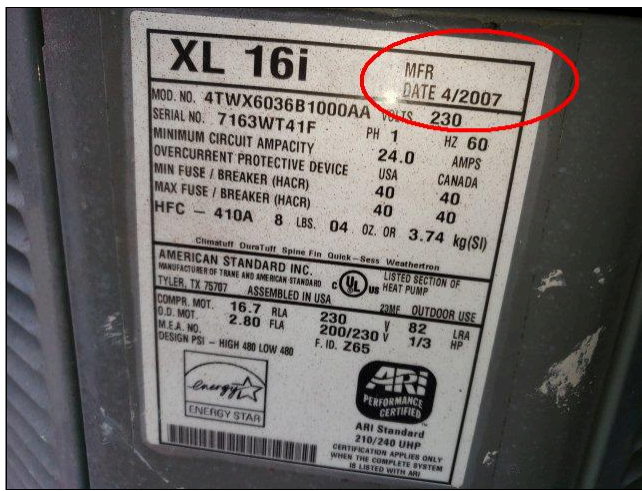


9.1 OUTDOOR/CONDENSING UNIT(S) Photo 2



9.1 OUTDOOR/CONDENSING UNIT(S) Photo 3

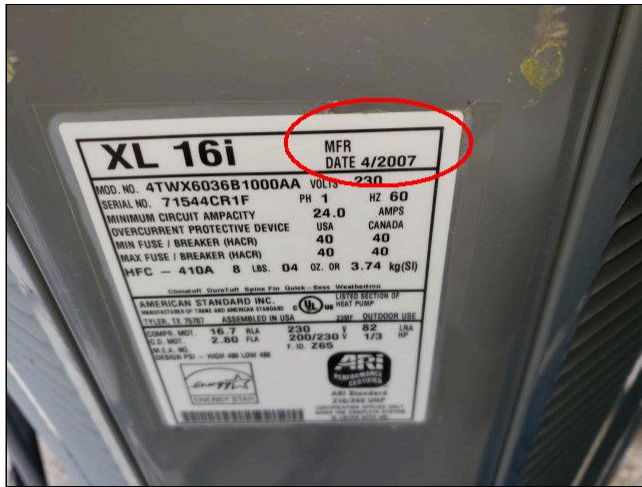




9.1 OUTDOOR/CONDENSING UNIT(S) Photo 4



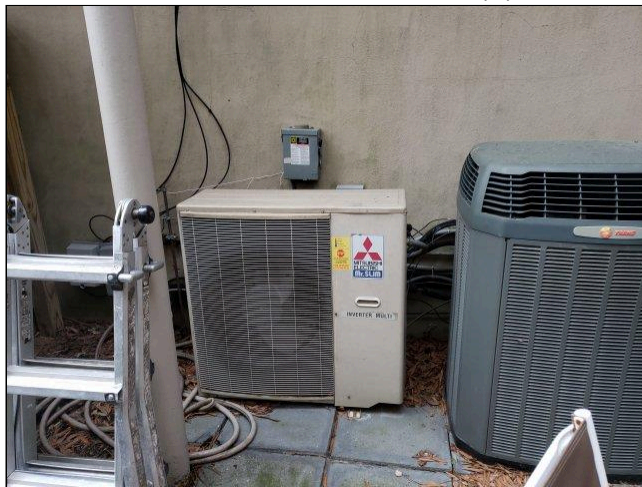
9.1 OUTDOOR/CONDENSING UNIT(S) Photo 5



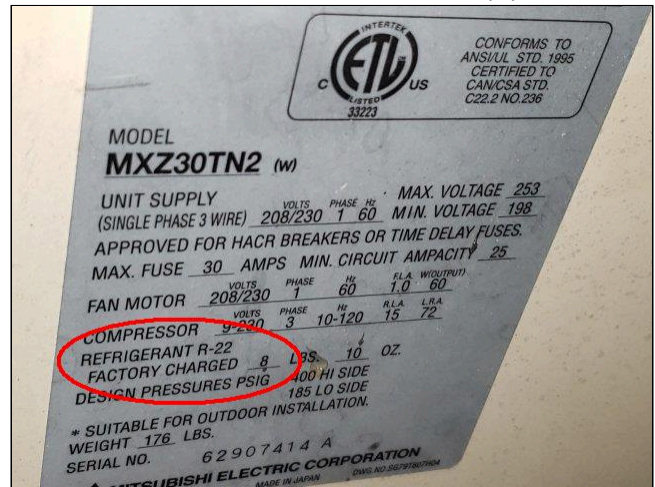
9.1 OUTDOOR/CONDENSING UNIT(S) Photo 6



9.1 OUTDOOR/CONDENSING UNIT(S) Photo 7



9.1 OUTDOOR/CONDENSING UNIT(S) Photo 8

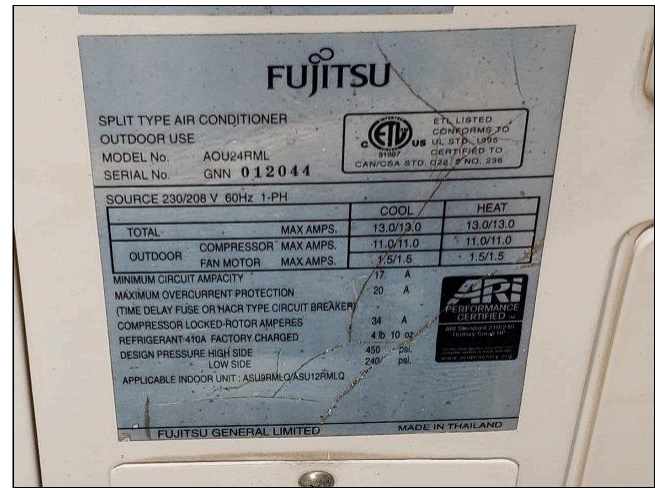


9.1 OUTDOOR/CONDENSING UNIT(S) Photo 9

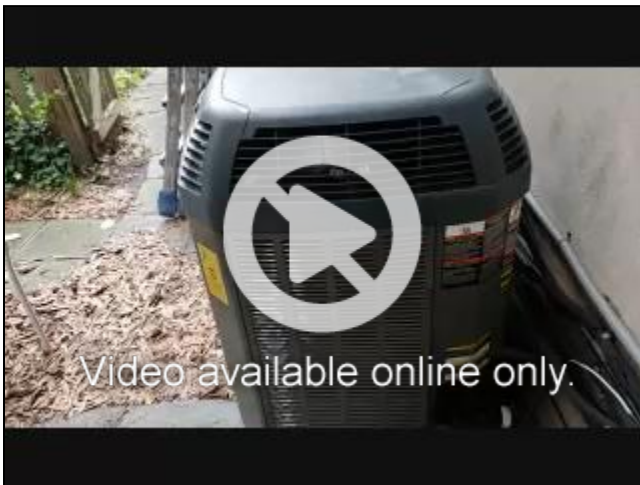




9.1 OUTDOOR/CONDENSING UNIT(S) Photo 10



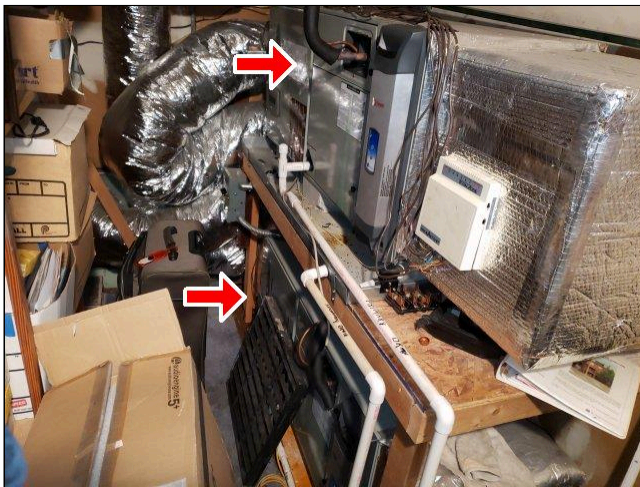
9.1 OUTDOOR/CONDENSING UNIT(S) Photo 11



9.1 OUTDOOR/CONDENSING UNIT(S) Photo 12



9.2 AIR HANDLER / BLOWER Photo 1



9.2 AIR HANDLER / BLOWER Photo 2

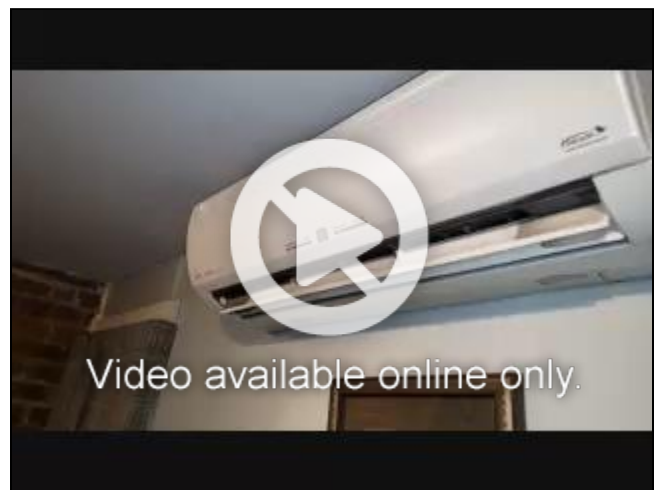


9.2 AIR HANDLER / BLOWER Photo 3

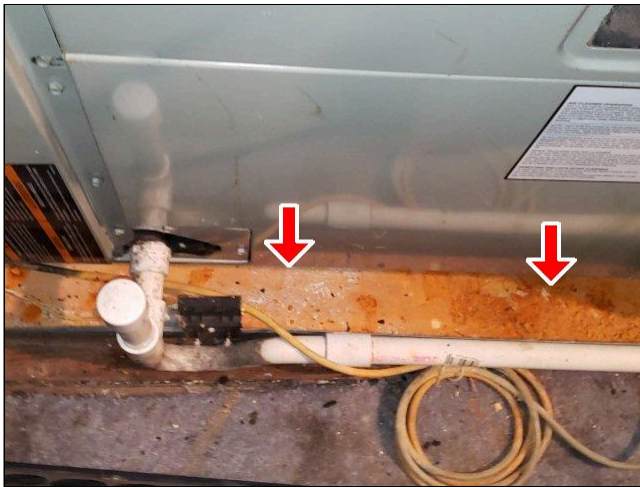




9.2 AIR HANDLER / BLOWER Photo 4



9.2 AIR HANDLER / BLOWER Photo 5



9.3 CONDENSATE PROVISIONS Photo 1



9.5 THERMOSTAT(S) Photo 1

**NOTE:** Regular heat pump maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Inadequate heating/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. 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. Servicing or repair of cooling systems should be made by a qualified specialist.

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

**Heat Pumps** - A heat pumps is designed to operate all year to provide cooling and heating. Most heat pumps have supplemental heating systems for cold weather (<40° F or 5° C). Due to design, anticipate low air flow/temperatures from registers. Identification of the presence of a heat pump unit (versus central cooling) is sometimes difficult; no verification of system type is made as part of the standard inspection.

**Supplemental Heat** - Generally, supplemental heating with a heat pump system is provided by electric resistance coils; seasonal or design impediments may limit ability to assess supplemental system operation.

**Inspection Limitations** - Heat pump evaluations are generally restricted to basic system operation due to normal system design factors. No heat gain or loss analyses, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The indoor coil is generally not visible for inspection. Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated.

**Single Mode Operation** - Only a single mode operational test of a heat pump may be performed due to normal system design factors. While many of the same components function in both the heating and cooling modes, evaluation of the reversing valve function is not possible if the unit can only be operated in the cooling mode.

**System Maintenance** - Be sure to change filters every 30 days and 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.

**Heat Mode Only** - The cooling mode of a heat pump system cannot be safely or properly evaluated at low exterior temperatures. Arrange for inspection when temperatures are at approximately 60° - 65° F (15° -17° C) for several days.

**Condensate Control** - System 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.

**Comfort Levels** - Heating and cooling comfort will vary throughout most houses due to varying house or system design or other factors.

**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 environmental 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>.

## 10. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a leakage test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

**WATER PIPING:**

*Copper*

**GAS SHUT-OFF LOCATION:**

*At Meter*

**MAIN SERVICE LINE:**

*Not Determined*

**DRAIN/WASTE LINES:**

*Mixed-type Piping*

*Cast Iron*

*Plastic (PVC)*

**WATER SHUT-OFF LOCATION(S):**

*At Meter*

**SPECIAL LIMITATIONS:**

*Finish Materials*

*Underground Piping*

**S F P N A N I**

●					<b>10.0 WATER PIPING</b> Due to age, periodic repair needs should be anticipated, particularly with respect to the shutoff valves.
●					<b>10.1 WATER FLOW AT FIXTURES</b>
●					<b>10.2 DRAIN / WASTE PIPING</b> Older cast iron lines are likely to crack, develop pin-hole leaks, and / or clog with rust and debris over time. Future/periodic repair or replacement needs should be anticipated. Consider having a video inspection of the larger drain lines performed by a licensed Plumbing Contractor prior to closing as a precaution.
●					<b>10.3 FIXTURE DRAINAGE</b> See note in 1st Fl 1/2 Bath Section regarding concern at sink.
	●				<b>10.4 EXTERIOR FAUCET(S)</b> See Hose Bib notes in Exterior Elements Section.
●					<b>10.5 GAS PIPING</b> (1) The wood blocks that support the gas line on the roof of the Slave Quarters part of the building are decaying, and the straps have come loose, re-secure and maintain as needed. (2) Use of galvanized steel piping for gas supply is no longer recommended, (and is not permitted in some areas) as it can rust on the interior, and allow flakes of rust to clog the orifices in appliance burners. Have checked periodically by a licensed Mechanical Contractor and consider upgrading.
●					<b>10.6 LAUNDRY HOOKUPS</b> (1) Consider installing an overflow pan at the washer location and/or emergency water shutoff valves and sensors to reduce the potential for damage from a leak. For information on inexpensive shutoff valve systems <a href="#">click here</a> and <a href="#">here</a> . (2) By current standards, the receptacle outlet for the clothes washer should be GFCI protected, consider upgrading for improved safety.

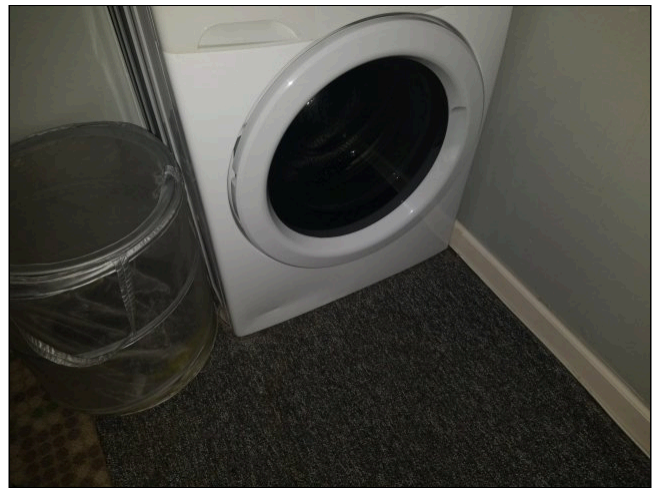
**S F P N A N I** S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

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





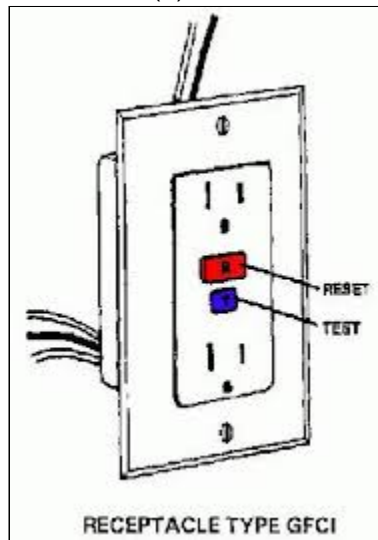
10.5(1) GAS PIPING Photo 1



10.6(1) LAUNDRY HOOKUPS Photo 1



10.6(1) LAUNDRY HOOKUPS Photo 2



10.6(2) LAUNDRY HOOKUPS  
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.

**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.

**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.

## 11. 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:**

Gas-fired Water Heater

**SYSTEM MAKE:**

Whirlpool / Craftmaster

**SPECIAL LIMITATIONS:**

Design

Sealed Combustion Chamber

Limited Access / Obstructions

**WATER HEATER LOCATION:**

Utility Room

**ESTIMATED AGE:**

8 to 10 years

**ESTIMATED CAPACITY:**

50 +/- Gallons

**DESIGN LIFE:**

8 to 12 years

S F P N A N I

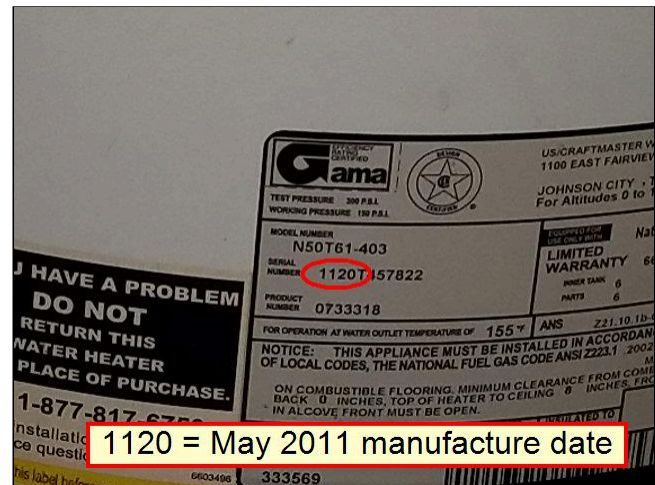
●					<b>11.0 WATER HEATER(S)</b> Unit nearing end of its design life, monitor and anticipate future replacement needs. (no signs of leakage or excess wear noted)
●					<b>11.1 VENT CONNECTOR(S)</b>
	●				<b>11.2 GAS / POWER LINES AT UNIT(S)</b> The drip / settlement leg is not turned the right direction (down) rendering it useless, correct as required to prevent debris from clogging the burner orifices.
●					<b>11.3 SAFETY VALVE PROVISIONS</b>
●					<b>11.4 OVERFLOW PAN</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.

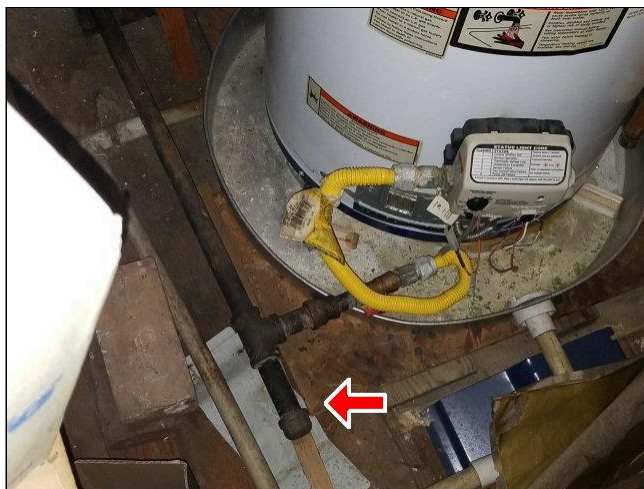


11.0 WATER HEATER(S) Photo 1



11.0 WATER HEATER(S) Photo 2





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

**NOTE:** Maintaining hot-water supply temperatures at no more than about 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.

**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.

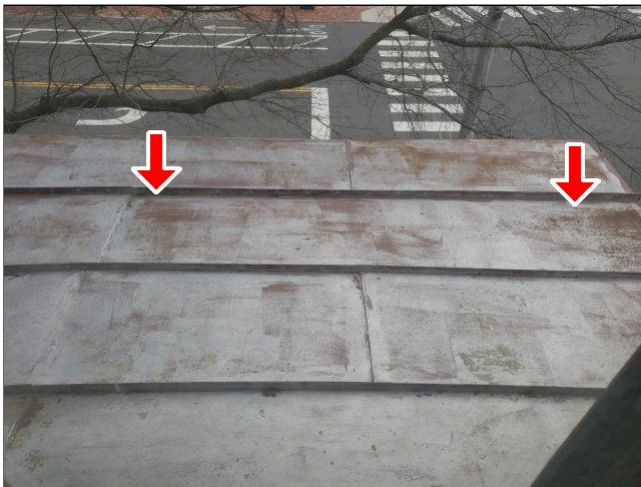
**Note:** While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

### 1. ROOFING

#### 1.1 ROOFING #2

##### Fair

The metal roofing on both of the porches are aging. Metal roofing of this type can have a very long service life, but it must be re-sealed / coated with an appropriate fiber reinforced sealant. Have checked and re-sealed as needed by a licensed Roofing Contractor every 3-5 yrs.



1.1 Photo 1



1.1 Photo 2

#### 1.2 CHIMNEY / VENT #1

##### Poor/Defective

The chimney at the rear of the Slave Quarters appears to have been re-pointed with an improper type of mortar and/or caulk, which can lead to additional cracking and damage; the metal cap that was used to seal that chimney is rusting; and the parge coating that was added to the other two chimneys has cracked in a few locations. Inspection was limited to readily accessible and visible components. Recommend having more intrusive "Level 2" inspections performed by a (CSIA) Certified Chimney Sweep prior to the sale of the property.



1.2 Photo 1



1.2 Photo 2





1.2 Photo 3

## 2. EXTERIOR ELEMENTS

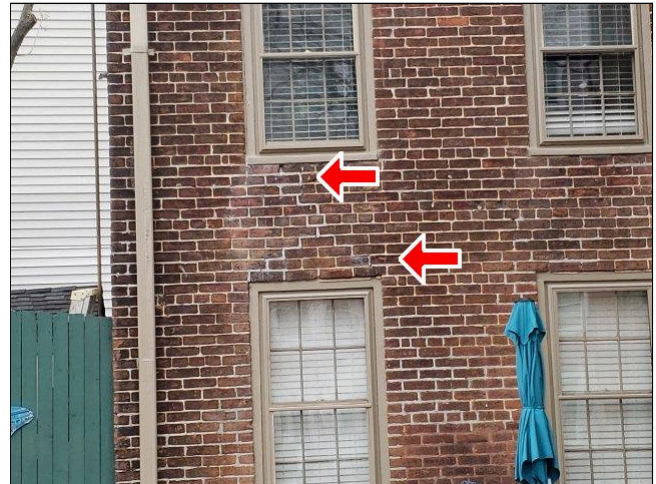
### 2.0 SIDING #1

**Fair**

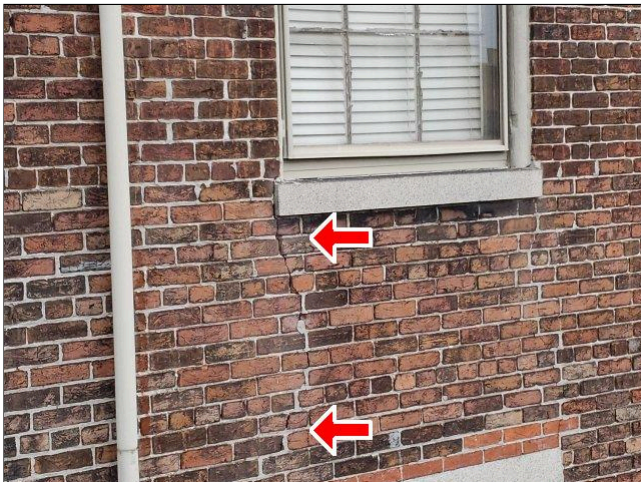
Settlement cracking is evident in the brick walls in a few locations, a few damaged bricks were noted as well. This is a relatively normal condition for a structure of this age. Have checked and re-pointed as needed by a licensed Masonry Contractor and anticipate periodic re-pointing needs.



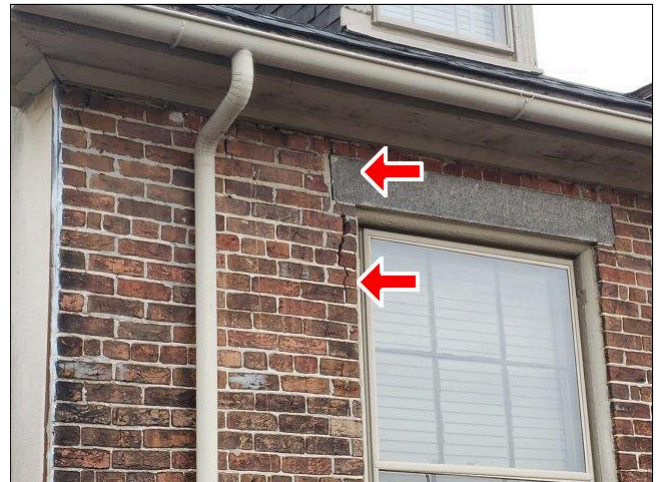
2.0 Photo 1



2.0 Photo 2



2.0 Photo 3



2.0 Photo 4



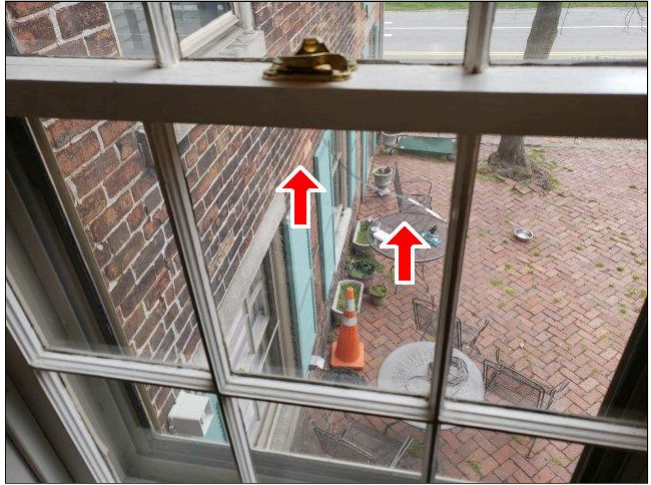
## 2.2 WINDOWS

### Poor/Defective

Cracked panes were noted at multiple windows, as was deteriorated paint and glazing; in particular, a portion of a pane is missing from a window at the rear 3rd Fl BR; minor decay was found in the wood exterior trim in a few locations as well; and the sash cords are missing from many of the windows, making them inoperable. Have all of the windows checked and corrected as needed by a licensed Contractor.



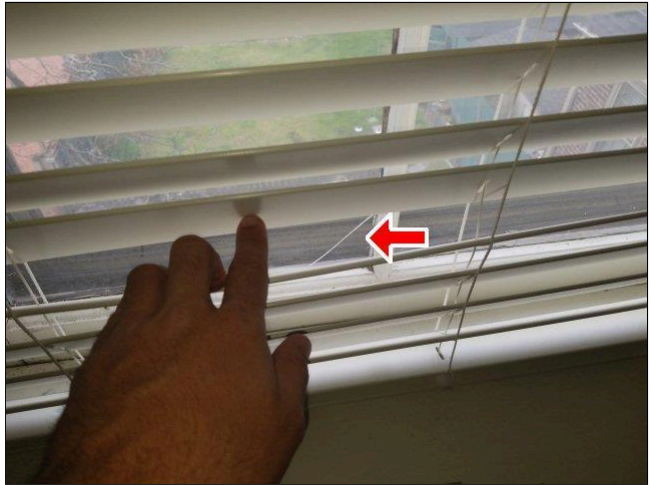
2.2 Photo 1



2.2 Photo 2



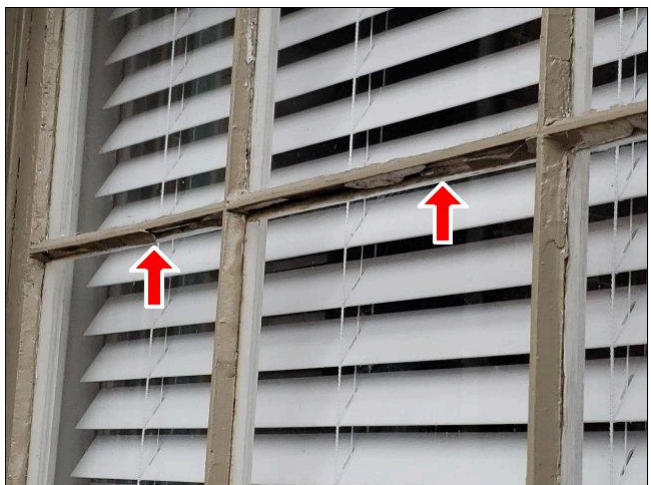
2.2 Photo 3



2.2 Photo 4



2.2 Photo 5



2.2 Photo 6





2.2 Photo 7



2.2 Photo 8



2.2 Photo 9



2.2 Photo 10



2.2 Photo 11

## 2.8 ELECTRIC / GFCI

### Poor/Defective

No power was detected at the receptacle outlet on the front of the Slave Quarters; the GFCI on the rear of the main house is defective / will not test; the receptacle outlets in the Sheds and in the Electrical Rm are not GFCI protected; and improperly exposed cabling was noted in those locations as well. Have checked and corrected as needed by a licensed Electrical Contractor.





2.8 Photo 1



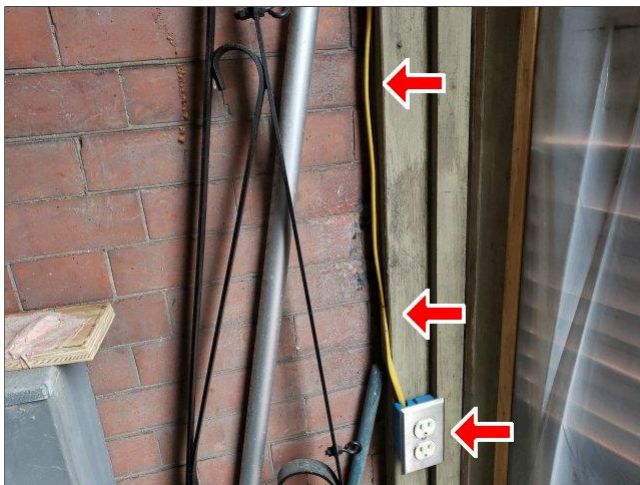
2.8 Photo 2



2.8 Photo 3



2.8 Photo 4



2.8 Photo 5

## 2.9 HOSE BIBS / PLUMBING

### Poor/Defective

2.9 (1) The hose bib is defective / will not close, (water was being contained by the valves on the adapter that was added) have checked and corrected as needed by a licensed Plumbing Contractor.





## 2.10 FIRE ESCAPE

### Fair

The fire escape appears to be in generally good condition, but the landings at the 3rd & 4th floors are obstructed by the presence of Heat Pump condensing units. Recommend having the Heat Pumps relocated to ground level to allow for proper and safe egress.



2.10 Photo 1



2.10 Photo 2

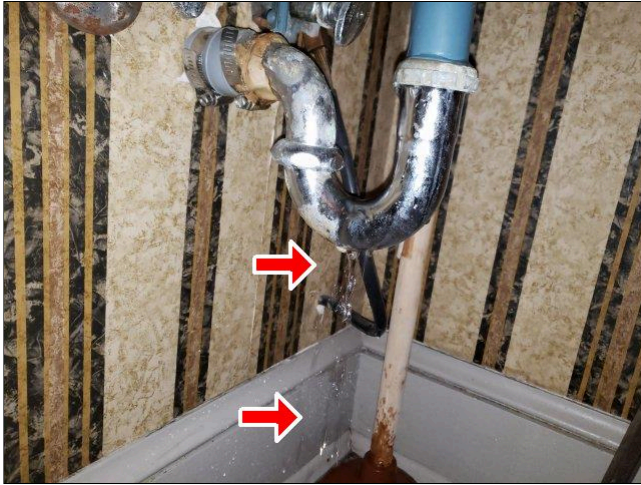
## 5(A) . BASEMENT HALF BATH

### 5.0.A SINK(S)

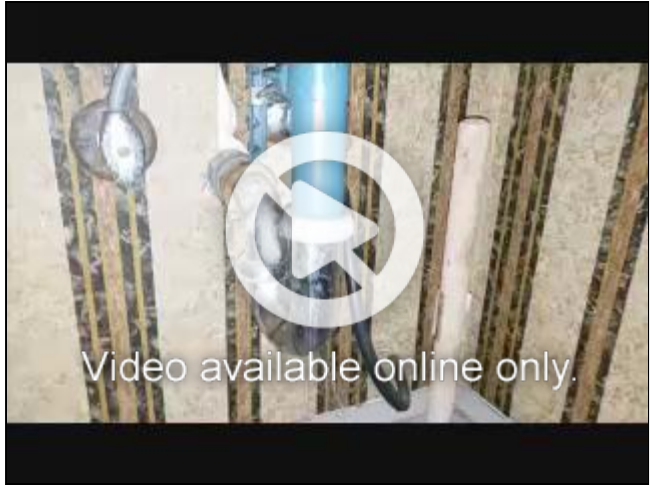
#### Poor/Defective

The drain was clogged and significant leakage was observed at the drain piping, have checked and corrected as needed by a licensed Plumbing Contractor.





5.0.A Photo 1



5.0.A Photo 2



5.0.A Photo 3



5.0.A Photo 4

## 5(B) . BASEMENT FULL BATH

### 5.7.B ELECTRIC / GFCI

#### Poor/Defective

The circuit for the Jetted Tub is not GFCI protected, have checked and corrected as needed by a licensed Electrical Contractor to ensure safety.



5.7.B Photo 1



5.7.B Photo 2

## 5(C) . POWDER ROOM

### 5.4.C VENTILATION

#### Poor/Defective

No ventilation noted, add an exhaust fan as required.

*Ventilation provisions are required in all bathrooms to eliminate odors and reduce the potential for mold/mildew concerns.*

## 5(D) . 3RD FL HALL BATH

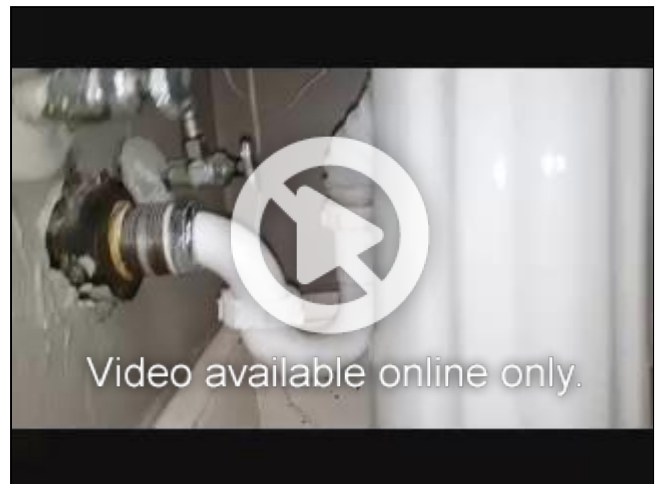
### 5.0.D SINK(S)

#### Poor/Defective

Leakage was observed at the drain piping below the sink, have checked and corrected as needed by a licensed Plumbing Contractor.



5.0.D Photo 1



5.0.D Photo 2

### 5.2.D JETTED TUB(S)

#### Poor/Defective

The Jet Pump caused it's GFCI outlet to trip when powered on, have checked and corrected as needed by a licensed Plumbing Contractor.





5.2.D Photo 1

### 5.3.D SURROUNDS / ENCLOSURES

#### Poor/Defective

Cracked and damaged tiles and grout were noted, correct and maintain as needed to prevent water intrusion into the walls and ceiling below.



5.3.D Photo 1



5.3.D Photo 2



5.3.D Photo 3

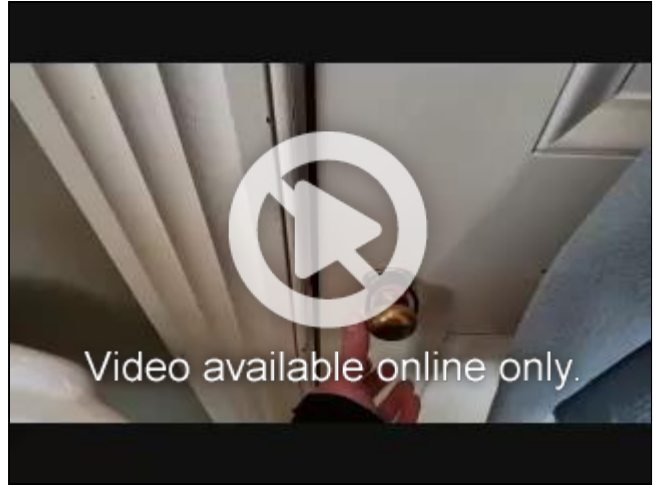
### 5.5.D WALLS / CEILINGS

#### Fair

Door does not latch properly, correct as required. (adjust striker, and/or replace the missing striker plate at the jamb)



5.5.D Photo 1



5.5.D Photo 2

## 5.6.D VENTILATION

### Poor/Defective

Window is the only source of ventilation, and it could not be opened due to missing sash cords. Have the window repaired as needed and consider installing an exhaust fan.



5.6.D Photo 1

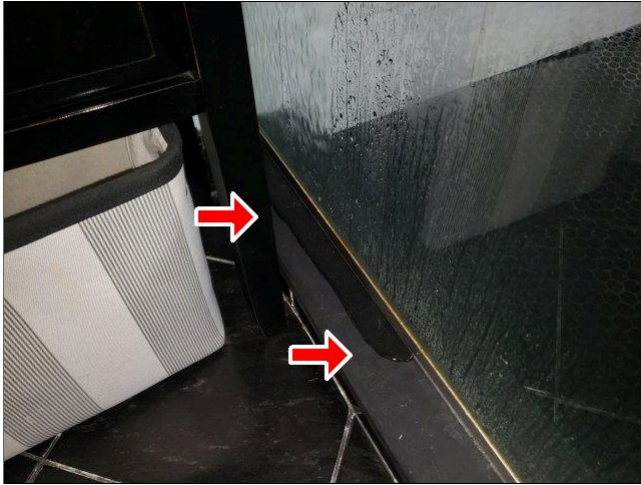
## 5(E) . 4TH FL BATH

### 5.3.E SURROUNDS / ENCLOSURES

#### Fair

Leakage occurred at the bottom of the glass wall surround, re-seal and maintain as needed.





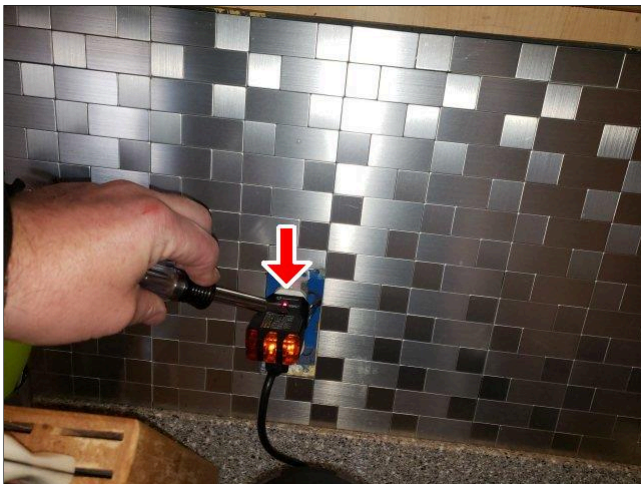
5.3.E Photo 1

## 6(A) . KITCHEN (Main)

### 6.3.A ELECTRIC / GFCI

**Fair**

6.3.A (1) GFCI test failed at counter accessible outlets, and no GFCI units were observed in the Kitchen. (structure predates current requirements) Consider installing GFCI units for additional safety.



power should go off when button is pressed

### 6.5.A DISHWASHER(S)

**Poor/Defective**

6.5.A (1) The soap dispenser compartment door is missing, replace as needed.



#### 6.6.A DISPOSAL(S)

##### Poor/Defective

NM (aka Romex) solid wire cabling is improperly exposed, and it is not properly secured to the unit. Have cabling secured and placed within a proper protective conduit, or replace with a flexible appliance cord and install a receptacle outlet as needed to reduce the potential for accidental damage.



6.6.A Photo 1



6.6.A Photo 2

#### 6.7.A VENTILATOR(S)

##### Poor/Defective

Ventilator in microwave is not properly configured. Modern microwaves are designed to vent to the exterior via outlets on the rear or top of the unit, or to recirculate air back into room through the grate over the door. When these units are installed, they usually have to be modified by removing metal plate(s) over the desired opening and/or changing the position of the blower fan. This unit does not appear to have been properly configured, as it is drawing in and discharging very little air when fan is set to high. Recommend having unit checked by an appliance specialist and properly configured.



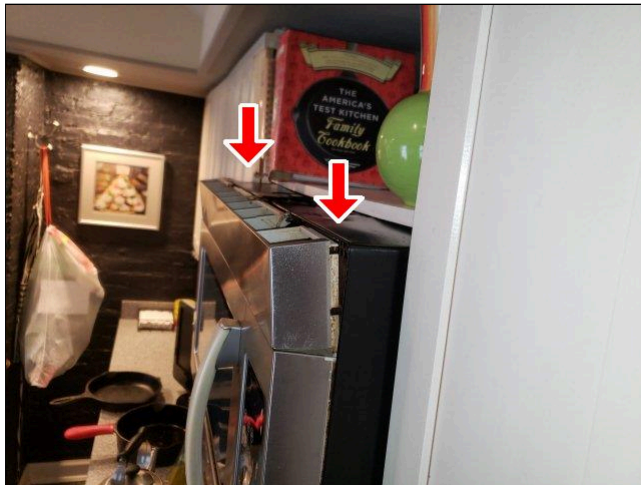


6.7.A Photo 1

#### 6.10.A MICROWAVE / MICROHOOD

##### Poor/Defective

6.10.A (1) In addition to the concerns with the recirculating fan noted above, the vent panel above the door is loose / damaged as well, correct and maintain as needed.

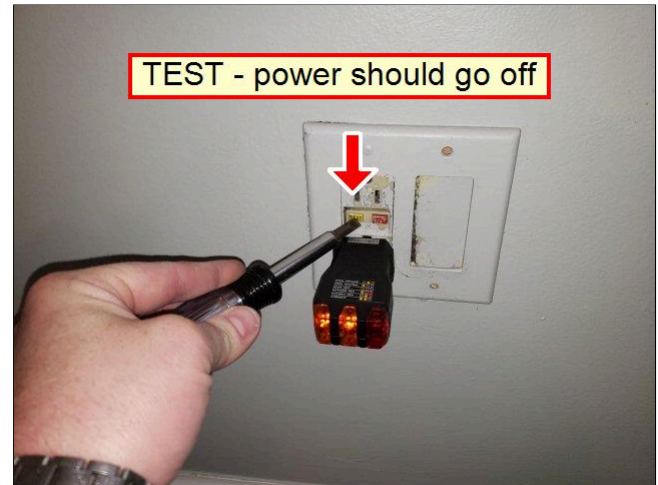


#### 6(B) . KITCHENETTE (BASEMENT)

##### 6.3.B ELECTRIC / GFCI

##### Poor/Defective

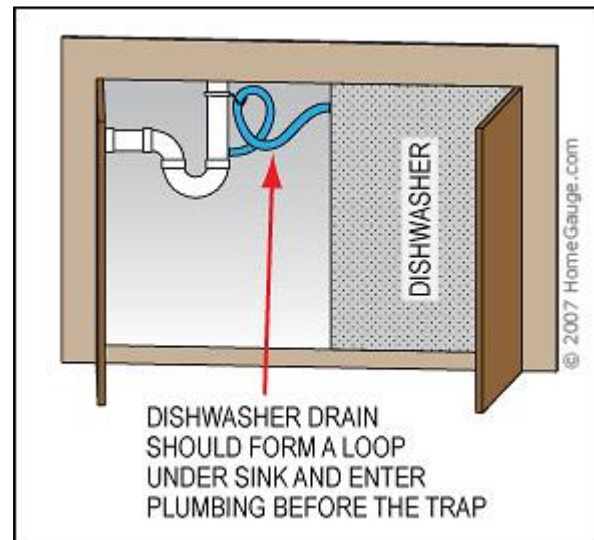
6.3.B (1) The receptacle outlet that is to the right of the Range is loose at the wall; an open ground connection was detected at the counter accessible receptacle on the opposite wall; the cover plate is missing from the receptacle below the sink; and the GFCI outlet by the window is defective / will not test. Have these concerns checked and corrected as needed by a licensed Electrical Contractor.



## 6.5.B DISHWASHER(S)

Fair

6.5.B (1) A "high loop" is not visible in the drain hose below sink. Having the dishwasher drain hose extend above the level of the sink drain forms a trap, and prevents sink waste from entering unit. Correct (move or strap hose) as required.



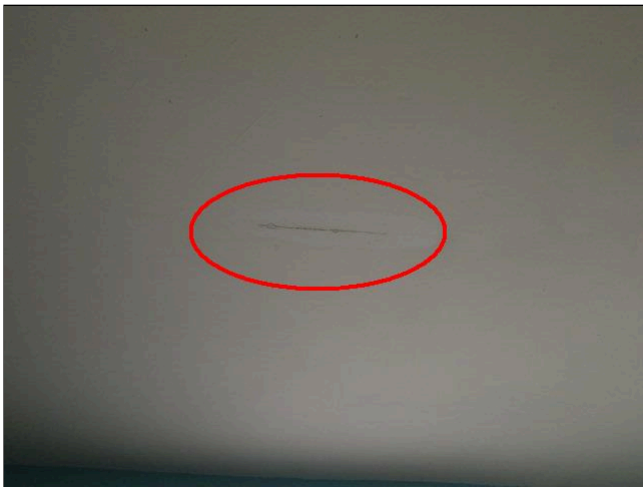
## 7. INTERIOR ELEMENTS

### 7.0 CEILINGS

Fair



7.0 (1) Stains and minor damage noted in the 3rd FI rear BR and 1st FI Laundry Rm. Have conditions evaluated further and corrected as required by a licensed Contractor.



## 7.1 WALLS

### Poor/Defective

7.1 (1) Moisture stains noted in the 2nd floor Office below one of the HVAC wall units. Though this tested dry at the time of inspection, it is likely from condensation in the unit running down the wall. Recommend having conditions evaluated further and corrected as needed by a licensed HVAC Contractor.



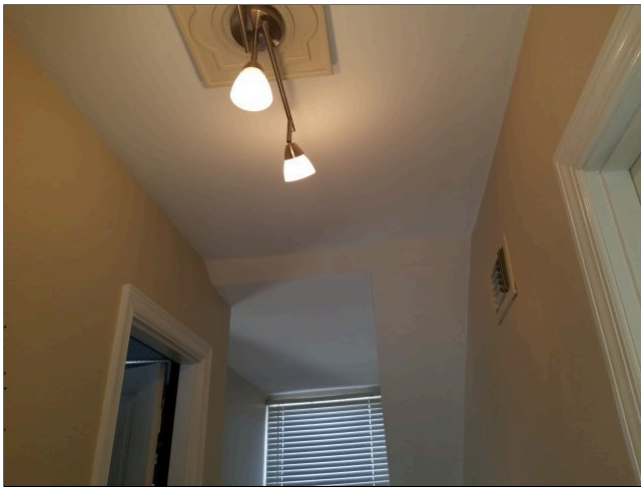
7.1 (2) Minor damage from prior leakage noted in the 2nd Floor Family Rm and 3rd FI front BR, have checked and corrected as required by a licensed Contractor.



## 7.8 DETECTOR TEST

### Poor/Defective

7.8 (1) 4th Floor smoke detector is missing, replace as required.



## 7.10 FIREPLACE GAS BURNERS

### Poor/Defective

7.10 (1) The piezoelectric ignitor was inoperable at the logs in the Dining Rm at the time of inspection. Have corrected as needed by a qualified gas appliance specialist.





## 8. ELECTRIC SYSTEM

### 8.4 WIRING / CONDUCTORS

#### Poor/Defective

8.4 (1) An extension cord is being used as a permanent receptacle at the 1st FI Storage Rm. Have corrected as required by a licensed Electrical Contractor.



8.4 (2) Exposed wiring splices were found in the space above the 1st FI MBA; enclose in properly covered junction box(es) as required for safety.



8.4 (3) Improperly exposed NM (aka Romex) wiring noted in the Utility Rm, in the Sheds, and in the Electrical Rm. Have placed in a protective conduit to reduce the potential for accidental damage by a licensed Electrical Contractor.



### 8.5 DEVICES

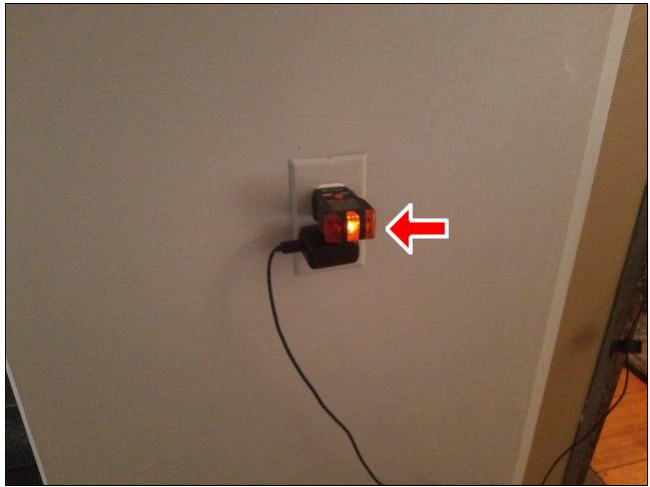
### Poor/Defective

8.5 (1) Reverse polarity (hot & neutral wires crossed) was found at a receptacle outlet at the 1st FI Laundry Rm and MBR; rewire properly.



8.5 (2) Outlets with open ground connections were found in multiple locations throughout the home, suggesting that 2-prong receptacles were replaced with 3-prong units without connecting a ground wire. Much of the original circuits are wired with ungrounded cable. The third receptacle slot implies a false impression of safety when a ground is not present, and these receptacles should be replaced with 2-prong units or with GFCI units that are labeled as having "No Equipment Ground". Installing GFCI breakers on these circuits in the service panel would be acceptable as well, provided each of the receptacles is labeled as being "GFCI Protected" and having "No Equipment Ground". Have checked and correct as required by a licensed Electrical Contractor prior to closing.



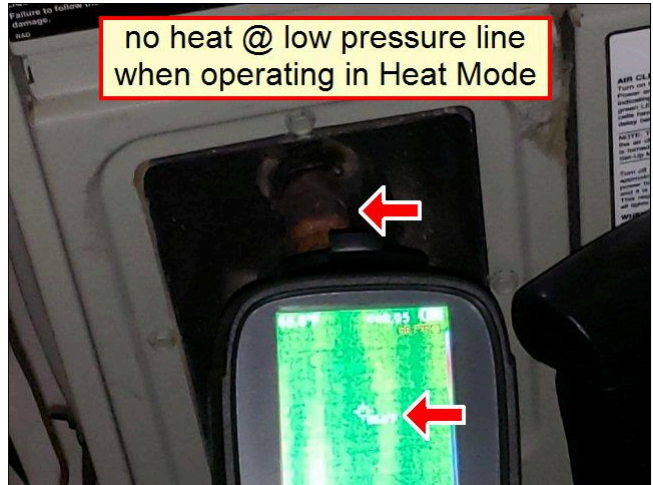
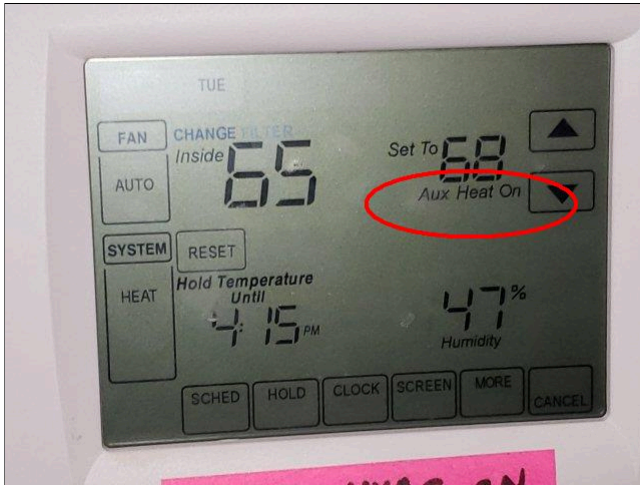


## 9. HEAT PUMP SYSTEM(S)

### 9.0 HEAT PUMP SYSTEM(S)

#### Poor/Defective

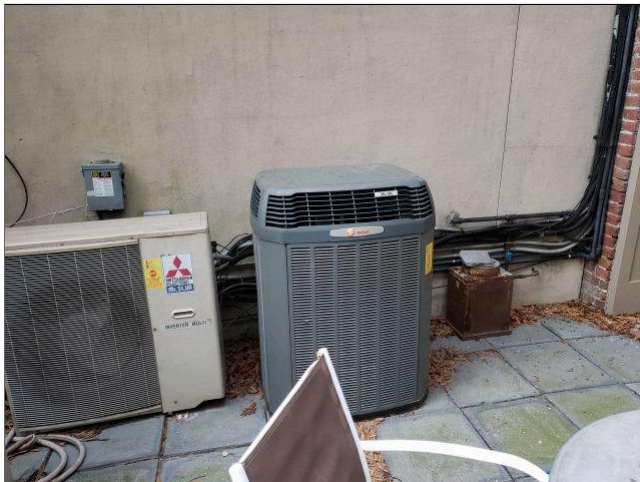
9.0 (1) Most of the systems were inoperable and/or defective at the time of inspection. Only the main system for the 2nd FI appeared to be functioning as intended. No temperature differential was detected between the high and low pressure refrigerant lines for the Basement and 3rd & 4th FI systems, the wall mounted Air Handler in the 1st FI BR was noisy at the time of inspection, as was the condenser for the main 1st FI system, and the cover was falling off the Air Handler in the main Kitchen. That system could not be operated as well, as the remote control for it was missing. Additionally, the cover panel to access the wiring compartment was off the outdoor unit for the 3rd & 4th FI system. All of the equipment appears to be at or near the end of it's intended service life as well. Have evaluated, serviced, and repaired as needed by a licensed HVAC Contractor, and plan for replacements.



## 9.1 OUTDOOR/CONDENSING UNIT(S)

### Poor/Defective

See notes above and in the Exterior Section. (condensers on fire escape should be relocated when they are replaced)



9.1 Photo 1

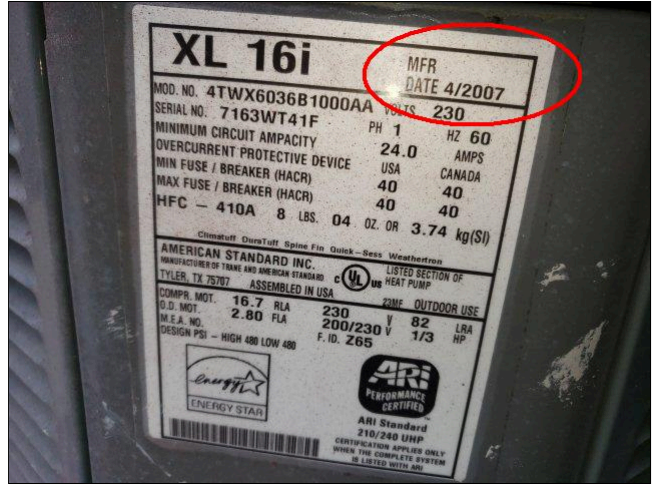


9.1 Photo 2





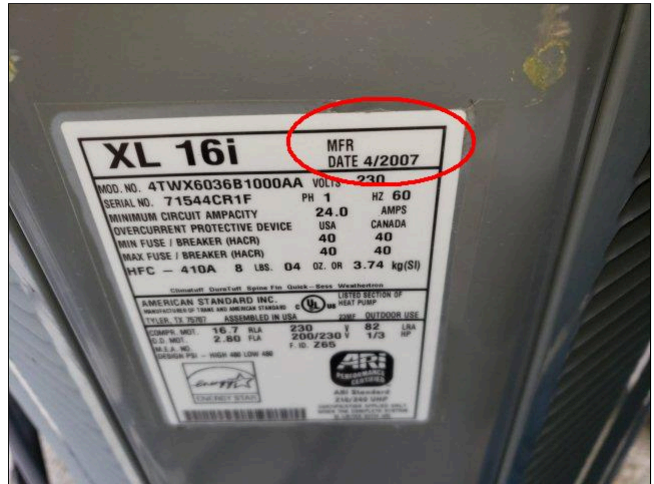
9.1 Photo 3



9.1 Photo 4



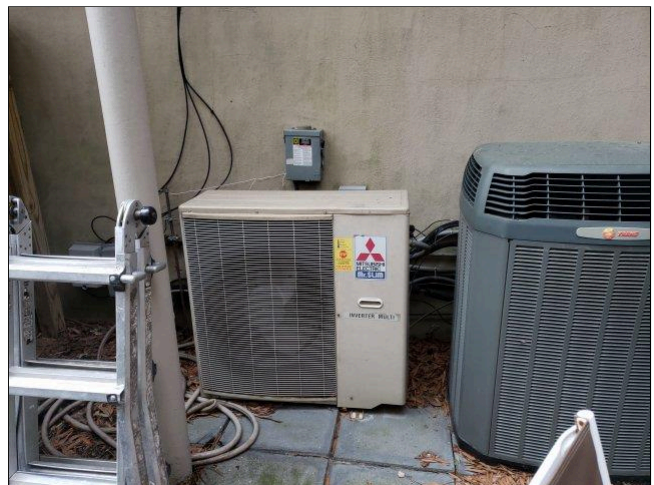
9.1 Photo 5



9.1 Photo 6

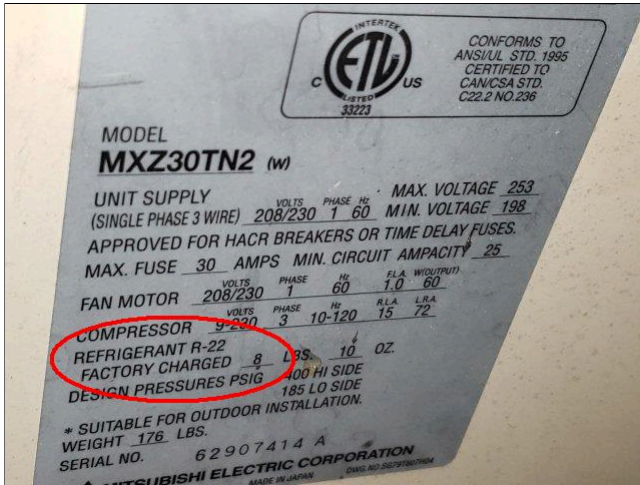


9.1 Photo 7



9.1 Photo 8





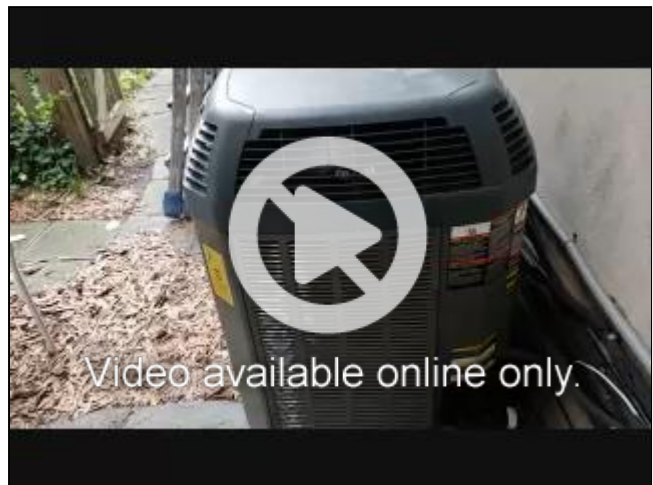
9.1 Photo 9



9.1 Photo 10



9.1 Photo 11

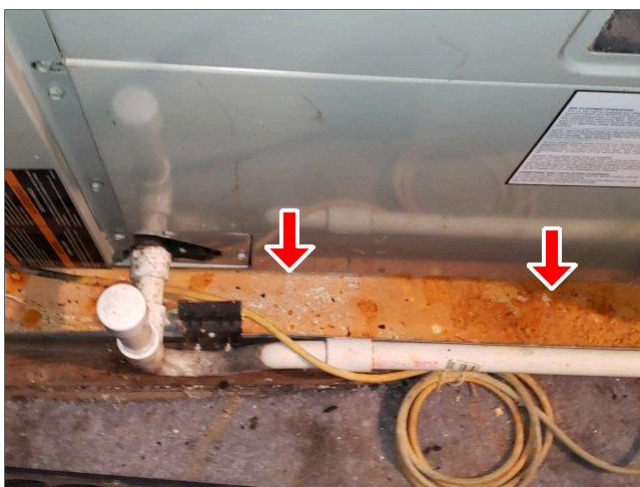


9.1 Photo 12

### 9.3 CONDENSATE PROVISIONS

#### Fair

Evidence of prior backups in the primary drain line for the main 2nd FI system, resulting in leaks noted at the overflow pan below the Air Handler. (rust found in the pan) Recommend having checked and corrected as needed by a licensed HVAC Contractor prior to the start of the Cooling Season.



9.3 Photo 1



## 10. PLUMBING SYSTEM

### 10.5 GAS PIPING

#### Fair

10.5 (1) The wood blocks that support the gas line on the roof of the Slave Quarters part of the building are decaying, and the straps have come loose, re-secure and maintain as needed.



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

**INVOICE**

**Burke Inspection Service dba HouseMaster - VA**

**#3380001054**

**109-G Gainsboro Sq. - #165**

**Chesapeake, VA 23320**

**(757) 549-3433**

**Inspection Date:** 3/17/2020

**Inspected By:** John Burke

Customer Info:	Inspection Property:
Atlantic Asset Management	422 Crawford St Portsmouth VA 23704

Service	Price	Amount	Sub-Total
Standard Residential Inspection		615.00	1 615.00
			<b>Tax \$0.00</b>
			<b>Total Price \$615.00</b>

**Payment Method:**

**Payment Status:** Due Upon Receipt

**Notes:**