HOME INSPECTION REPORT

Report Number: 4507

Inspection Date: 5-12-2023
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Inspector: Brian Opelt
(2205-106)

BUILDING DATA

Approximate Age:	30-35
Style:	Single Family
Main Entrance Faces:	North
State of Occupancy:	Unoccupied but furnished
Weather Conditions:	Cloudy
Recent Rain:	Yes
Ground cover:	Wet Temperature: 50-60ºF

REPORT OVERVIEW

>Exteriors EXTERIORS (a) A home inspector shall observe and describe the condition of all of the following: 1. Wall claddings, including type. 2. Flashings and trim. 3. Entryway doors and at least one window per side of a dwelling unit. 4. Garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing. 5. Decks, balconies, stoops, steps and porches including railings. 6. Eaves, soffits and fascias. 7. Grading, drainage, driveways, patios, walkways, and retaining walls that abut the dwelling unit. (b) A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit. (c) A home inspector is not required to observe the following: 1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. 2. Locks, latches or other security devices or systems. 3. Intercom systems. 4. Fences or privacy walls. 5. Insulation or vapor barriers in exterior walls. 6. Safety glazing. 7. Garage door operator remote control transmitters. 8. Geological or soil conditions. 9. Recreational facilities. 10. Out-buildings other than garages and carports. 11. Trees, shrubs and other vegetation.

>Roofs ROOFS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Roof coverings, including type. 2. Roof drainage systems. 3. Flashings. 4. Skylights, chimneys and roof penetrations. 5. Signs of leaks or abnormal condensation on building components. (b) A home inspector shall describe the methods used to observe the roof. (c) A home inspector is not required to do any of the following: 1. Walk on the roofing. 2. Observe attached accessories, including, but not limited to, solar systems, antennae and lightning arrestors. 3. Observe internal gutter and downspout systems and related underground drainage piping.

>Living Space INTERIORS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Walls, ceilings and floors. 2. Steps, stairways, balconies and railings. 3. Counters and all sink base cabinets. 4. A random sample of doors and windows. 5. Separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit. 6. Signs of water penetration into the building or signs of abnormal or harmful condensation on building components. (b) A home inspector is not required to observe any of the following: 1. Paint, wallpaper, and other cosmetic finish treatments on the interior walls, ceilings and floors. 2. Carpeting. 3. Draperies, blinds or other window treatments. 4. Household appliances. 5. Recreational facilities or another dwelling unit.

>Attic INSULATION AND VENTILATION. (a) A home inspector shall observe and describe the condition of all of the following: 1. The presence or absence of insulation in unfinished spaces. 2. Ventilation of attics and foundation areas. 3. Kitchen, bathroom, and laundry venting systems. (b) A home inspector is not required to observe any of the following: 1. Concealed insulation. 2. Venting equipment which is integrated with household appliances.

>Foundation FOUNDATIONS. A home inspector shall observe and describe the type and condition of the foundation. COLUMNS. A home inspector shall observe and describe the type and condition of columns. FLOORING SYSTEMS. A home inspector shall observe and describe the type and condition of flooring systems.

>Plumbing PLUMBING SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following: Interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections. Interior drain, waste and vent systems, including traps, drain, waste, and vent piping, piping supports and leaks. Hot water systems, including water heating equipment, normal operating controls, automatic safety controls, and the exterior surfaces of chimneys, flues, and vents. Fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports, andleaks. Sump pumps. A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit. (b) A home inspector is not required to do any of the following: State the effectiveness of anti-siphon devices. Determine whether the water supply and waste disposal systems are public or private. Operate automatic safety controls or sump pumps equipped with internal or water dependent switches. Operate any valve except water closet flush valves, fixture faucets and hose faucets. Observe water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site disposal systems, foundation drainage systems, or spas. Observe the interior of flues, chimneys and vents, or solar water heating systems. Observe any exterior plumbing components such as water mains or swimming pools. Determine water temperature. Determine the proper size, design or use of plumbing materials.

>HEATING SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following within a permanently installed heating system: 1. Heating equipment and distribution systems. 2. Normal operating controls and energy source. 3. Automatic safety controls. 4. Exterior surfaces of chimneys, flues and vents. 5. Solid fuel heating devices. 6. The presence of an installed heat source in each room. (b) A home inspector shall operate the systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. (c) A home inspector is not required to do any of the following: 1. Operate heating systems when weather conditions or other circumstances may cause equipment damage. 2. Operate automatic safety controls. 3. Ignite or extinguish fuel fires. 4. Observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms. 5. Observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.

>Electrical ELECTRICAL SYSTEMS. (a) A home inspector shall observe and describe the condition of all of the following: 1. Service entrance conductors.2. Service equipment, grounding equipment, main over current device. 3. Main and distribution panels, including their location. 4. Amperage and voltage ratings of the service, including whether service type is overhead or underground. 5. Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring. 6. The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls. 7. The polarity and grounding of all receptacles within 6 feet of interior plumbing fixtures, in the garage or carport, and on the exterior of inspected structures. 8. The operation of ground fault circuit interrupters. 9. The functionality of the power sources for smoke detectors. (b) A home inspector is not required to do any of the following: 1. Insert any tool, probe or testing device inside the panels. 2. Test or operate any over current device except ground fault circuit interrupters. 3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. 4. Observe low voltage systems, telephones, security systems, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution systems. 5. Measure amperage, voltage or impedance. Inspect or test a built in vacuum system.

>CENTRAL AIR CONDITIONING. (a) A home inspector shall observe and describe the condition of all of the following: 1. Cooling and air handling equipment, including type and energy source. 2. Normal operating controls. 3. The presence of an installed cooling source in each room. (b) A home inspector shall operate the systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance. (c) A home inspector is not required to do any of the following: 1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage. 2. Observe non-central air conditioners. 3. Observe the uniformity or adequacy of cool-air supply to the various rooms. 4. Operate electronic air filters. 5. Observe the pressure of the system coolant or determine the presence of leakage. 6. Test the electrical current drawn by the unit.

CONVENTIONS USED IN THIS REPORT

Apparent Condition: Systems and components are rated as follows:

• Reviewed - *Indicates the component is functionally consistent with its original purpose at the time of inspection, but may show signs of normal wear and tear and deterioration for its age and/or use and may require some maintenance unless otherwise listed.*

• Defect: A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement. A system or component that is considered a defect and recommended to reviewed by a qualified contractor and are there responsibilities for proper and safe operation of the entire operating systems.

• Further Evaluation - Item is not functioning as intended, needs further evaluation by a qualified contractor. • Needs Repair/Maintenance – The condition of the item warrants repair or professional maintenance but may not pose a health or safety concern nor rise to the level of Defect.

• Monitor - Currently functioning, but condition and/or age indicates that limited remaining life is expected. Client is advised to budget for replacement or upgrade.

• Not Inspected - Item was unable to be inspected for safety reasons, lack of power, inaccessible, not visible, disconnected at time of inspection or was not within the scope of this inspection.

• Not Present - Item not present or not found at time of inspection.

THE SCOPE OF THE INSPECTION

Scope of the Inspection A home inspector shall perform a reasonably competent and diligent home inspection of the readily accessible installed systems and components required to be inspected under s. SPS 131.32 to detect observable conditions of an improvement to residential real property. A reasonably competent and diligent home inspection is not required to be technically exhaustive. Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Property(s) being inspected do not "Pass" or "Fail" – The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property some items like GFI outlets may not be installed; this report will focus on safety and function, NOT code inspection. The report identifies non-code non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractor's evaluate and repair any concerns. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Please refer to the inspection contract for a full explanation of the scope of the inspection.

Note: See the following maintenance and remarks pages after the summery for addition helpful information about the inspection and home operation.

GROUNDS

DRIVEWAY/PARKING
Material: ☑ Concrete ☑ Asphalt
Condition: ☑ Reviewed
STOOPS/STEPS ☑ ***Safety Hazard*** ***n***☑large gap between home/step one
Material: ☑ Concrete
Condition: ☑ Reviewed ☑ ***Settled***
DECK/BALCONY *(flat, floored, roofless area)*
Material: ☑ Wood ☑ ***Railing/Balusters (proper spacing) recommended***
Finish: ☑ Treated ☑ damaged/worn wood
Condition: ☑ Reviewed ☑ ***there was some unconventional framing visible***
LANDSCAPING AFFECTING FOUNDATION **(*See remarks page*)** ☑ ***Trim back trees/shrubberies***
Negative Grade: ☐ East ☐ West ☐ North ☑ South ☑ Reviewed (may be limited do to landscape materials)
☑ ***Recommend maintain a proper pitch away from the foundation***
☑ Some negative pitching was visible (one or more areas) recommend repair as needed
PATIO ☑ ***Pitched towards home* (*See remarks page*)**
Material: ☑ Concrete/pavers
Condition: ☑ Reviewed ☐ Not Reviewed ☑ ***Settling***

GENERAL COMMENTS

Uneven slabs in walks, could be a tripping hazard, repair and/or replace as needed. Recommend moving the balusters closer together – may be a safety concern for small children. Steps were settled and in need of repair and/or replacement. Recommend proper pitch from foundation in low areas. Monitor gutter drains for proper drainage





ROOF

ROOF VISIBILITY ☑ wet ☑ Partial ☐ None ☐ Limited by: ☐ Pitch, ☑ weather conditions, ☐ roof material

INSPECTED FROM ☑ Ladder at eaves

STYLE OF ROOF
Type: ☑ Gable
Pitch: ☑ Low ☐ Medium ☐ Steep ☐ Flat ☐ Mixed Pitches

ROOF COVERING
Roof #1: Type: Metal Estimated Layers: 1+ Layers Approximate age of cover: 10-15+ years

VENTILATION SYSTEM **Type:** ☐ Soffit ☐ Ridge ☑ Gable
Appears Adequate: ☑ Yes ☐ No ☑ Appears adequate but not verified
(***See Interior remarks page***) (***See Attic section***)

FLASHING **Material:** ☑ Galv/Alum
Condition: ☑ Reviewed

CONDITION OF ROOF COVERINGS **Roof #1:** ☑ Reviewed

SKYLIGHTS ☑ N/A
PLUMBING VENTS ☑ Yes ☐ No ☑ Reviewed

Conditions reported above reflect visible portion only

GENERAL COMMENTS
Note: Some deflection may be present to roof structure(s) due to age/construction of the home.
Note: Joints/flashings covered with tar/sealant may need on-going maintenance.

Roof coverings appeared overall satisfactory, but will need minor maintenance.





EXTERIOR

CHIMNEY(S) Location(s): Middle of roof
Viewed From: ☑ Roof
Rain Cap/Spark Arrestor: ☑ No ☑ ***Recommended proper type cap***
Chase: ☑ Brick ☑ Blocks
Flue: ☑ Tile
Evidence of: ☑ ***Not evaluated***
Condition: ☑ Reviewed ☑ ***Have flue(s) cleaned and re-evaluated as needed (before use)***

GUTTERS/SCUPPERS/EAVESTROUGH ☑ ***Needs to be cleaned***
Material: ☑ Galvanized/Aluminum ☑ Only on portion (recommend adding gutters as needed).
Condition: ☑ Reviewed

SIDING ☑ typical wear/damage ☑ Some areas of the siding appear to have the drainage plain compromised
Material: ☑ Wood ☑ Brick
☑ Typical cracks
Condition: ☑ Reviewed ☑ ***Monitor/improve (maintenance)*** ☑ ***Recommend repair/painting*** ☑ ***Loose/Missing/Holes***

TRIM, SOFFIT, FASCIA, FLASHING ☑ typical wear/damage ☑ ***Monitor/improve (maintenance)***
Material: ☑ Aluminum/Steel ☑ Wood
Condition: ☑ Reviewed ☑ Peeling paint/wood decay ☑ ***Recommend repair/painting***

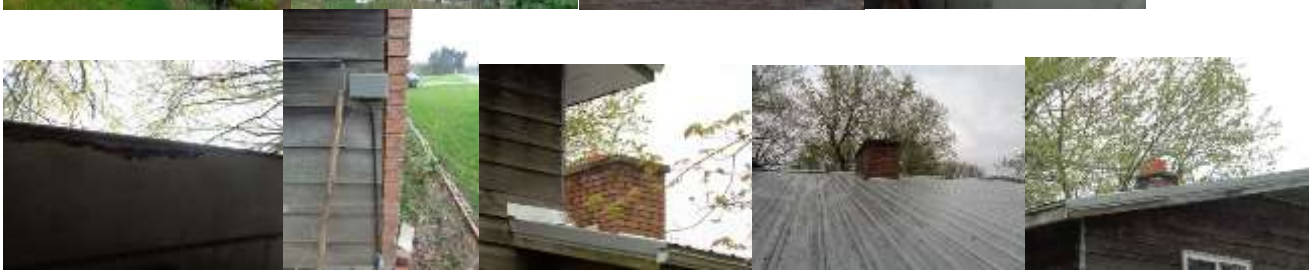
CAULKING ☑ ***Recommend around windows/doors/masonry ledges/corners/utility penetrations yearly***
Condition: ☑ Reviewed ☑ Recommend improving caulking/sealant as needed

WINDOWS & SCREENS
Material: ☑ Wood
Condition: ☑ Reviewed

GENERAL COMMENTS

Recommend capping the flue with a screened weather cap. Chimney flue was not evaluated. Insides of gutters are full of debris and need to be cleaned out. Gutters on only a portion of the house, recommend additional gutters where needed. Recommend adding downspout extensions to discharge away from the house. Six foot - eight foot extensions recommended. Siding had some damage and was in need of repair. Some rotted trim boards are evident.





ELECTRICAL/A/C - HEAT PUMP

SERVICE ENTRY

☑ Underground Condition: ☑ Reviewed

BUILDING(S) EXTERIOR WALL CONSTRUCTION **Note:** Wall construction cannot be viewed if wall coverings are present

Type: May not visible due to wall coverings ☑ Framed

Condition: ☑ Reviewed

EXTERIOR DOORS ***Patio*** ***Storm*** ***Entrance***

Weather-stripping: ☑ Reviewed

Door Condition: ☑ Reviewed ☑ Moisture stains/damage door/frame(s)/sill

MAIN FUEL SHUT-OFF LOCATION ☑ None

Sump Exterior discharge line: ☑ Maintenance: Assure sump pump exterior discharge lines has proper water discharge, proper air gap & pitch). Monitor from clogging/freezing.

HOSE BIBS ☑ Not a frost free style ☑ No anti-siphon valve **Operates:** ☑ Yes ☑ No (north hose bib was not operating)

☑not all faucets were on ☑ Remove hose(s) connected to hose bib to prevent freezing and shut off inside valve if present during cold weather)

GENERAL COMMENTS

Recommend proper sump drain discharge line.



GARAGE

TYPE
☑ Attached ☑ 1-car

AUTOMATIC OPENER
☑ Yes ☑ Operable

SAFETY REVERSE
Operable: ☑ Electric eye

ROOFING ☑ Same as house

FLOOR
Material: ☑ Concrete
Condition: ☑ Reviewed ☑ Typical cracks
Burners less than 18" above garage floor: ☑ N/A

SILL PLATES
☑ Floor level

OVERHEAD DOOR(S)
Material: ☑ Metal
Condition: ☑ Reviewed ☑ ***Weather-stripping missing/damaged***

EXTERIOR SERVICE DOOR **Condition:** ☑ Reviewed ☑ ***Damaged/Rusted (door/trim)***

ELECTRICITY PRESENT ☑ Yes
Reverse polarity: ☑ No **Open ground:** ☑ No
GFCI Present: ☑ No **Operates:** ☑ ***Handyman/extension cord wiring, open junction(s)*** ☑ ***Safety hazard***

FIRE SEPARATION WALLS & CEILING ***(Between garage & living area)*** ☑ potential firewall breach
☑ Not present/verified **Fire door:** ☑ Not verifiable
Condition: ☑ ***Recommend repair***

GENERAL COMMENTS

Garage door and opener was in normal working order. The foundation was overall adequate with no major defects evident. Garage floor has typical cracks. Firewall between garage and living area not present in some areas - Potential Safety Hazard Handyman wiring was found repair as needed (extension cord wiring, missing GFCI protection).



KITCHEN

COUNTERTOPS ☑ Reviewed

SINK BASE CABINET ☑ Reviewed

PLUMBING COMMENTS

Faucet Leaks: ☑ No **Pipes leak/corroded:** ☑ No

Sink/Faucet: ☑ Reviewed

Functional Drainage: ☑ Adequate **Functional Flow:** ☑ Adequate

WALLS & CEILING

Condition: ☑ Reviewed

HEATING /COOLING SOURCE ☑ Yes

FLOOR **Condition:** ☑ Reviewed

APPLIANCES ***(See remarks page)***

☑ Exhaust fan	*Operates*:	☑ Yes	☐ No				
☑ Oven	*Present*:	☑ Yes	☐ No	☑ Range	*Present*:	☑ Yes	☐ No
☑ Refrigerator	*Present*:	☑ Yes	☐ No	* No representation is made on all appliances operations			
☑ Dishwasher	*Operates*:	☑ Yes	☐ No				
Dishwasher Air-gap:		☐ Yes	☑ No	**Dishwasher Drain Line Looped:**		☑ Yes	☐ No
Outlets Present:		☑ Yes	☐ No	Operable:		☑ Yes	☐ No
G.F.C.I.:		☑ Yes	☐ No	Operable:		☑ Yes	☐ No

Open ground/Reverse polarity within 6' of water: ☑ No

GENERAL COMMENTS

Counter top has normal wear. Cabinets have normal wear. Water flow was normal with several fixtures operated at the same time. Drain lines had no visible leaks or signs of backup at the time of inspection.

BATHROOM(S)

BATH: FIRST FLOOR BATH

SINKS / TUBS / SHOWERS Sink base cabinet ☑ Reviewed ☐ Moisture/wood damaged

Faucet leaks: ☐ Yes ☑ No **Loose:** ☐ Yes ☑ No **Pipes leak:** ☐ Yes ☑ No

Fixture(s) Condition: ☑ Reviewed

TOILET

Bowl Loose: ☐ Yes ☑ No **Operates:** ☑ Yes

SHOWER / TUB AREA / SINK(S)

Material: ☑ Ceramic/Plastic

Condition: ☑ Reviewed

Caulk/Grouting Needed: ☑ Yes ☐ No Where: shower/tub area (faucets)

Functional Drainage: ☑ Adequate ☐ Slow **Functional Flow:** ☑ Adequate

WALLS / CEILING ☐Moisture stains on walls/ceiling/floors

Moisture stains present: ☐ Yes ☑ No **Outlets present:** ☑ Yes ☐ No

G.F.C.I. Present: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No

Open ground/Reverse polarity within 6' of water: ☐ Yes ☑ No **Potential safety hazards present:** ☑ Yes ☐ No

HEATING / COOLING SOURCE ☑ Yes ☐ No

Window/Door: ☑ Yes ☐ No ☑ Reviewed

Exhaust Fan: ☑ No

GENERAL COMMENTS

Exhaust fan not present.

BATHROOM(S)

BATH: SECOND FLOOR BATH ROOMS

SINKS / TUBS / SHOWERS

Sink base cabinet ☑ Reviewed

Faucet leaks: ☐ Yes ☑ No **Loose:** ☐ Yes ☑ No **Pipes leak:** ☐ Yes ☑ No

Fixture(s) Condition: ☑ Reviewed

TOILET

Bowl Loose: ☑ No **Operates:** ☑ Yes

SHOWER / TUB AREA / SINK(S)

Material: ☑ Ceramic/Plastic ☑ Fiberglass

Condition: ☑ Reviewed

Caulk/Grouting Needed: ☐ Yes ☑ No Where: shower/tub area

Functional Drainage: ☑ Adequate ☐ Slow **Functional Flow:** ☑ Adequate

Whirlpool Operable: ☐ Yes ☑ No Access panel to pump/motor: ☑ Yes ☐ No

WALLS / CEILING

☐Moisture stains on walls/ceiling/floors (faucets)

Moisture stains present: ☐ Yes ☑ No **Outlets present:** ☑ Yes ☐ No

G.F.C.I. Present: ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No

Open ground/Reverse polarity within 6' of water: ☐ Yes ☑ No **Potential safety hazards present:** ☑ No

HEATING / COOLING SOURCE

☑ Yes ☐ No

Window/Door: ☑ Yes ☐ No ☑ Reviewed ☐ Not Reviewed

GENERAL COMMENTS

Whirlpool tub did not operate.




ROOMS

LOCATION: FIRST FLOOR

Walls & Ceiling: ☑ Reviewed ☐ Not Reviewed **Typical cracks:** ☑ Yes
Moisture stains: ☐ Yes ☑ No ☐ discoloration Where:
Floor: ☑ Reviewed ☐ Visible damaged ☑ Squeaks ☐ Slopes
Ceiling Fan: ☑ N/A
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity: ☐ Yes ☑ No ☐ Cover-plates missing ☑ Loose outlets ☑ **Safety Hazard**
Heating/Cooling Source: ☑ Yes
Bedroom Egress Restricted: ☑ No
Doors & Windows: Operational: ☑ Yes
Locks/Latches Operable: ☑ Yes

GENERAL COMMENTS

heat thermostat on living room wall did not know what it controlled. Loose outlet.
Missing balusters.







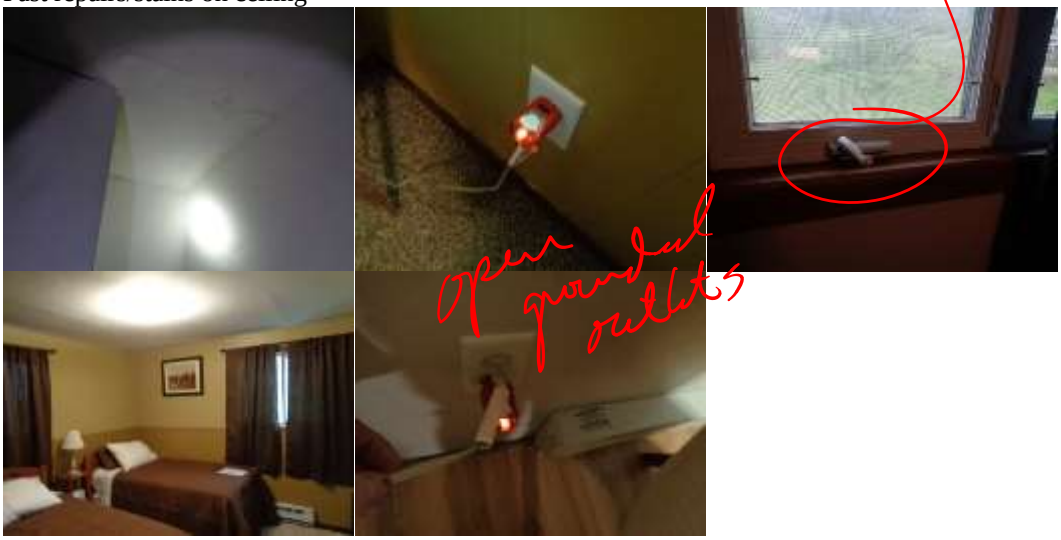
ROOMS

LOCATION: SECOND FLOOR

Walls & Ceiling: ☑ Reviewed **Typical cracks:** ☑ Yes
Moisture stains: ☑ No ☐ discoloration Where:
Floor: ☑ Reviewed
Ceiling Fan: ☑ N/A ☐ Reviewed ☐ Loud/wobbles
Electrical: **Switches:** ☑ Yes ☐ No **Outlets:** ☑ Yes ☐ No **Operates:** ☑ Yes ☐ No
Open ground/Reverse polarity: ☑ Yes
Heating/Cooling Source: ☑ Yes
Bedroom Egress Restricted: ☑ No
Doors & Windows: Operational: ☑ One or more windows did not operate due to broken cranks
Locks/Latches Operable: ☑ Yes ☑ Missing (locks/latches) ☐ Cracked Glass

GENERAL COMMENTS

Past repairs/stains on ceiling



LAUNDRY ROOM

ROOM COMPONENTS **Laundry sink:** ☑ 1st floor
Heat source present: ☑ Yes **Room vented:** ☑ Yes ☐ No
Dryer vented: ☑ Wall
Recommend cleaning vent pipes as needed. * Recommend the use of solid surface metal piping for proper flow.
Electrical: Open ground/reverse polarity within 6' of water: ☑ No
G.F.C.I. present: ☐ Yes ☑ No
Appliances: ☑ Washer ☑ Dryer
Washer hook-up lines/valves: ☑ Reviewed
Note: Recommend monitor hoses for wear/damage
Gas Shut-off Valve: ☑ No

FIREPLACE **Note:** Flues area not tested/inspected Location(s): Family room
Type: ☑ Wood ☑ ***Wood-burner stove*** (***See remarks page)***
Material: ☑ Metal (pre-fabricated) ☑ Masonry
Damper operates: ☑ No
Hearth Adequate: ☑ Yes ☐ No **Mantle:** ☐ N/A ☑ Adequate ☐ Loose/missing
Physical Condition: ☑ Reviewed ☑ ***Fireplace need repair before use***

SMOKE / CARBON MONOXIDE DETECTORS ***(See summary page)*** ☐ Missing in one or more areas
Present: Smoke Alarm/detector(s): ☑ Yes ☐ No (detector(s) are not tested) ☑ battery operated ☐ Hard wired
CO Alarm/detector(s): ☑ Yes ☐ No (detector(s) are not tested) ☐ battery operated ☑ Hard wired/plugin
Note: Recommend proper Smoke or C/O in recommended areas of the home as required before closing (not all detectors may have been visible/verified). Recommend verify at closing walk through.

INTERIOR

INTERIOR WINDOWS / GLASS

Note: Not all windows may have been operated due to obstructions present in the home (only readily accessible windows were operated).

Condition: ☑ Reviewed ☑ ***Needs repair***
☐ Painted/stuck shut ***(See remarks page)***
☑ Representative number of windows operated
Evidence of Leaking Insulated Glass: ☑ Yes **Safety Glazing Needed:** ☑ No
☑ Hardware missing/damaged

STAIRS / STEPS / BALCONIES

☑ Recommend balusters closer – may be a safety concern for small children.
Handrail: ☑ Reviewed ☐ Loose/missing railings ☐ ***missing balusters/step backs***
Risers/Treads: ☑ Reviewed ☐ ***Risers/Treads uneven*** ☐ Damaged ☐ Not Reviewed

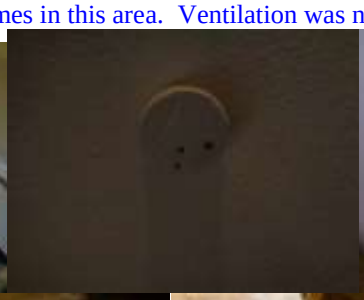
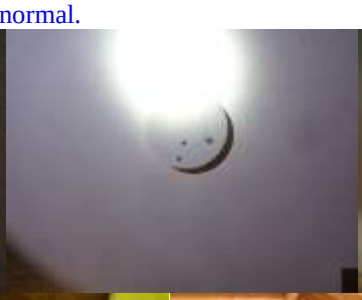
ATTIC/STRUCTURE/FRAMING/INSULATION

Access: ☑ Scuttle-hole/Hatch
Inspected From: ☑ Access panel **Access/view may be limited By: Insulation/space**
Location: ☑ Bedroom stair way
Flooring: ☑ None
Insulation: Type: Fiberglass ☑ Batted ☑ Loose Average inches: 9-12 Approx. R-rating: R-30
Ventilation: ☑ ***Ventilation appears adequate***
Fans Exhausted To: Attic: ☐ Yes ☑ No Outside: ☑ Not visible
Chimney Chase: ☑ not visible
Structural Problems Observed: ☐ Yes ☑ No
Roof Structure: ☑ Rafters ☑ Wood
Note: Some older framing may have some deflection but appeared to adequate for the age and type of construction.
Collar Ties Present: ☑ Yes
Roof Sheathing: ☐ OSB ☑ Plywood
Evidence of Condensation/Moisture Leaking: ☑ No ***(See remarks page)***
Ceiling Joists: ☑ Wood
Vapor Barriers: ☑ Not visible

GENERAL COMMENTS

Note: recommend proper closet light(s) as needed as Incandescent bulbs are not allowed (possible safety concern).

Co detectors are needed on each level. Change smoke detectors as manufacture specs.Rafters/trusses appeared to be in overall adequate condition. Roof sheathing, examined from the attic, showed no major defects or moisture damage. Insulation was sufficient for homes in this area. Ventilation was normal.



BASEMENT

STAIRS ☑ ***Safety hazard*** ☑ Recommend proper railing/balusters/baluster spacing
Condition: ☑ Reviewed
Handrail: ☑ Yes **Condition:** ☑ Reviewed
Headway over Stairs: ☑ ***Low clearance***

FOUNDATION **Condition:** ☑ Reviewed **Repair:** Fresh moisture present ☑ *recommend evaluated/repaired*
☑ **Visible cracks/moisture.**
Material: ☑ Poured concrete
Indication of Moisture: ☑ Yes ☑ ☑ stains (present/past) ☑ Efflorescence present
☑ Mildew/mold like substance was visible on some surfaces ☑ Basement area showed signs of standing water.

Condition reported above reflects visible portion only (maybe limited to items/space)

FLOOR **Material:** ☑ Concrete
Condition: ☑ Reviewed ☑ typical cracks ☑ Moisture stains visible (past/present)

BASEMENT DRAINAGE ☑ Recommend a designated sump pump out let ☑ missing or not visible check valve
Sump Pump: ☑ Yes ☑ Working ☑loose/leaking pipes ☑ missing pit cover
Floor Drains: ☑ Yes **(floor drains area not tested)**

GIRDERS / BEAMS / COLUMNS **Material:** ☐ Steel ☑ Wood ☐ Block ☑ Concrete
Condition: ☑ Reviewed

☑ Recommend insulating/air sealing sill boxes as needed to prevent heat loss. ☑ Missing/improper insulation

JOISTS **Material:** ☑ Wood
☑ 2x8
Condition: ☑ Reviewed

SUB FLOOR ☑ Wood Note: On visible portion only ☑ Indication of moisture stains/rotting old or new
** Areas viewed from basement or crawl space may be limited due to ceiling coverings or other items present (pipes/ducts).

GENERAL COMMENTS Note: Any stains visible could have possible unknown hidden damage.

Foundation showed only typical minor shrinkage cracks. Floor appeared to be in overall satisfactory condition.
Mold/mildew substance was visible recommend repair. Standing water is present in the basement - recommend evaluation by a qualified contractor.

PLUMBING

WATER SERVICE **Main Shut-off Location:** In the basement Note:(Water main valves area not operated/tested)
Water Entry Piping: ☑ **Plastic*** (PVC, CPVC, **Polybutylene**, PEX)
Visible Water Distribution Piping: ☑ Copper ☐ Galvanized ☑ **Plastic*** (PVC, CPVC, **Polybutylene**, PEX)
Condition: ☑ Reviewed ☑ some plumbing drains/lines may have some handyman/homeowner repairs present.
Functional Flow: ☑ Reviewed ☑ Adequate
Pipes, Supply/Drain: ☑ ***Corroded***
Drain/Waste/Vent Pipe: ☑ Cast iron ☑ Galvanized ☑ PVC
Condition: ☑ Reviewed
Cross connection(s): ☑ Yes
Support/Insulation: ☑ Plastic
Traps Proper P-Type: ☑ Yes
Functional Drainage: ☑ Reviewed ☑ Adequate
☑ (Recommend review and repair (of plumbing system) by a qualified contractor)

WELL PUMP ☐ N/A ☑ Submersible or not visible
Pressure Gauge Operates: ☑ Yes
Location of pressure tank: ☑ In basement

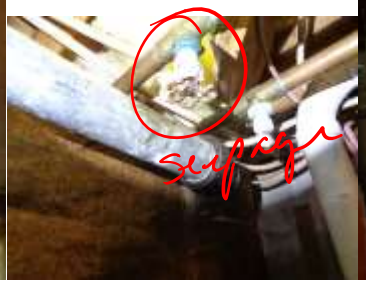
SANITARY / GRINDER PUMP ☑ N/A

WATER TREATMENT ***(Unit not evaluated) Note: water treatment systems area not tested/inspected***
Softener Present: ☑ Not in use

WATER HEATER #1 **Condition:** ☑ Reviewed Operating ☑ Yes
Brand name: Bradford White
Type: ☑ Electric
Unit Elevated: ☑ Yes
Capacity: 50 gallons Approximate age: 1-5+ year(s)
Relief Valve: ☑ Yes **Extension proper:** ☑ Yes
Vent Pipe: ☑ N/A

GENERAL COMMENTS
Some supply pipes are corroded and need to be repaired and/or replaced by a licensed plumber as needed.





HEATING SYSTEM

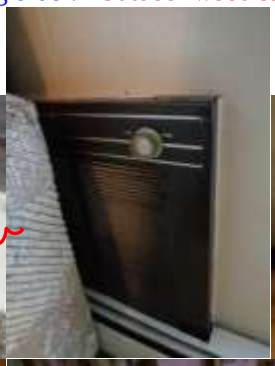
OTHER SYSTEMS ☑ Electric baseboard/wall units

Proper Operation: ☑ Yes

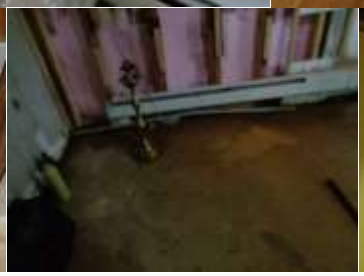
System Condition: ☑ Reviewed

GENERAL COMMENTS Note: If the furnace has not been serviced in last 12 months you may want to have a furnace technician examine. Proper sizing of heating/cooling equipment is not part of the inspection.

Electric heaters were in working order. Outdoor wood stove/hydronic heat was not in use.








ELECTRIC/COOLING SYSTEM

MAIN PANEL Location: Basement **Condition:** ☑ Reviewed **Note:** Maintain proper safe clearances for the panel
Adequate Clearance to Panel: ☑ No recommend proper clearance.
Amperage: 100 Volts 120/240 ☑ Breakers
Appears Grounded: ☑ Yes
G.F.C.I. present: ☑ No
A.F.C.I/combination present: ☑ No
MAIN WIRE: ☑ Copper/Aluminum
Condition: ☑ Reviewed
BRANCH WIRE: ☑ Copper
☑ Romex
Condition: ☑ Reviewed
☑ ***Double tapped breakers are not recommended.***
SUB PANEL(S) ☑ None apparent

ELECTRICAL FIXTURES NM = Non-metallic sheathing wiring (recommend proper conduit)
A representative number (not all tested) of installed lighting fixtures, switches, and receptacles located inside the house, garage, and exterior walls were tested.
Condition: ☑ Reviewed ☑ (Recommend review and repair (of electrical system) by a qualified contractor)
☑ Extension/lamp cord wiring ☑ Loose/unprotected (NM) wiring visible in one or more areas (recommend proper conduit protection)
☑ Reverse polarity/open grounded
☑ Missing/broken cover plate(s) ☑loose outlet box(s)
☑GFCI's were not visible in some recommended locations
GENERAL COMMENTS Note GFCI's area not testd if the home is occupied.
Panel was full and may need to be upgraded for future needs. Double tapped breakers were present.


• This summary page is provided for convenience and is not a substitute for reading the entire report and should not be relied upon as the complete list for the client's reference.
• For the purposes of the report, "Defect," as defined in section 440.97 (2m), Wis. Stats., means: "A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement." The contract of sale may define "Defect" to also include a condition that would have a significant adverse effect on the value of the property, but such a condition may not be labeled a defect in the report unless it meets the definition in section 440.97 (2m), Wis. Stats.
• A home inspector may not report on the market value or marketability of a property or whether a property should or should not be purchased.

ITEMS NOT OPERATING

Fireplace
Outdoor wood stove was not in use.
Whirlpool tub did not operate.
heat thermostat on living room wall did not know what it controlled
(north hose bib was not operating)

DEFECTS Needing repairs • Needing further evaluation

Defect: A condition of any component of an improvement that a home inspector determines, on the basis of the home inspector's judgment on the day of an inspection, would significantly impair the health or safety of occupants of a property or that, if not repaired, removed, or replaced, would significantly shorten or adversely affect the expected normal life of the component of the improvement. A system or component that is considered a defect and recommended to reviewed by a qualified contractor and are there responsibilities for proper and safe operation of the entire operating systems.

Basement area showed signs of standing water ***Recommend maintain a proper pitch away from the foundation***
Siding had some damage and was in need of repair. Some rotted trim boards are evident.

SAFETY HAZARDS DEFECTS

Trip hazard, missing or rotted or poorly constructed railings.
CO detectors are required on each level
Double tapped breakers
Recommend electrician evaluate/repair electrical system as needed*
Mildew/mold like substance was visible on some surfaces (basement)
GFCI's were not visible in some recommended locations
Extension/lamp cord wiring, Loose/unprotected (NM) wiring visible in one or more areas (recommend proper conduit protection)
Reverse polarity/open grounded
Missing/broken cover plate(s), loose outlet box(s)
Firewall between garage and living area not present in some areas

DEFERRED COST ITEMS• Items to monitor • Maintenance items.

Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

Well pump (if age is known) that is 13+ years. Sump pump(s).

1* Items listed in this report may inadvertently have been left off the Summary Sheet. Customer should read the entire report, including the Remarks.
2* Note: The inspection does not include identifying any asbestos/asbestos type materials, lead paint materials. Any concerns about hazardous materials area to be reviewed by a qualified contractor.
3* All actions that are recommending review or repair or highlighted are to be made and followed up by a qualified contractor and are there responsibilities for proper and safe operation of the entire operating systems.
4* Note: There is no determination made for proper sizing of heating/cooling, plumbing equipment. All determinations must be made by a qualified licensed contractor at the client responsibility
5* Kitchen appliances area not part of the home inspection (they may or may not be tested).
6* Homes with older wiring is recommended to have reviewed and repaired as needed for proper safe operation even if no problems have been identified.

***Note 1:** Co Alarm/detector(s) are required on each level with any fossil fuel or attached garage.

***Note 2:** Replace batteries in smoke and/or CO detector(s) as required.

*Note: Recommend smoke and C/O detector(s) be installed to the local requirements (Photoelectric alarms recommended).

Recommend items listed in the report be reviewed/repaired as needed by a qualified contractor ***before the end of the inspection contingency***
Defects listed in this report may inadvertently have been left off the defect list. Customer should read the entire report.

PREVENTIVE MAINTENANCE TIPS

I. **FOUNDATION & MASONRY**: ***Basements, Exterior Walls***: To prevent seepage and condensation problems.
a. Check basement for dampness & leakage after wet weather.
b. Check chimneys, deteriorated chimney caps, loose and missing mortar.
c. Maintain grading sloped away from foundation walls.

II. **ROOFS & GUTTERS:** To prevent roof leaks, condensation, seepage and decay problems.
a. Check for damaged, loose or missing shingles, blisters.
b. Clean gutters, leaders, strainers, window wells, drains. Be sure downspouts direct water away from foundation. Cut back tree limbs.
c. Check flashings around roof stacks, vents, skylights, chimneys, as sources of leakage. Check vents, louvers and chimneys for birds nests, squirrels, insects.
d. Check fascias and soffits for paint flaking, leakage & decay.

III. **EXTERIOR WALLS:** To prevent paint failure, decay and moisture penetration problems.
a. Check painted surface for paint flaking or paint failure. Cut back shrubs.
b. Check exterior masonry walls for cracks, looseness, missing or broken mortar.

IV. **DOORS AND WINDOWS:** To prevent air and weather penetration problems.
a. Check caulking for decay around doors, windows, corner boards, joints. Recaulk and weatherstrip as needed. Check glazing, putty around windows.

V. **ELECTRICAL:** For safe electrical performance, mark & label each circuit.
a. Trip circuit breakers every six months and ground fault circuit interrupters (G.F.C.I.) monthly.
b. Check condition of lamp cords, extension cords & plugs. Replace at first sign of wear & damage.
c. Check exposed wiring & cable for wear or damage.
d. If you experience slight tingling shock from handling or touching any appliance, disconnect the appliance & have it repaired. If lights flicker or dim, or if appliances go on and off unnecessarily, call a licensed electrician.

VI. **PLUMBING:** For preventive maintenance.
a. Drain exterior water lines, hose bibs, sprinklers, pool equipment in the fall.
b. Draw off sediment in water heaters monthly or per manufacturer's instructions.
c. Have septic tank cleaned every 2 years.

VII. **HEATING & COOLING:** For comfort, efficiency, energy conservation and safety.
a. Change or clean furnace filters, air condition filters, electronic filters as needed.
b. Clean and service humidifier. Check periodically and annually.
c. Have oil burning equipment serviced annually.

VIII. **INTERIOR:** General house maintenance.
a. Check bathroom tile joints, tub grouting & caulking. Be sure all tile joints in bathrooms are kept well

sealed with tile grout to prevent damage to walls, floors & ceilings below.
b. Close crawl vents in winter and open in summer.
c. Check underside of roof for water stains, leaks, dampness & condensation, particularly in attics and around chimneys.

IX. Know the location of:

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

REMARKS

SERVICE WALKS/DRIVEWAYS

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

Patios that have settled towards the structure should be mud jacked or replaced to assure proper pitch. Improperly pitched patios are one source of wet basements.

EXTERIOR WOOD SURFACES

All surfaces of untreated wood need regular applications of paint or special chemicals to resist damage. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will become damaged within a year or two.

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

GRADING AND DRAINAGE

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

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

ROOF AND SURFACE WATER CONTROL

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

WINDOW WELLS

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

RETAINING WALLS

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

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

RAILINGS

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

REMARKS

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

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

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

ROOF TYPE	LIFE EXPECTANCY	SPECIAL REMARKS
Asphalt Shingles	15-20 years	Used on nearly 80% of all residential roofs; requires little maintenance
*Asphalt Multi-Thickness Shingles**	20-30 years	Heavier and more durable than regular asphalt shingles
*Asphalt Interlocking Shingles**	15-25 years	Especially good in high-wind areas
Asphalt Rolls	10 years	Used on low slope roofs
Built-up Roofing	10-20 years	Used on low slope roofs; 2 to 3 times as costly as asphalt shingles
*Wood Shingles**	10-40 years[1]	Treat with preservative every 5 years to prevent decay
*Clay Tiles** *Cement Tiles**	20 + years 20 + years	Durable, fireproof, but not watertight, requiring a good subsurface base
*Slate Shingles**	30-100 years[2]	Extremely durable, but brittle and expensive
*Asbestos Cement Shingles**	30-75 years	Durable, but brittle and difficult to repair
Metal Roofing	15-40 + years	Comes in sheets & shingles; should be well grounded for protection from lightning; certain metals must be painted
Single Ply Membrane	15-25 years (mfgr's claim)	New material; not yet passed test of time
Polyurethane with Elastomenic Coating	5-10 years[1]	Used on low slope roofs.

* Not recommended for use on low slope roof

[1] Depending on local conditions and proper installation
[2] Depending on quality of slate

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

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

REMARKS

CHIMNEYS

Chimneys built of masonry will eventually need tuck-pointing. A cracked chimney top that allows water and carbonic acid to get behind the surface brick/stone will accelerate the deterioration. Moisture will also deteriorate the clay flue liner. Periodic chimney cleaning will keep you apprised of the chimney's condition. The flashing around the chimney may need resealing and should be inspected every year or two. Fireplace chimneys should be inspected and evaluated by a chimney professional before using. Chimneys must be adequate height for proper drafting. Spark arrestors are recommended for a wood burning chimney, and chimney caps for fossil fuels.

Unlined Chimney should be re-evaluated by a chimney technician.

Have flue cleaned and re-evaluated. The flue lining is covered with soot or creosote and no representation can be made as to the condition.

NOT EVALUATED

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

CRICKET FLASHING

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

GUTTERS AND DOWNSPOUTS

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

SIDING

Wood siding should not come in contact with the ground. The moisture will cause rotting to take place and can attract carpenter ants. See page 34 for siding that have known problems, but are not always recognizable. EIFS This type of siding is a synthetic stucco and has experienced serious problems. It requires a certified EIFS inspector to determine condition.

Brick and stone veneer must be monitored for loose or missing mortar. Some brick and stone are susceptible to spalling. This can be caused when moisture is trapped and a freeze/thaw situation occurs. There are products on the market that can be used to seal out the moisture. This holds true for brick and stone chimneys also.

Metal siding will dent and scratch. Oxidation is a normal reaction in aluminum. There are good cleaners on the market and it is recommended that they be used occasionally. Metal siding can be painted.

DOORS AND WINDOWS

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

Wood that exhibits blistering or peeling paint should be examined for possible moisture sources: roof leaks, bad gutters, interior moisture from baths or laundry or from a poorly vented crawl space. Some paint problems have no logical explanation, but many are a symptom of an underlying problem. A freshly painted house may mask these symptoms, but after you have lived in the home for a year or two, look for localized paint blistering (peeling). It may be a clue.

New glazing will last longer if the raw wood is treated with boiled linseed oil prior to glazing. It prevents the wood from drawing the moisture out of the new glazing.

CAULKING

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

REMARKS

EXTERIOR DOORS

The exposed side of exterior doors needs to be painted or properly stained and varnished to prevent discoloring and delamination. Weather-stripping is a must to prevent drafts.

ELECTRICAL

Extension cord wiring to an automatic door opener should be removed and an outlet should be installed by the opener.

REMARKS

OVERHEAD DOOR OPENERS

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

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

A/C COMPRESSORS

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

BURNERS

Any appliance such as a water heater, furnace, etc. should have the flame a minimum of 18" above the floor. Any open flame less than 18" from the floor is a potential safety hazard. The appliance should also be protected from vehicle damage.

INTERIOR

KITCHEN REMARKS

PLASTER ON WOOD LATH

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

PLASTER ON GYPSUM LATH (ROCK LATH)

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

WOOD FLOORING

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

NAIL POPS

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

CARPETING

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

APPLIANCES

(If report indicated appliances were operated, the following applies) Dishwashers are tested to see if the motor operates and water sprays properly. Stoves are tested to see that burners are working and oven and broiler get hot. Timer and controls are not tested. Refrigerators are not tested.

No representation is made to continued life expectancy of any appliance.

ASBESTOS AND OTHER HAZARDS

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

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

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

WINDOWS

A representative number of windows are inspected (Not all window may have been operated).

REMARKS

STALL SHOWER

The metal shower pan in a stall shower has a potential or probable life of 10-20 years depending on quality of the pan installed. Although a visible inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring.

CERAMIC TILE

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below. Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wallboard. Special attention should be paid to the area around faucets and other tile penetrations.

EXHAUST FANS

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

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

SAFETY HAZARDS

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

WHIRLPOOL TUBS

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

INTERIOR

ROOMS REMARKS

DOOR STOPS

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

CLOSET GUIDES

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

COLD AIR RETURNS

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

AN INSPECTION VERSUS A WARRANTY

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

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

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

REMARKS

WINDOW FRAMES AND SILLS

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

See comments regarding caulking doors and windows.

FIREPLACES

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform to most building codes.

During visual inspections, it is not uncommon to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper or lack of access from the roof.

WOODBURNERS

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

VENTILATION

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

INSULATION

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

SMOKE DETECTORS

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

VAPOR BARRIERS

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

SAFETY GLAZING

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

INSULATED GLASS

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

REMARKS

BASEMENT

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

FOUNDATION (COVERED WALLS)

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

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

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

VAPOR BARRIER

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

MOISTURE PRESENT

Basement dampness is frequently noted in houses and in most cases the stains, moisture or efflorescence present is a symptom denoting that a problem exists outside the home. Usual causes are improper downspout extensions or leaking gutters and/or low or improper grade (including concrete surfaces) at the perimeter of the house. A proper slope away from the house is one inch per foot for four to six feet.

Expensive solutions to basement dampness are frequently offered. It is possible to spend thousands of dollars on solutions such as pumping out water that has already entered or pumping of chemical preparations into the ground around the house, when all that may be necessary are a few common sense solutions at the exterior perimeter. However, this is not intended to be an exhaustive list of causes and solutions to the presence of moisture. **No representation is made to future moisture that may appear.**

PALMER VALVE

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

DRAIN TILE

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

BASEMENT ELECTRICAL OUTLETS

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

REMARKS

CRAWL SPACES

Crawl spaces are shallow spaces between the first level floor joist and the ground. Access to this area may be from the inside, outside or not accessible at all. Ductwork, plumbing, and electrical may be installed in the space in which access may be necessary. The floor of the crawl space may be covered with concrete, gravel, or may be the original soil. A vapor barrier may be a sheet of plastic or tar paper and installed over or under this material. The vapor barrier will deter the moisture from the earth from escaping into the crawl space and causing a musty smell. Ventilation is also important to control excess moisture buildup. Vents may be located on the outside of the house and are normally kept open in the summer and closed for the winter (where freezing may occur).

The basement/crawl space diagram indicates areas that are covered and not part of a visual inspection. Every attempt is made to determine if paneling is warped, moisture stains are bleeding through, etc. Storage that blocks the visibility of a wall is not removed to examine that area. Therefore, it is important that on your walk-through before closing, you closely examine these areas.

Closed crawl spaces that have vents to the outside should have insulation under the floor above the crawl space.

HAVE EVALUATED

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

MONITOR

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

REMARKS

WELLS

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

SEPTIC SYSTEMS

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of the septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days.

WATER PIPES

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

HOSE BIBS

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

WATER HEATER

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

WATER SOFTENERS

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

PLUMBING

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

SHUT-OFF VALVES

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

POLYBUTYLENE PIPING

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

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

CSST

Corrugated Stainless Steel Tubing is an alternative to traditional black iron gas piping. It is a continuous, flexible, stainless steel pipe with an exterior PVC covering and should be properly bonded to the manufacture specifications.

REMARKS

HEATING AND AIR CONDITIONING units have limited lives. Normal lives are:

GAS-FIRED HOT AIR……..	15-25 years
OIL-FIRED HOT AIR……...	20-30 years
CAST IRON BOILER……...	30-50 years
(Hot water or steam)	or more
STEEL BOILER……	30-40 years
(Hot water or steam)	or more
COPPER BOILER…….	10-20 years
(Hot water or steam)	
CIRCULATING PUMP (Hot water)…….	10-15 years
AIR CONDITIONING COMPRESSOR…	8-12 years
HEAT PUMP……..	8-12 years

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

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

Forced air systems should have filters changed every 30 to 60 days of the heating and cooling season. This is especially true if you have central air conditioning.

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

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

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

Heat exchangers cannot be examined nor their condition determined without being disassembled. Since this is not possible during a visual, non-technically exhaustive inspection, you may want to obtain a service contract on the unit or contact a furnace technician regarding a more thorough examination. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

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

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

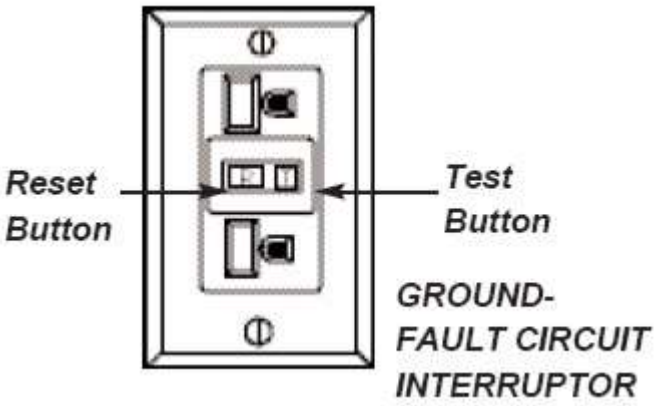
Combustible Gas Detector If a gas detector was used during the inspection of the furnace and evidence of

possible combustible gases was noted, we caution you that our test instrument is sensitive to many gases and not a foolproof test. None-the-less, this presents the possibility that a hazard exists and could indicate that the heat exchanger is, or will soon be, defective.

REMARKS

Every effort has been made to evaluate the size of the service. Three wires going into the home indicate 240 volts. The total amperage can be difficult to determine. We highly recommend that ground fault circuit interrupters (G.F.C.I.) be connected to all outlets around water. This device automatically shuts the circuit off when it senses a current leak to ground. This device can be purchased in most hardware stores. G.F.C.I.'s are recommended by all outlets located near water, outside outlets, or garage outlets. Pool outlets should also be protected with a G.F.C.I.

See diagram below:



If you do have G.F.C.I.'s, it is recommended that you test (and reset) them monthly. When you push the test button, the reset button should pop out, shutting off the circuit. If it doesn't, the breaker is not working properly. If you don't test them once a month, the breakers have a tendency to stick and may not protect you when needed.

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

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

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

ARC FAULTS

In some areas arc faults are required in new homes, starting in 2002 and these control outlets in the bedrooms.

REVERSE POLARITY

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

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

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

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

COOLING

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

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