

All Atlanta Inspection Services

Inspection Report



2483 Memorial Dr SE, Atlanta , GA 30317
Inspection prepared for: Joey Gumataotao
Date of Inspection: 2/9/2025 Time: 2 pm
Age of Home: 88 years old Size: 2886 SF
Weather: Clear 58 degrees

Inspector: Josh Denard
ASHI #267011
1600 River Park Blvd, Woodstock, GA 30188
Phone: 770-734-0232
Email: jdenard@allatlantainspect.com



Notice to third parties: This report is the exclusive property of All Atlanta Inspection Services and the client(s) listed above and is neither transferable, nor should be relied upon by any third parties. Our inspection and this report have been performed with a written agreement that limits its scope and usefulness. Any third-party use is strictly prohibited.

Table Of Contents

| | |
|----------------------|--------|
| General Information | 2-5 |
| Roof | 6-7 |
| Exterior | 8-20 |
| Decks/Porches/Patios | 21-25 |
| HVAC Systems | 26-30 |
| Electrical | 31-35 |
| Plumbing | 36-41 |
| Attic | 42-43 |
| Kitchen | 44-46 |
| Laundry | 47 |
| Bathroom | 48-53 |
| Other Interior Areas | 54-59 |
| Crawl Space | 60-69 |
| Glossary | 70 |
| Report Summary | 71-100 |

General Information

Ratings and how to view this report

This report uses a check box style rating system with narratives to describe our opinion of the condition of items and components in the home. We try whenever possible to include a narrative and photograph of an item. There are many systems in a home that, if functioning properly, do not warrant the use of a narrative which is why we use this ratings system. You, as the homeowner, can view this report and be sure that a system has been inspected, and opinion given on its condition.

The following is an explanation of our ratings system:

OK: Serviceable. This item was inspected and appears to be function normally at the time of the inspection.

N/I: Not Inspected. These items were not inspected, and we make no representations as to whether or not it is functioning. This system may be beyond the scope of our inspection, not visible, or not accessible.

N/P: Not Present. This item was not present in the home at the time of the inspection and is not examined.

Maint: Maintenance. The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed. Items with this heading usually appear in our summary report, unless minor (paint, caulk, etc). Many times these are normal maintenance items where maintenance has been deferred and is needed. Some maintenance will need to be performed to these items to keep the conditions from getting worse and keep the home in good condition.

R/R/R: Review, Repair or Replace: This item was inspected and found to have deficiencies, it may not operate properly, may have been installed incorrectly, or it may be a health or safety hazard. Or in the inspectors opinion it is near or at the useful life. These items are listed in the summary report. These items are important and should be further evaluated and repaired if possible prior to closing.

General Information about our Home inspections

Our home inspection is intended to assist our clients in the evaluation of the overall condition of the home. We offer our opinion on the homes overall condition. Our inspection is performed to the ASHI standards of practice for home inspectors. **A copy of**

the ASHI standard is available at <http://www.homeinspector.org/Standards-of-Practice> All items designated for inspection by the ASHI standards are inspected and are satisfactory unless otherwise noted in this report. **This is a visual, non-invasive examination of the accessible areas of the property, designed to identify areas of concern, as defined by the ASHI Standards, that are both observed and deemed significant by the inspector at the exact time and date of the inspection.**

Any and all recommendations for repair, review, replacement, evaluation or maintenance issues found should be evaluated by the appropriate trade contractors within the clients inspection contingency window, or prior to closing, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these further evaluations could uncover more potential issues than are able to be found from a purely visual inspection of the property.

It is common for clients to assume more items are inspected than actually are: we do not inspect lawn sprinklers, central vacuums, ice makers, refrigerators, washers or dryers, or many other specialized items inside the home. We do not inspect any low voltage items, phones, Cable TV, alarms, etc. For a list of what is inspected refer to the ASHI standards. **We do not inspect for environmental hazards, mold, radon gas, asbestos, lead paint, carbon monoxide etc. These are all outside the scope of this home inspection. Additional specialized testing is available if you are concerned.**

It is not possible to find every defect in this home during a standard home inspection, as our inspection is not technically exhaustive and we are limited in time. This inspection will not reveal every concern or issue that exists in the home, but only those significant defects that were observable on the day of the inspection. This inspection is not a prediction of future failures. We are not responsible for future failures, this is not a warranty, all mechanical items can fail at any time.

We use pictures to help explain what we see and the condition of the home. NOT ALL defects have pictures nor are all pictures of defects. Many photos are used to prove items were working or show conditions at the time of the inspection. Explanations are provided at the beginning of each section of the report to help define the scope of the inspection and provide additional information. Our report is a snapshot of the condition on the day of the inspection.

HOW TO USE THE HOME INSPECTION REPORT

The purpose of this report is to show the visible condition of the property at the date and

time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards.

The Inspection is not Pass/Fail A property does not "Pass" or "Fail" a general home inspection. Please feel free to contact me with any questions about either the report or the property. Contractors may use terms like "not up to code" or "should never have passed inspection". Contractors ARE NOT inspectors. The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Read the Report Please read your entire inspection report carefully. Although the report has a summary that lists the more important concerns, the body of the report also contains important information as well. There is information about home maintenance and care, materials used in the construction of this home, and appliance use and maintenance that should be read. This will help you to further understand how to care for your home.

Using the Summary The summary of the report is meant to categorize the defects or important repairs needed in the home. Almost anything can be repaired in a home, although some repairs can be more expensive to complete. Generally, normal maintenance issues are left out of the summary unless they would lead to water leaks or expensive repairs if not quickly addressed. Most roof maintenance issues will be included in the summary because of the severe damage that may be caused by the neglect of roof maintenance. Most electrical, safety, and plumbing items will always be in the summary.

Repairs, Evaluations and Corrections For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves. Make sure repairs are done properly.

-
Do a Final Walk-Through Because conditions can change very quickly, we recommend that you perform a walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. Things can and will change in a home once people move out. Rugs, furnishing, pictures, curtains, blinds may all hide some defect that was not visible during our inspection.

We Are Here to Help You If you have any questions about this report or about the home, please do not hesitate to contact us for help. We'll be happy to answer your questions.

1. Property Information

- This is a two story on a crawl space
- The home has seven bedrooms and three and a half bathrooms.
- The inspection was unattended. Our inspection was performed in accordance with the terms of our Inspection Agreement, and the ASHI standards of practice. The Buyers were not present.
- The property was occupied at the time of the inspection, Access to some items such as electrical outlets, windows, wall and floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. We do not move personal items, such items are excluded from our inspection.
- No radon test was performed. The EPA recommends all home buyers have an indoor radon test conducted, as part of the home buying process. Radon is a class A carcinogen.
- We do not inspect trees, shrubbery or fencing unless any defects are noted that may adversely impact the home. Outbuildings and Recreational Equipment, with the exception of detached garages, are also excluded from this inspection unless otherwise noted.
- Property appears to have had renovation to the lower level. We do not attempt to determine if improvements were performed with permits and were in compliance with the local code requirements at the time of the addition.
- Based on the age of the home, a variety of building techniques no longer used today were applied to some of the components of the home. These techniques are not necessarily 'better' or 'worse' than today's methods, however the components may not meet today's building standards.
- Older homes may have utilized lead-based paint or building products that contain asbestos including, but not limited to, flooring, roofing, exterior siding, ceiling tiles, drywall compounds and insulation. As per the Inspection Agreement and our Standards of Practice, the home inspector is "not required to determine the presence of environmental hazards" but advises that strict safety precautions should be taken when demolishing, renovating and disposing of older building products.
- Latent or concealed problems in older homes are common. Our inspection does not discover concealed defects that may exist.
- Water is the main reason for the deterioration of a home when it appears in unwanted places. As a common practice, it should be every new homeowners understanding to keep the home as dry as possible from unwanted water intrusion. Whether that intrusion comes from the outside or from the inside of your home.

Roof

ROOF NOTES: Most roofs are visually inspected from the ground with binoculars and from upper level windows where accessible. Steep or high roofs are not mounted and this limits our review. Note that walking on a roof voids some manufacturer's warranties. This visual inspection is designed to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof including underlayment, decking and some flashing are hidden from view and cannot be evaluated by a visual inspection. Adequate attic ventilation, sun and wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof. Leaks in a roofing system may not be evident if it is not raining at the time of the inspection.

Extreme weather, heavy rains, or seasonal storms may cause water leaks that are not evident at the time of the inspection and do not fall within the scope of this inspection. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We recommend this for any roof over 5 years of age. We do not identify the manufacturer of

roofing components but do identify the type of materials and condition. Roofs often fail at the penetrations first and all vents and flashings should be kept well sealed.

1. Roof Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

- Roof was visually inspected from the ground with binoculars and from upper level windows where accessible. Since the roof could not be mounted safely, this limits our review.

- This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system. Regular maintenance & routine roof inspections will certainly extend the life of any roof.

Materials:

- Asphalt Composition Shingles
- Hip and Gable roof

Observations:

1.1. Roofs often fail at the penetrations first. Anything that attaches to or passes through the roof should be kept well sealed. Monitor all penetrations for potential leaks. There was no evidence of leaking at the time of inspection.

1.2. Normal life for this grade of shingles (often referred to as a architectural grade) in this area is 20+ years. No significant damage, deterioration, or missing roofing materials noted. We recommend periodic repair to reseal flashing and replace damaged or lifted shingles.

1.3. Moss is noted on the shingles of the roof. The moss will hold moisture and quickly deteriorate the shingles and should be professionally removed.



Roof view



Moss growth at front lower roof



Roof view

2. Roof Boots & Flashing

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Materials:

- Rubber

Materials:

- Not Fully Visible

Observations:

2.1. Rubber boots around plumbing vent pipes tend to dry rot and split after 8-9 years and should be monitored and re-sealed as needed. Rubber boots often split at the upper side of the roof vent that is not visible from the ground.

2.2. Flashing not fully visible and unable to determine type or condition.



Roof penetration appears operable

Exterior

Exterior Notes: Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. This includes

caulking and paint at all siding and trim surfaces. The exterior of the home is visually examined from the ground only. Minor damage on upper levels of siding or trim may not be visible.

Grading and drainage is one of the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. All exterior surfaces should be sloped to drain properly away from the foundation. Gutters and downspouts should be maintained and discharge away from the building. We recommend that downspouts not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or foundations are normal to properties of any age. They should, however, be monitored for expansion or movement and sealed as necessary. Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture, rodents, and insects into the home.

1. Hard Surface Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | X | |

Driveway:

- Concrete

Walkway:

- Concrete front walkway

Observations:

1.1. Cracks observed in driveway, these are primarily a cosmetic concern. No immediate action is recommended, however we suggest sealing all cracks in surfaces to prevent water penetration as a part of routine maintenance.

1.2. Cracks observed in walkway, these are primarily a cosmetic concern. No immediate action is recommended, however we suggest sealing all cracks in surfaces to prevent water penetration as a part of routine maintenance.

2. Exterior Wall Condition

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Materials:

- Fiber Cement Lap Siding
- Cedar shingle siding

Observations:

2.1. Suggest sealing/caulking all penetrations through the siding as part of routine maintenance and to prevent deterioration or water intrusion. Examples include, gas lines, AC lines, Internet/TV/Phone lines, condensate drain line as well as any other areas where the siding has been altered to allow something to pass through it. It is also suggested to caulk and seal any siding transitions between dissimilar materials, siding butt joints, nail holes and chips, as well as any decorative trim pieces.

2.2. Caulk the vertical joints at the junctions between dissimilar siding materials around the home.

2.3. Loose siding noted at right. Recommend re securing as needed by a qualified contractor.

2.4. Multiple areas of damaged lap siding were noted around the home. The siding should be reviewed and all damaged siding repaired by a licensed contractor as needed. See photographs for some examples and locations.



Algae noted at front siding



Loose siding at right



Damaged area of siding at left



Cracked siding at rear



Damaged area of siding at rear



Gap at penetrations at right



Damaged area of siding at right

3. Trim Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Materials:

- Wood: Wood trim must be kept painted and well caulked to avoid water penetration.

Observations:

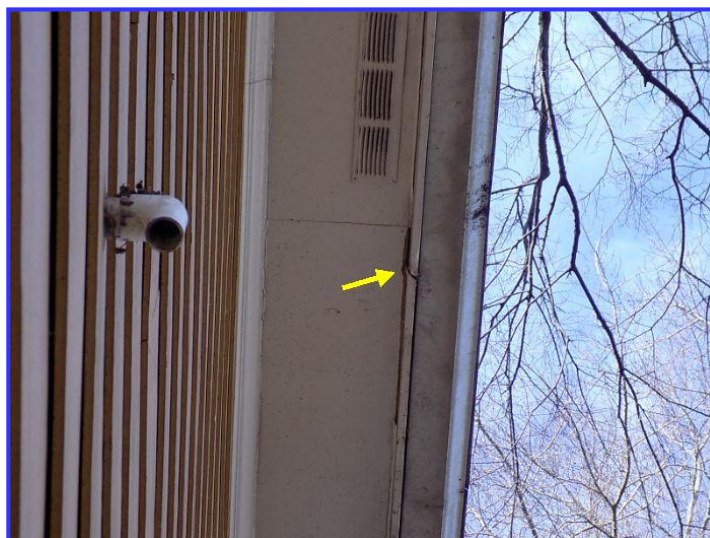
- 3.1. Wood trim around the home should be routinely painted and caulked to ensure no water intrusion into the home and to extend the life of the wood. Any areas of unpainted wood trim should be scraped, repainted and sealed. This is a part of normal home maintenance. See photographs for any specific locations and details.
- 3.2. Seal vertical trim where it meets the siding and where it meets the foundation around the home to prevent water penetration or damage to the sheathing behind the siding.
- 3.3. Suggested to seal around all doors and windows as a part of routine maintenance. Gaps were noted in the sealant around some or all doors and/or windows. Sealant barriers should be maintained to prevent any water intrusion or damaged materials.
- 3.4. Multiple areas of trim damage noted around the home. See photographs for locations and details. Recommend review and repair by a qualified contractor as needed.
- 3.5. One or more areas of unpainted/weathered trim were noted around the home. Any areas of bare wood noted at the exterior of the home should be painted and sealed to prevent premature deterioration. See photographs for some examples and locations.



Damaged fascia at the rear left corner



Weathered fascia at rear



Damaged soffit noted at the left side

4. Vent Conditions

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Observations:

4.1. The flap is open at the exterior vent hood and should be repaired to close properly when not in use.

4.2. The vent for the dryer is not fully visible at the time of the inspection and should be cleaned for proper and safe operation of the clothes dryer. Dryer vent ducts should be inspected at least once a year to reduce the risk of fire.



Flap open at left

5. Window/Frame Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Window Type/Materials:

- Metal Frame
- Thermal-Pane
- Single Hung

Observations:

5.1. Suggest sealing/caulking as part of routine maintenance to prevent deterioration or water intrusion.

5.2. Thermal pane windows observed in the home. Broken seals are not always visible and may not be apparent at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. Any concerns with the windows should be resolved prior to closing.

5.3. Multiple areas of damaged/soft window framing noted around the home. There may be additional damage that is not fully visible or noted. Recommend a qualified contractor review to improve, repair or replace all damages & any materials subsequently damaged due to these conditions. Not all damages may be noted in this report. See photos for examples

5.4. Broken glass is noted in the window at one or more windows inside the home. The damaged glass should be replaced. See photographs for locations



Damaged window framing at right



Patching at rear windows



Damaged window framing at right side



Broken glass at upstairs hall bath

6. Exterior Door Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Materials:

- Metal

Observations:

6.1. All exterior doors should be kept well sealed at the lower corners where the threshold meets the door frame and trim prevent possible water entry and damage

6.2. Caulk the around the thresholds to the ledger under the exterior doors to prevent water penetration and damage to the interior flooring. This is a part of routine maintenance.

6.3. Suggested to install wood blocking beneath aluminum thresholds at exterior doors. This is to protect the threshold from any damage that may occur if stepped on. See photographs for specific locations.

6.4. Damaged weatherstripping noted at one or more exterior doors around the home. Any damaged weatherstripping should be replaced to ensure proper seal and insulation. See photograph(s) for specific locations.

6.5. Door frame/trim damage on exterior door. There may be additional damage that is not fully visible or noted (i.e Subfloor or Threshold). Recommend a qualified contractor review to improve, repair or replace all damages & any materials subsequently damaged due to these conditions. See photos for examples



Suggested to install blocking under the threshold at exterior doors.



Damaged wood trim at the rear door



Gap at weatherstripping at rear door

7. Exterior Grading

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Lot type:

• While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems. Buyer is advised to refer to Disclosure Statement for further information about drainage failure.

Observations:

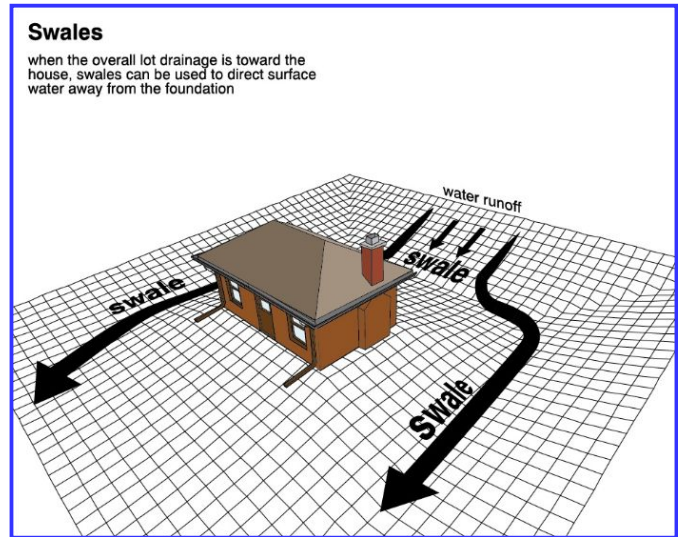
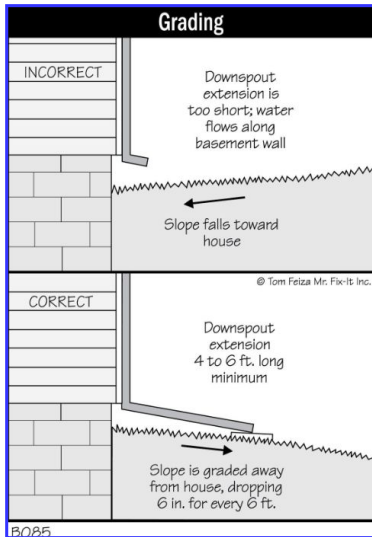
7.1. The soil outside of the house appears to be incorrectly sloped and should be repaired. It is recommended that a landscape contractor make a further evaluation and correct to prevent water from collecting against the foundation walls to prevent possible water entry.



Poor slope at the left side



Hole in rear yard



8. Gutter Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | X | |

Materials:

- Metal

Observations:

8.1. It is suggested to ensure all downspout discharge into a splashblock, underground drains or extension. It is also important that gutters stay cleaned and free of debris. The water should be directed away from the foundation in effort to prevent any erosion or interior moisture issues in basements or crawl spaces.

8.2. Missing splash blocks, elbows or extensions noted at the exterior of the home. It is important that water drain away from the foundation. See photographs for locations and details. Have repairs made as needed.

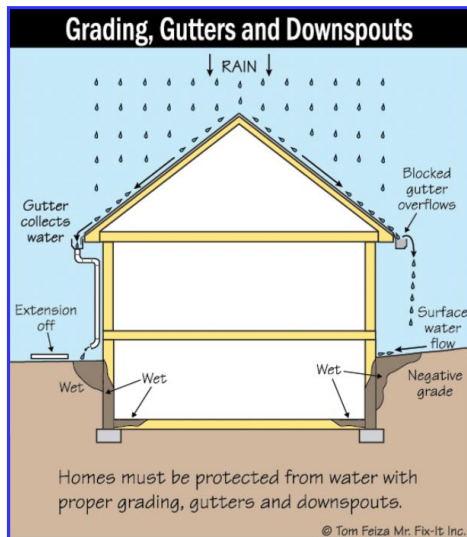
8.3. Disconnected downspout noted at right. Recommend re securing as needed by a qualified contractor.



Disconnected gutter at front right



Missing splash block or extension at left side



9. Service/Utility Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Electric Service:

- Electric meter is on the right side of the home.
- Service entrance is underground

Gas Service:

- No gas service to the home. All appliances are electric.



Electric meter and 200 amp shut off at the right side

10. Foundation Type

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Materials:

- Foundation walls
- Masonry block walls
- Bricks

Observations:

10.1. The foundation is viewed where visible. In most cases, some or all of the foundation is hidden by earth, siding, or landscaping. The inspector will look for associated clues for distress but our review is limited due to these restrictions. Cracks in the foundation are common and most are not serious and may not be noted. The inspectors knowledge and experience will be used to determine areas of concern.

10.2. Uneven area of foundation at right side. Cracking noted on other side in crawlspace. Recommend sealing crack in crawlspace and monitor/repair as needed by a qualified foundation contractor.



Bulge at foundation section at right side



Crack at right wall at brick pier

11. Exterior Stair Condition

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Observations:

11.1. Loose stair tread noted at exterior steps. Suggest to secure as needed for safety. See photograph(s) for specific locations.



Loose stair treads at rear stairs



Loose stair treads at front

12. General Exterior Comments

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Observations:

12.1. An effective water management program is required for all homes. This includes maintenance of all wooden components, sealing all openings and ongoing vigilance of water handling systems, roof and flashing. No statement referring to future performance can be made due to changing weather or structural conditions.

12.2. Suggest trimming tree limbs back away from the roof line. Tree limbs can allow rodents onto the roof or damage the shingles.

12.3. Broken glass noted at side yard. Recommend removal for safety.

12.4. Damaged fence at rear yard. Recommend repairs as needed.



Keep tree limbs cut away from roof line around the home



Damaged fence noted



Broken glass at left side yard

Decks/Porches/Patios

DECK NOTES - Deck safety is very important. Wood decks have a life expectancy of about 15 years. Most deck failures occur at the joint where the deck attaches to the home. The flashings and connections between the deck framing and the home are visually examined only and are not always visible. It is recommended to bring all decks (older and newer) up to current standards for deck safety. This includes framing, support, attachment to the home, flashings, handrails, and stairs as needed. Decks are constantly exposed to the weather and should be maintained with appropriate stains or water proofing sealers. Tile or stone surfaces on decks increase weight and should be kept sealed. Finished ceilings and spaces below decks limit the view of the framing and structure. Porches should be maintained for safety similar to decks. Lag bolts will fail over time and should be replaced with carriage bolts for safety. Nails do not hold a deck together and screws are recommended for framing connections and attaching the floor boards to the framing. Any deck over 14 feet high should be engineered. Footings may not be visible if buried. Precast concrete footings are not approved and should be replaced with poured concrete bases.

Handrails should be able to withstand 200lbs force in any direction. Handrails and post connections that are nailed often work loose and should be screwed or bolted. Exterior stairs should be properly constructed and maintained for safety. Patios should be properly sloped to drain away from the home and maintained to prevent deterioration. Small cracks and settlement are common for all concrete slabs.

1. Deck Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Materials:

- Wood Decking
- Wood Support Posts
- Rear Deck

Observations:

1.1. Deck safety is very important. The flashings and connections between the deck framing and the home are visually examined only and are not always visible. It is recommended to bring all decks (older and newer) up to current standards for deck safety. This includes framing, support, attachment to the home, flashings, handrails, and stairs as needed.

1.2. There were multiple issues noted with the deck on the home. It is suggested to have the entire deck reviewed and all repairs made by a licensed decking contractor. See photographs for example issues and locations.

1.3. The deck is on overall poor condition. This could be due to lack of maintenance or poor original construction. Have a qualified deck contractor evaluate and repair for safety.



Separation at band at rear deck



No flashing between deck and home, 3 nails needed



Recommend joist hangers at rear deck



Wood rot at multiple deck joists



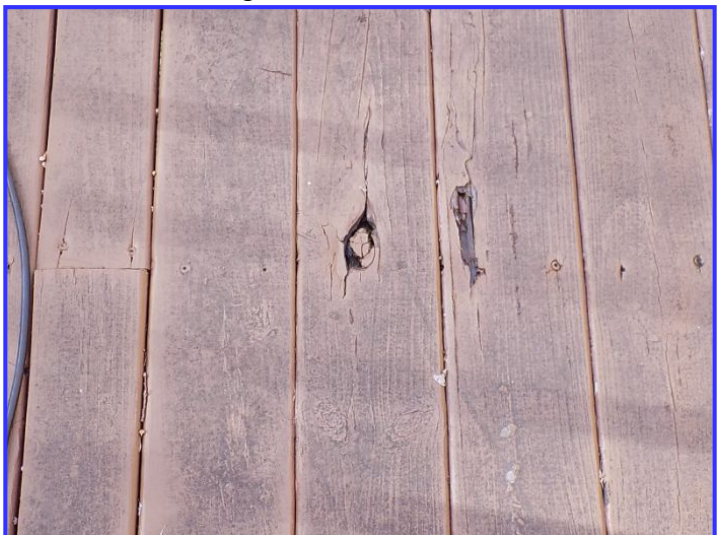
Wood rot at multiple deck joists



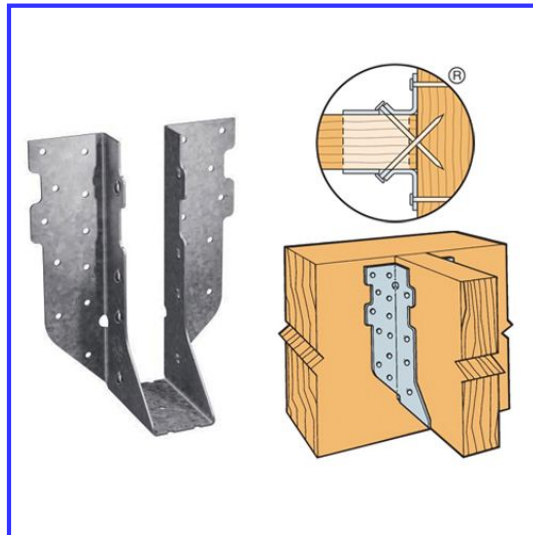
Damaged deck boards noted



Rear deck view



Wood rot at multiple deck boards



Joist hanger

2. Porch Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Materials:

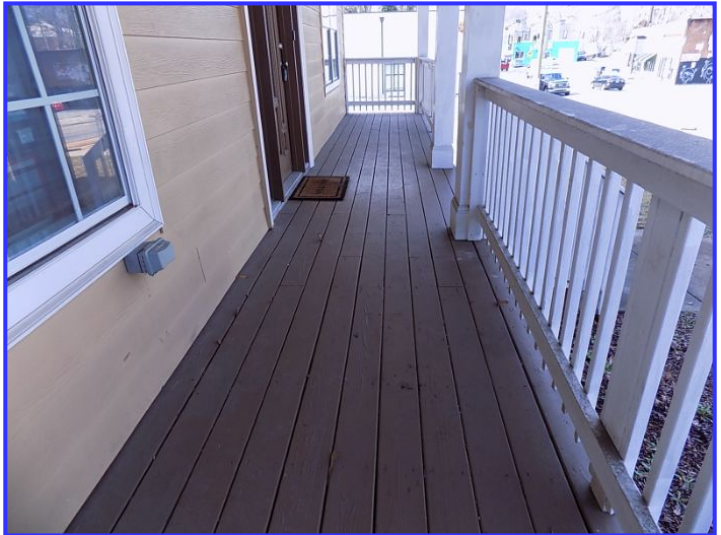
- Wood
- Front porch

Observations:

2.1. Wood rot at front porch support and post. Recommend review and repair by a qualified contractor as needed.



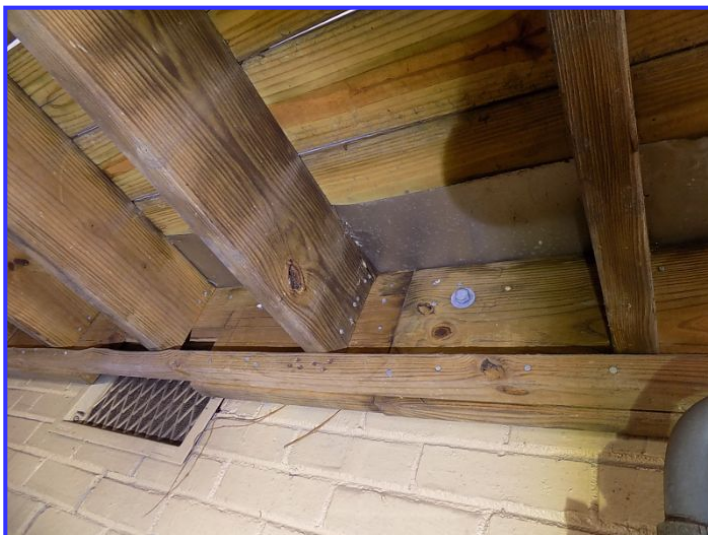
Wood rot at support at front porch



Front porch view



Front porch framing



Front porch view



Damaged support post at front porch

3. Exterior Stairs & Handrails

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Materials:
 • Pressure Treated Wood
 Materials:
 • Pressure Treated Wood
 Observations:

3.1. Stair stringer rot and damaged treads at rear deck. Recommend review and repair by a qualified deck contractor.

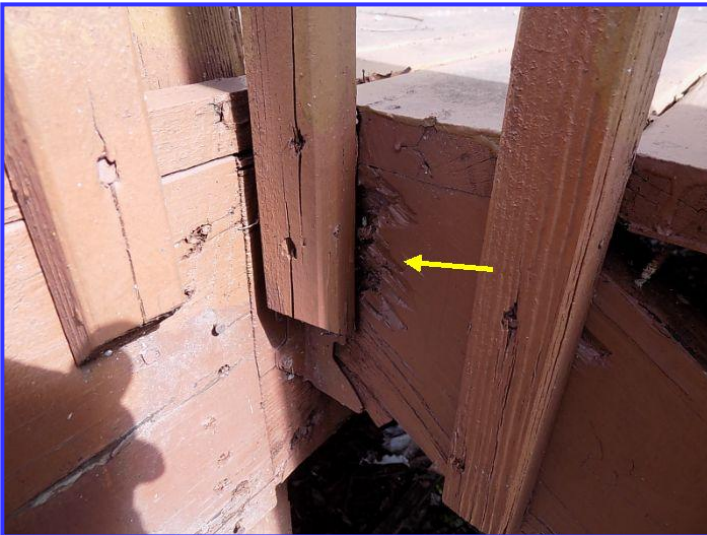
3.2. Damaged handrail at rear deck. Recommend repairs as needed by a qualified contractor.



Damaged tread at front porch stairs



Water damaged stringer at rear deck stairs



Stringer rot at rear deck



Damaged handrail at rear deck

HVAC Systems

HVAC SYSTEM NOTES: Heating systems are tested using normal controls at the thermostats only. If the thermostats are not functional, this will affect testing the HVAC. Back up heat sources are not fully examined on heat pump systems. Dismantling and/or extensive inspection of internal components of the furnace is not within the scope of this inspection. Ducts are often the source of air leakage and duct design and air distribution is beyond the scope of this inspection. If there are no service records posted we recommend to have a heating and cooling contractor inspect, clean, and service the system. Gas burning furnaces should be serviced annually for safety. Proper drafting of gas burning appliances and fireplaces is important but cannot be fully tested. Weather conditions, fans, HVAC, and other appliances can effect the air pressure inside a home and will effect drafting of combustion gases. We do not comment on the uniformity or adequacy of heating or cooling supply to various rooms.

AC NOTES: Our Inspection of the A/C systems is both visual and functional, provided power is supplied to the units. Judging the adequacy of the cooling efficiency of A/C is a subjective evaluation, therefore, we only note a poor condition if the systems fails to perform properly. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the conditioning equipment is properly sized for the dwelling or matched by brand or capacity. The cooling coils are in a fixed enclosure and therefore are inaccessible and are not inspected. The testing and performance of the HVAC systems can vary greatly depending on exterior weather conditions.

R22 refrigerant on older AC systems is being phased out and systems may need to be upgraded to R410 compatible equipment if replaced.

If the outside temperature has not been 65 degrees or higher, for the past 24 hours, an A/C system cannot be tested without possible damage to the compressor. We recommend full evaluation and inspection of any systems that cannot be tested at the time of the inspection. DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS IS NOT WITHIN THE SCOPE OF THIS INSPECTION.

FIREPLACE: Due to the limited visibility of the system, all chimney flues should be fully examined, serviced, and cleaned as needed by a qualified chimney sweep before use. The interior of a fireplace flue is seldom fully visible and is not part of this inspection as per the AHSI standards of practice. We do not ignite or extinguish solid fuel fires. We cannot observe the interior of flues, fireplace inserts, flue vent connections, combustion air vents, and do not inspect fireplace doors or screens. We do not test chimneys for proper drafting or draw of exhaust gases. Have these systems inspected before use, for safety.

1. Air Conditioning Systems

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Systems:

- Split System. In a split system the Air Conditioners condensing unit is located away from the air handler unit.

AC Units:

- There are two AC units serving the home. See photographs for location and details
- The AC unit is older than 10 years old and should be examined and serviced by a HVAC contractor to ensure proper operation of the units.

Observations:

1.1. Loose AC disconnect cover. Recommend adjustment/repair as needed.

1.2. The AC could not be tested at the time of inspection, due to outside temperatures. However, the unit is at or surpassed its expected life, it is suggested to have the entire HVAC system reviewed and repaired by a licensed HVAC technician as needed. A complete service is recommended to ensure proper function and to prolong the remaining life. We make no guarantees as to the remaining life expectancy of the HVAC system.

1.3. Unable to view AC data tag due to cage around AC. Corresponding unit inside is dated 2012. Recommend conferring with seller/disclosure about age and service as needed.



AC Unit(s) at right



Loose cover at AC disconnect



2013 Comfort maker at rear



Unable to view tag for second AC due to cage

2. Condensate Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Materials:

- **PVC**

3. HVAC Units

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Furnaces:

- There are two heating systems in the home. See photographs for location and details

Observations:

- 3.1. Appears functional but should be serviced due to age



Furnace in Attic



Furnace in crawlspace

4. Heating Energy Source

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Fuel:

- Electric with disconnect provided near the furnace

5. Furnace System Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Condition:

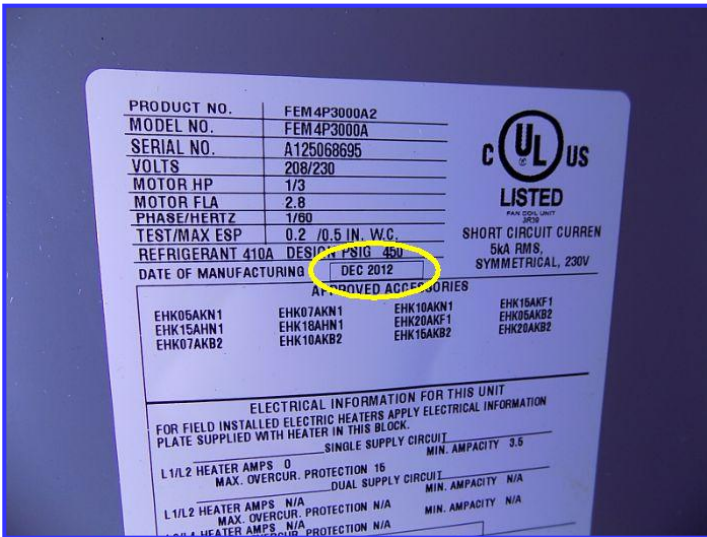
- Appeared Functional but Needs Service

Burners:

- Close system not visible, could not inspect heat exchanger on closed systems

Observations:

5.1. The HVAC systems in the home should be fully examined and serviced due to their age. Annual service is recommended on all units over ten years old. Heat pump was tested using normal operating controls. Unit appeared to operate properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with all air conditioners. Emergency heat is often provided by electric heat strips. These should be checked and serviced as needed by a HVAC tech. We recommend a detailed evaluation of the heating and cooling systems by a licensed HVAC contractor prior to closing. The systems should be checked to ensure they are sized properly for their installation, to ensure proper operation, and to check the efficiency of the units.



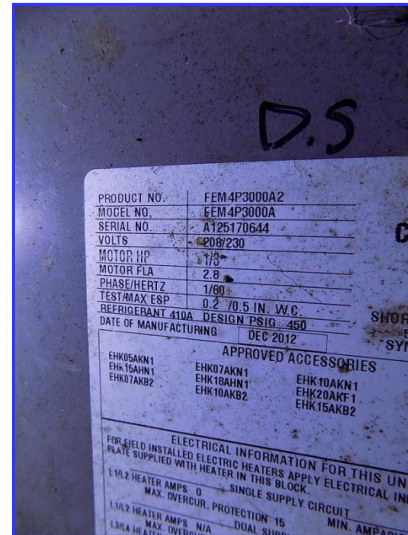
2012 Electric heat pump unit in attic



Heat Temperature (Second Floor)



Heat Temperature (Main)



2012 Electric furnace in crawlspace

6. Furnace Exhaust Vent

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

6.1. Any fans, vents, or other exhaust appliances in the home may effect the air pressure in the home and reduce proper venting. It is recommended to make sure there is proper **combustion air** to prevent exhaust gases from leaking back into the home.

7. T-stats & Filter Conditions

| Ok | N/I | Maint | R/R/R |
|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Locations:

- Thermostat located in the living room.
- Thermostat located in the second floor hallway.

Locations:

- The filter(s) for the HVAC units are located at the sides or in the lower portions of the furnace(s) in the home. See photographs for locations, sizes and details.



Filter located in the lower portion/side of the furnace(s)



Filter located in the lower portion/side of the furnace(s)

8. Duct Condition

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Materials:
 • Insulated Flexible Duct
 Observations:

8.1. Limited review of ductwork due to all areas being finished. Ducts behind walls and ceilings cannot be examined.

8.2. Loose duct in crawlspace. Limited view due to low clearance. This duct could be abandoned but limited view. Recommend monitoring airflow at this side of house (left side) and repair as needed.



Disconnected duct at left wall

Electrical

ELECTRICAL NOTES : Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. We do

not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to the surrounding wall. Much of the wiring in the home is not visible and not reviewed. We use a standard electrical tester to check a sample of outlets. Main disconnects are not tested but the size of the electrical service is noted. **All electrical defects are safety concerns, we will list them in RED and advise the use of a licensed electrician for all repairs and upgrades.**

The National Electric Code (NEC) is not retroactive, therefore many residential systems do not comply with the latest standards. It is recommended to bring older systems up to modern standards where safety is a concern. We recommend GFCI circuits whenever they are not present, GFCI protection has been required since : 1974 in exterior locations; 1978 in bath rooms; 1980 in garages; 1984 when within 6 feet of a water source; and 1996 at all kitchen receptacles. Arc- Fault protection have been required since 1999 on Bedroom circuits, and are now required in all interior living areas, except where GFCI's are required. Arc faults help stop electrical fires. We recommend installing them as a safety feature. Note that only GFCI outlets are tested and tripped. Some areas may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.).

Smoke detectors are an important item for home safety. Periodic testing is suggested to ensure proper working order. Smoke detectors have a life span of 7-8 years and should be replaced as needed. These should be hard wired and interconnected. If your home has an attached garage and/or gas appliances, carbon monoxide detectors should be installed on each level where there are sleeping rooms.

Any home that has a Bulldog Pushmatic, Zinsco, Challenger, or Federal Pacific Electric panel should have it evaluated by a licensed electrician, as these older types of panels and breakers have been known to fail and cause house fires.

1. Main Service Drop Condition

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Type:
 • Main Service Drop is underground

2. Distribution Panel Condition

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Wiring Information

- Wiring method is Non Metallic Cable (romex)
- Service entrance cables are multi-strand aluminum. Multi-strand aluminum wiring is commonly used at larger cables and is acceptable.
- Branch circuit wiring for 15 and 20 amp circuits is copper

Panel Information

- The electric panel manufacturer is Siemens
- The electric panel cover was removed to provide access to the interior of the panel for inspection.
- The main electrical panel is located in the main floor hall

Observations:

- 2.1. The main service is approximately 200 Amps.
- 2.2. Overload protection provided by breakers.
- 2.3. No open positions observed, box is full.



Main panel located in hallway



Interior wiring at main panel

3. Main Panel Comments

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Observations:

3.1. Labeling present on electric circuits locations in the main panel. (These are not checked for accuracy)

3.2. Different brand names on panel and breakers. Improper breaker-panel matching can cause arcing and overheating in the panel as well a potentially void the panels warranty. We recommend a licensed electrician install new breakers in panel.



Mismatched breakers

4. Grounding Condition

| Ok | N/I | Maint | R/R/R |
|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Type of Grounding:

- Unable to verify grounding

Observations:

4.1. The primary ground wire is visible but the grounding rod is buried and cannot be verified.

5. Smoke/CO Detector Comments

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Location:

- Smoke alarms are required in each bedroom, and in hallways serving bedrooms. Carbon Monoxide sensors are also required on homes with gas appliances or an attached garage
- Ionization smoke alarms are very prevalent in single family homes. However, photoelectric smoke alarms are known to respond much faster to smoldering fires, the most common type of fires in residential homes. We suggest replacing all ionization smoke detectors/alarms with photoelectric smoke detectors/alarms, regardless of age. The type of smoke detectors/alarms present in the home is not verified at the time of this inspection.

Observations:

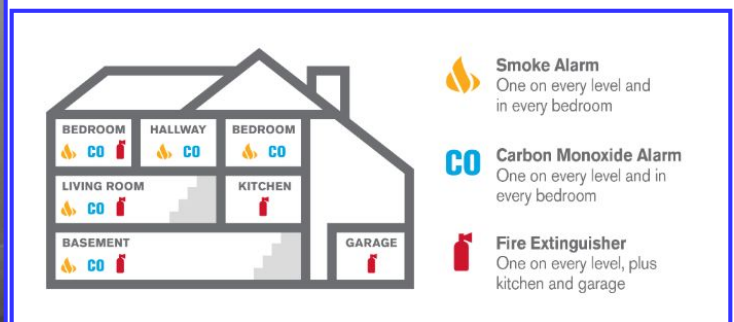
5.1. Smoke detectors are an important item for home safety. Periodic testing by the homeowner per the manufactures recommendations is suggested to ensure proper working order. When the alarms are tested, there is no guarantee that the detectors are working properly, only that the audible alarms are functional. Smoke detectors have a life span of 7-8 years and should be replaced as needed. Smoke detectors may not all be reachable or tested as part of this inspection. It is the responsibility of the homeowner to ensure the home is safe.

5.2. Since your home has an attached garage and/or gas appliances, carbon monoxide detectors should be installed on each level where there are sleeping rooms. Carbon monoxide detectors may look like smoke detectors. The two are not interchangeable and protect the home in different ways. Periodic testing by the homeowner per the manufacturers recommendations is suggested to ensure proper working order. When the alarms are tested, there is no guarantee that the detectors are working properly, only that the audible alarms are functional. CO detectors have a life span of 6 years and should be replaced as needed. Some detectors may not all be reachable or tested as part of this inspection. It is the responsibility of the homeowner to ensure the home is safe.

5.3. One or more smoke detectors were noted with missing batteries. Batteries should be installed for safety and proper function. See photographs for locations and details. All smoke detectors should be properly functioning.



Missing battery at smoke detector in kitchen



6. Exterior Electrical

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Electrical fixtures:

• A representative number of exterior light fixtures and receptacles were tested. We are not able to determine operation of photoelectric and motion fixtures during daylight hours.

Observations:

6.1. The **GFCI** outlet at the front did not trip and outlet at right would not re set when tested and should be replaced. Have a licensed electrician correct. Exterior outlets may fail over time and should be repaired as needed.

6.2. Open junction boxes were observed in the crawl space. Whenever an electric wire is cut and reconnected, the splice should be encased in a covered junction box to prevent shocks and separation of the splice.



GFCI will not trip when tested at front



GFCI will not trip when re set at right



Open junction box in crawlspace



Open splices at rear crawlspace wall

7. Interior Electrical Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | X | |

Electrical fixtures:

- A representative number of ceiling fans, light fixtures, switches, and receptacles located inside the house are tested as part of our home inspection.
- Attic electrical is examined where visible. Insulation may cover most of the electrical wiring. Any electrical components in attic may that not accessible to inspector are not within scope of this report.
- GFCI in place and operation when tested in all bathrooms.
- GFCI's are in place in the kitchen and operational when checked.

Observations:

7.1. Attic electrical is examined where visible. Insulation may cover most of the electrical wiring. Any electrical components in attic may that not accessible to inspector are not within scope of this report.

7.2. The GFCI outlets in the home are not tested at the time of the inspection due to the home being occupied. Tripping the circuit may adversely affect chargers, fridges, or freezers in the home. GFCI reset button locations can be unknown due to storage or furnishings in the home. These outlets should be fully checked prior to closing to ensure proper and safe function.

8. Electrical Comments

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Observations:

8.1. Missing cover plates observed at one or more interior receptacles throughout the home. Suggest installing cover plates for safety.



Missing cover plate at unit 3

Plumbing

PLUMBING NOTES: This inspection is limited to visible parts of the supply piping system; not all areas were visible. A brief measurement of water pressure is taken by the inspector but PRV valves may fail at any time. Concealed items such as shower pans, hidden water pipes, and interior drain lines cannot be inspected or tested for leaks as part of our inspection. We check plumbing by normal use of fixtures. Yard sprinklers are buried and are not inspected. Fire suppression systems and fire sprinkler heads are not tested. Wells and water quality tests are not included in our

inspection. Drainage systems are inspected by normal function of the plumbing systems only. Septic systems should be fully evaluated independently.

WATER HEATER NOTES: Our evaluation of the water heater is both visual and functional provided unit is operating. Water heaters are capable of producing scalding temperatures, we suggest you maintain your water temperature between 120-125 degrees. Average life expectancy of a water heater is about 12-15 years. This can vary based upon maintenance and usage. Keep all combustible items away from gas water heaters. A overflow pan and drain is advised if your water heater is located in, adjacent to, or above a finished area. Elements in electric water heaters can fail at any time and may result in a lower supply of hot water that cannot be diagnosed as part of this inspection.

1. Main Valve and Piping

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Location:

- Since main shutoff valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shutoff valves are not tested during a home inspection. We suggest caution when operating shutoffs that have not been turned for a long period of time. All shutoff valves and angle stops should be turned regularly to ensure free movement in case of emergency

Materials:

- Public water source
- CPVC supply lines

Observations:

1.1. No deficiencies noted in the visible parts of the supply piping system, not all areas were visible.

1.2. Water pressure appeared to fall within the normal range of 45-80 at the time of inspection. Pressure checks are performed if the water pressure appears excessive or deficient.

1.3. Leak at main water valve. Recommend review and repair by a qualified plumber as needed.



Main water shut off noted at the front crawl space wall



Main water line



Leak noted at main water shutoff



Water pressure

2. Waste System Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Drainage Type:

- Public Waste

• The main drain line between the home and the street is buried and is not visible to the inspector. We do recommend a video inspection of every main sewer line. Sewer lines can settle, become separated and penetrated by tree roots or other vegetation causing a blockage that is not detectable at the time of inspection. This is a service we can provide but is not part of a standard home inspection.

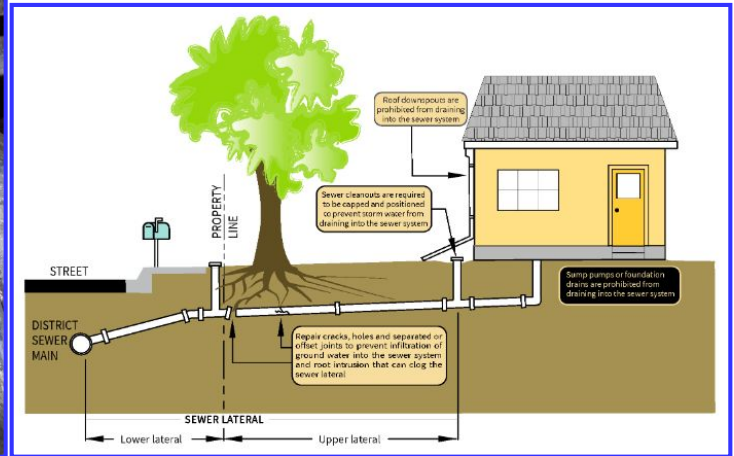
Materials:

- PVC
- Cast Iron

Observations:

2.1. Waste water drain lines are visually examined only where accessible and are tested by normal use of the plumbing fixtures. The drain line from the home to the sewer system is buried and cannot be examined. Clogs in drains may occur at any time and future clogs cannot be predicted.

2.2. All or some of the waste water pipes in the home are cast iron or black steel. These were common in homes this age. The pipe will tend to rust along the bottom of the pipes if not properly sloped and have a life expectancy of 50-75 years. The pipes rust from the interior of the pipe and are only visually inspected from the exterior at the time of the inspection.



Cast iron/Black steel waste lines noted

3. Water Heater

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Type:

- There was one water heater noted in the home. The visible components of the water heater are inspected as well as its function. Internal components are not included in this inspection. The average life expectancy of a water heater is roughly 12-15 years. This can vary based upon maintenance and usage. See photographs for locations and details

- This is an electric unit and a cut off panel is provided.

Comments:

- Serviceable at time of inspection. No warranties can be offered on this or any other appliance.

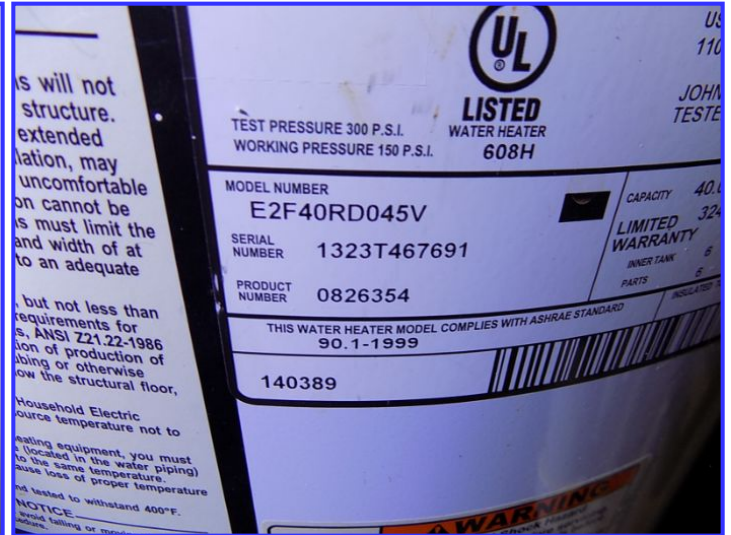
Observations:

3.1. The current setting of the water heater thermostat resulted in a water temperature at the kitchen sink of ~120 degrees, adjust as desired. Water temperature should not exceed 120 degrees to prevent scalding. Hotter water will scald quicker and and should be used with caution.

3.2. The water heater has surpassed or is near the end of the expected service life, and will likely need to be replaced in the future. However, it is functioning at the time of the inspection. We offer warranty as to the expected remaining service life of the unit. Suggested to have water heater reviewed and serviced as needed to prolong the remaining life of the unit.



Water heater located in the main level closet



2013 Whirlpool electric unit



Limited view



Water temperature

4. WH Supply Lines / TPR Valve

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Materials:

- CPVC

Materials:

- The temperature pressure release valve is installed on the tank and is not tested. These valves are prone to leak once they are opened. This valve is a safety device to prevent against abnormally high temperatures and pressure. It is rated at 210 degrees and 150 psi.

Observations:

4.1. No leaks observed at the time of the inspection.

5. Exhaust Vent and Burner Chamber

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Observations:

5.1. Water heaters are natural draft appliances and rely on rising heat to vent properly. Any fans, vents, or other exhaust appliances in the home may effect the air pressure in the home and reduce proper venting. It is recommended to make sure there is proper combustion air to prevent exhaust gases from leaking back into the home.

6. Exterior Faucet Conditions

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

• The exterior hose spigots are operational when tested.

Observations:

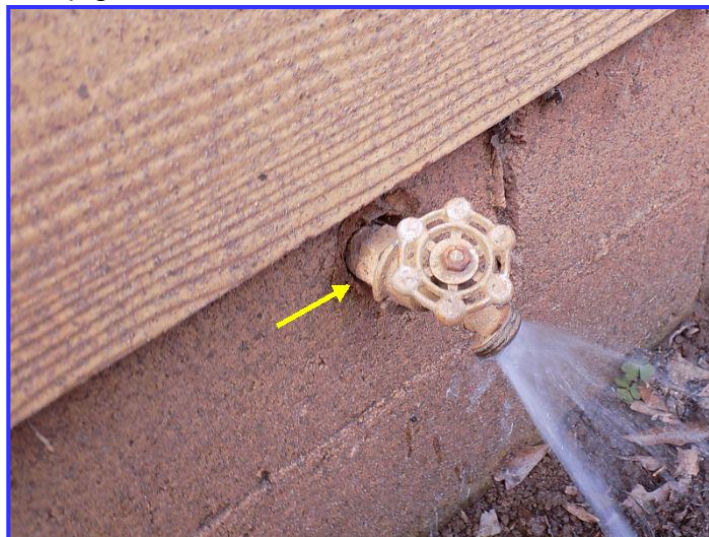
6.1. Recommend sealing at hose bibs around home as standard maintenance to prevent water intrusion as needed.



Operational spigot



Seal around exterior hose bibs



Seal around exterior hose bibs

7. Plumbing Comments

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Comments:

7.1. All plumbing components tested well at time of inspection unless otherwise noted.

Attic

ATTIC NOTES : Our evaluation of the attic is limited due to lighting, personal storage and accessibility. Heavily insulated attics make it difficult to review wiring, ceiling joists, plumbing vents, ducts, and other features hidden by the insulation. We do not attempt to enter attics that have less than 36 inches of headroom or are restricted by ducts, framing, or do not have a standard floor designed for normal walking. Attics are not entered if walking the attic may compromise the ceiling below or if mobility is hazardous. These attics are viewed from access points with a strong light. Attic hatches may not be entered if they are an excessive height above the floor or are inaccessible. It is common for loose fill insulation to settle and compact. Increasing insulation is a good way to improve the energy efficiency of a home.

Ventilation is important to get excessive heat and moisture out of attic spaces. Ventilation cannot be measured by the home inspector but will be checked for performance with the weather conditions that are present. Increasing ventilation may improve the performance of the attic.

The method of inspection is at the sole discretion of the inspector and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. Insulation is not moved or disturbed for visual accessibility of items. The inspection of this area is limited to safe visual portions only, and any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, and no attic can be fully evaluated at the time of the inspection.

Water stains around roof penetrations are very common. It is often not possible to determine if these type stains are active, unless they are leaking at the time of the inspection. When stains are present, further evaluation, monitoring, and repairs are advised. We recommend checking roofing surfaces each spring and fall and after each severe storm.

1. Attic Access Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Access:

- Attic was access from a pull down ladder. It is suggested to ensure all attic accesses are weatherstripped and insulated.

Observations:

1.1. The attic was entered and visually inspected at the time of inspection. Not all materials or areas are visible due to insulation coverage and/or other materials.

1.2. All attic access openings should be insulated and weather stripped. It is recommended to properly seal and insulate any access between conditioned spaces and the attic

2. Attic Framing

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Materials:

- Rafters
- 2x4's
- 2x6's

Materials:

- Concealed due to insulation, not fully examined
- 2x4's
- 2x6's
- 2x8's

Observations:

2.1. The attic was entered and framing members were inspected. However, not all attic framing members were visible due to insulation coverage.



Rafter system

3. Roof Sheathing Condition

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Materials:

- OSB Oriented Strand Board

4. Attic Insulation & Ventilation

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | X | |

Insulation:

- Blown in loose fill fiberglass insulation

Types of Vents:

- Gable Vents
- Ridge Vents
- Soffit Vents

Observations:

4.1. The blown insulation is thin in several areas. Recommend adding additional insulation to current minimum R-30 rating.



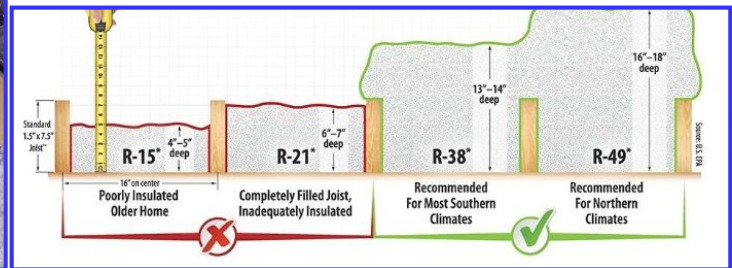
Attic insulation condition



Attic insulation condition



Thin or missing area of insulation in attic



5. Attic Comments

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Comments:

5.1. No water stains noted on the roof decking in the areas of the attic that were accessed or visible by the inspector. Not all areas were accessible.

Kitchen

KITCHEN NOTES: Kitchen appliance inspection is beyond the scope of the ASHI standards of practice for home inspections, but as a courtesy to our clients, we perform a visual and a operational inspection of all built-in appliances. The appliances listed in this report are turned on for a short time with normal controls, if accessible and power is supplied. Cooking systems are checked for burner operation only. Built-in dishwashers are run through a short rinse cycle to determine if the system is free of leaks. Cabinets and countertops are inspected for major damage; minor chips cracks and surface scratches are cosmetic issues and are not part of this inspection. Clocks, timers, self-cleaning functions, non built-in appliances, refrigerators or freezers or appliances in use are not inspected. Appliances such as fridges and stoves are not pulled out to check behind them.

This inspection does not include the identification of, or research for, appliances and other items that may have been

recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern : <http://www.cpsc.gov>.

1. Counter Tops & Cabinets

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Materials:

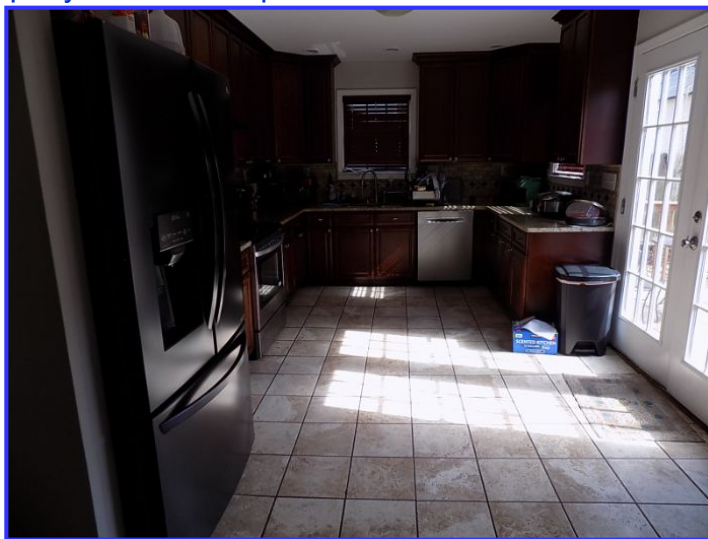
- Granite/stone

Materials:

- Cabinets appear serviceable. No damage noted.

Observations:

1.1. Suggested to ensure the transition between the countertops an backsplash are properly sealed as a part of routine maintenance.



Overall view of Kitchen

2. Kitchen Sinks & Faucets

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Sink Materials:

- Stainless Steel sink

Faucet condition:

- Appears serviceable. No damage noted. Sinks are only tested for a short period of time.

Observations:

2.1. Suggested to seal around sink edged to prevent water damage to cabinets below

3. Kitchen Traps/Drains/Supply

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Observations:

3.1. Appears serviceable. No damage noted during the short testing at the time of the inspection.

3.2. Bucket under trap in kitchen could indicate problems with leaking. No leaks noted at time of inspection. Recommend monitoring and repairing as needed by a qualified plumber.



Limited view beneath sink due to storage



Bucket under kitchen sink, no leaks noted

4. Kitchen Appliances

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

• All listed appliances were present and appeared functional unless otherwise noted.

- Freestanding electric stove
- Dishwasher
- Vent Hood - Recirculating
- The refrigerator is present and appeared functional. The unit is not fully inspected.
- Connection for ice maker water line present, but not tested.
- No built in microwave present

Observations:

4.1. Appliances were noted and operational at the time of inspection, unless specifically noted. Appliances are tested for function, not performance. Only the visible components of the appliances can be tested or reviewed. No Warrantees or Guarantees regarding future performance.

4.2. There is no anti tip bracket installed at the stove as required. This is a safety hazard for children who could stand on the oven door and tip the stove over. Have installed as needed.



Refrigerator operational



Operational dishwasher



Operational oven



No anti tip bracket installed at stove

Laundry

LAUNDRY -- Washers and dryers are not operated. These are not within the scope of this inspection. We recommend confirming operation prior to close if the appliances stay with the home. Washer plumbing connections are visually observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance. Dryer vents cannot be fully examined and may be dirty. If recent cleaning of the dryer vent cannot be confirmed, it is recommended to clean the dryer vent for proper maintenance and for safe operation. Vents that exhaust vertically or over long distances require more frequent cleaning. There should be a drain pan and drain line installed under the clothes washing machine when the laundry is on an upper level or located over finished space. We do not check these appliances for proper or efficient performance.

1. Laundry Area Location

Location:

- Laundry Room noted on Second Floor

2. Washer/Dryer Connections

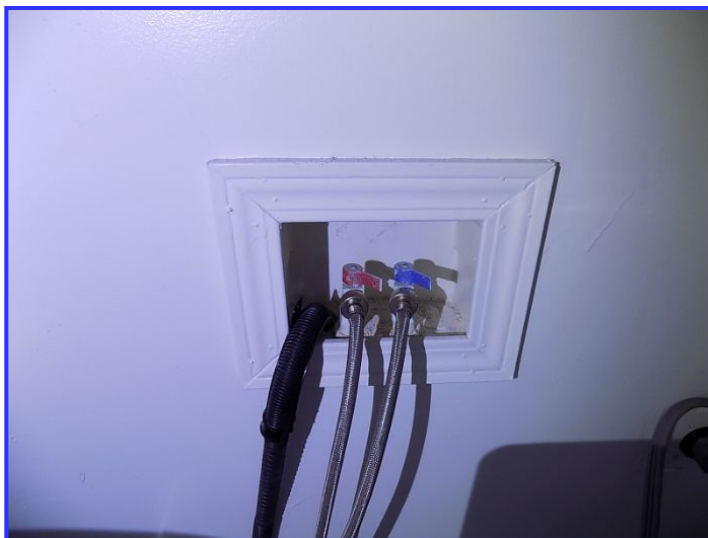
| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | X | |

Connections:

- Washer was not operated. These are not within the scope of this inspection. We recommend confirming operation prior to close if the appliance stays with the home.
- Washer plumbing connections observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.

Connections:

- Electric connection verified and tested, polarity not tested. Vent connections visually inspected only.
- Dryer was not operated. We recommend confirming proper operation if this appliance stays with the home.
- Dryer vents cannot be fully examined and may be dirty. It is recommended to clean the dryer vent for proper maintenance and for safe operation. Vents that exhaust vertically or over long distances require more frequent cleaning.



Laundry box

3. Laundry Comments

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | X | |

Observations:

3.1. The vent for the dryer is not fully visible at the time of the inspection and should be cleaned for proper and safe operation of the clothes dryer. Dryer vent ducts should be inspected at least once a year to reduce the risk of fires and carbon monoxide poisoning.

3.2. There should be a drain pan and drain line installed under the clothes washing machine. This is recommended when the laundry area is located over finished space OR to protect the flooring in and around the laundry room.

Bathroom

BATHROOM NOTES : Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. We do not inspect or comment on steam showers, or saunas. We do not perform leak test on shower pans. Many leaks in showers cannot be detected without someone on the floor in the shower. We often cannot see under tubs or showers. We test plumbing fixtures by normal use only. Our focus in bathrooms is directed at identifying visible damage and/or

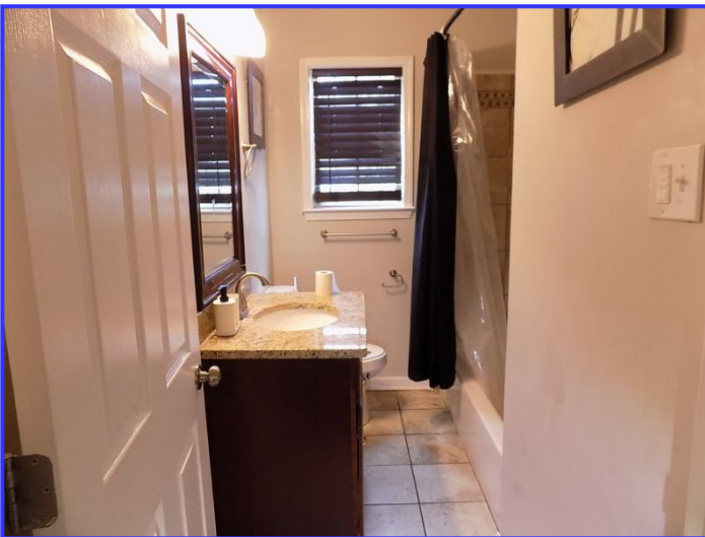
problems. We may not always mention common faults such as stuck drain stoppers. If considered important, you should check these items independently. Shut-off valves and angle stops under bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. Fans are recommended, even if not required, to help help exhaust moisture to the exterior of the home.

1. Bathroom Locations

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Locations:

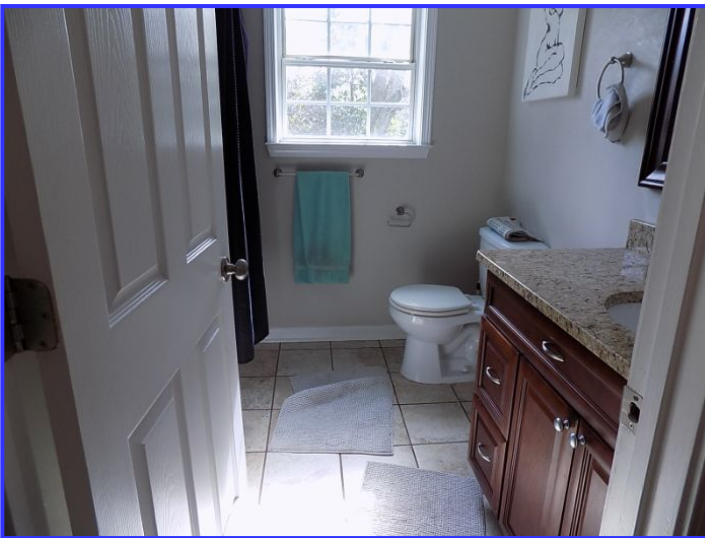
- Master Bath
- Main Floor Guest Bath
- Main Level half bath
- Second Floor Hall Bath



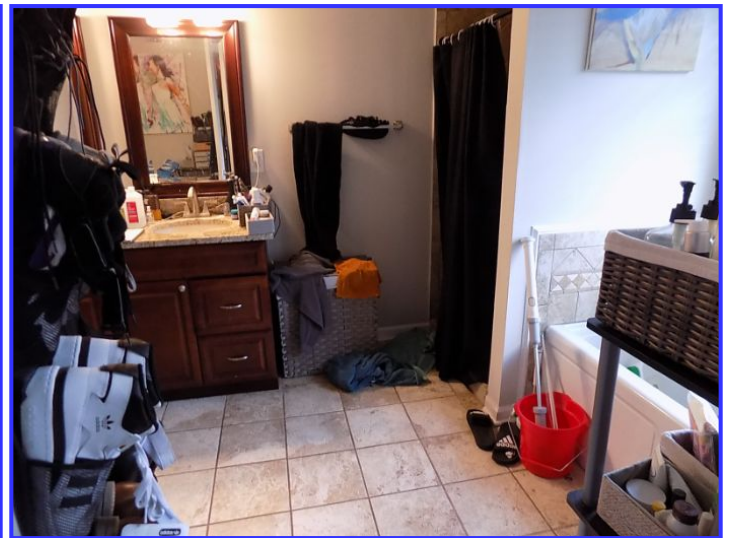
Main level guest bath



Main level half bath



Second floor hall bath room



Master bath room

2. Bathroom Sinks & Faucets

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Sink Materials:

- Porcelain

Faucet Conditions:

- Appears serviceable. No damage noted.

Observations:

2.1. Sinks appear serviceable. No damage noted.

3. Bathroom Counters/Cabinets

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Observations:

3.1. Damaged vanity noted. Recommend review and repair by a qualified contractor as needed.



Damaged vanity at upstairs hall bath

4. Bathroom Traps/Drains/Supply

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Observations:

4.1. Bathroom drains appears serviceable. No damage noted.

4.2. Limited review due to personal property stored in vanity cabinets.

4.3. The drain stopper(s) was not functional/missing when tested. Have repaired or replaced as needed. See photographs for locations and details.

4.4. Leaking noted beneath one or more bathroom sink(s). See photographs for locations and details. Recommend review and repair by a qualified plumber as needed.

4.5. Improper "S" trap noted. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odour to enter the dwelling. Suggest repair by a qualified professional.



Leak at drain under sink in the upstairs hall bath



S Trap at upstairs hall bath



Non functioning drain stopper noted at the upstairs hall bath



Limited view beneath some or all bathroom sinks due to personal storage.



Leak at drain under sink in the main level guest bath

5. Toilet Condition

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | X | |

Observations:

5.1. Bathroom toilets are serviceable. No damage noted.

5.2. Bolts are known to rust inside of the toilet tank. Monitor bolts in toilet tank as needed & replace rusted bolts and old gaskets and washers as needed.

6. Bathroom Tub and Enclosure

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Materials:

- Tub
- Fiberglass
- Jetted Tub

Materials:

- Ceramic Tile
- Fiberglass/Drywall

Observations:

6.1. Suggest all bathroom tub enclosure edges and transitions between dissimilar materials be periodically caulked and sealed to prevent moisture penetration. Any missing/damaged grouting should be replaced as well. Any gaps at the perimeter of the tubs should be caulked. Failure to keep walls and surrounds sealed may cause deterioration and moisture damage to the interior walls and surrounding subflooring.

6.2. Motor briefly activated to ensure motor was serviceable. Due time and water wastage, the tub was not filled to test water flow through jets.

6.3. The drain stopper is missing/does not seal fully and the tub cannot be filled for testing. Have repaired as needed.



Jetted tub operational



No safety glass over master bath tub



Missing plug at master bath, unable to test jets

7. Tub Faucet Condition

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Observations:

7.1. Caulk the gap between the tub spout and the enclosures in bathrooms.

8. Shower Enclosure

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | X | |

Materials:

- Fiberglass

Materials:

- Fiberglass

Observations:

8.1. Appears serviceable. No damage noted.

8.2. Suggest all bathroom Shower enclosure edges and any transitions between dissimilar materials be periodically caulked and sealed to prevent moisture penetration. Any missing/damaged grouting should be replaced. Any gaps at the perimeter should be caulked. The base of the shower stall, as well as any installed door framing, should be periodically cleaned and sealed as part of normal maintenance to prevent possible leaks. Failure to keep walls and surrounds sealed may cause deterioration and moisture damage to the interior walls and surrounding subflooring.

9. Shower Faucet Condition

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Observations:

9.1. Repair the leak at the bathroom shower heads as needed.



Leak at shower faucet at upstairs hall bath



Leak at main level guest bath shower

10. Bathroom Exhaust Fan Condition

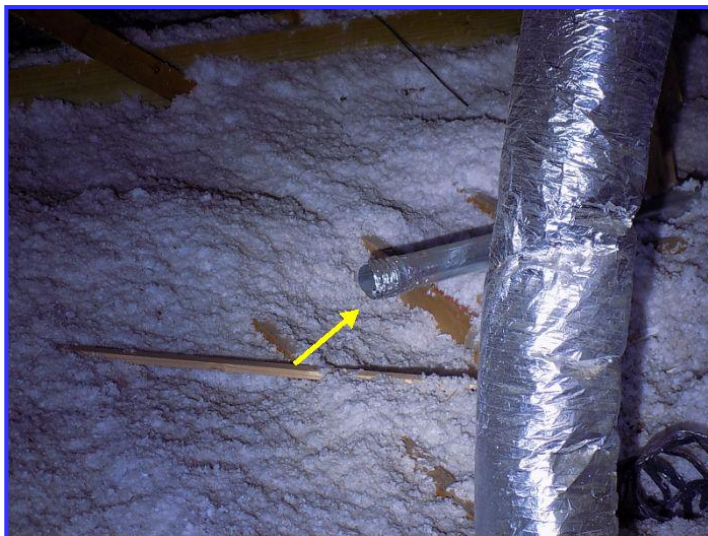
| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Observations:

10.1. Bathroom exhaust fan is present and operational when tested.

10.2. Bathroom fans around the home should be cleaned. Dirt and debris were noted on the fins.

10.3. The duct from the bath vent needs to be extended to discharge to the exterior of the home and not into the attic area, this can cause a buildup of moisture and mold in the attic. All house vents should be directed to the exterior, A qualified contractor should repair as needed.



Bathroom fans noted discharging in the attic space

Other Interior Areas

Interior Notes: The Interior section covers areas of the house that are not covered elsewhere in the report. Interior doors and windows are randomly tested. A representative number of outlets, switches, fans and lights are tested. All exposed

walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we try to inform you of obvious broken gas seals in windows or patio doors, however these are not always visible, due to temperature, humidity, window coverings, light source, etc. We do not open blinds, shades, or remove window covers, as this may result in damage. This limits our inspection of the windows in the home.

Your inspection will report visible damage and moisture problems if seen, not normal wear and tear. Personal items in the home may prevent the inspector from viewing all areas, as the inspector will not move any personal items. This may include furniture, rugs, curtains, blinds, or other interior finishes. Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked; we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

1. Interior Flooring Condition

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Materials:

- Normal scratches and wear are observed in the interior finished floors.

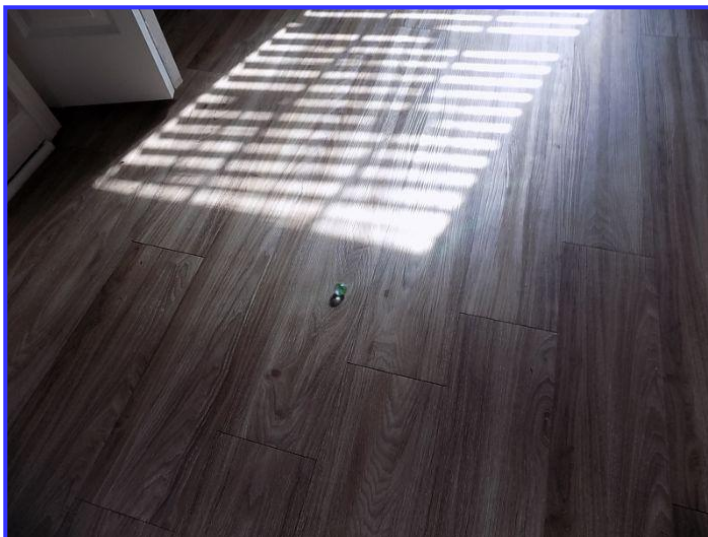
Observations:

1.1. Cracked tiles noted at one or more locations inside the home. This could be from mechanical damage or improper installation. Suggested to have any cracked or damaged tiles repaired/replaced by a licensed flooring contractor as needed. See photographs for examples and locations.

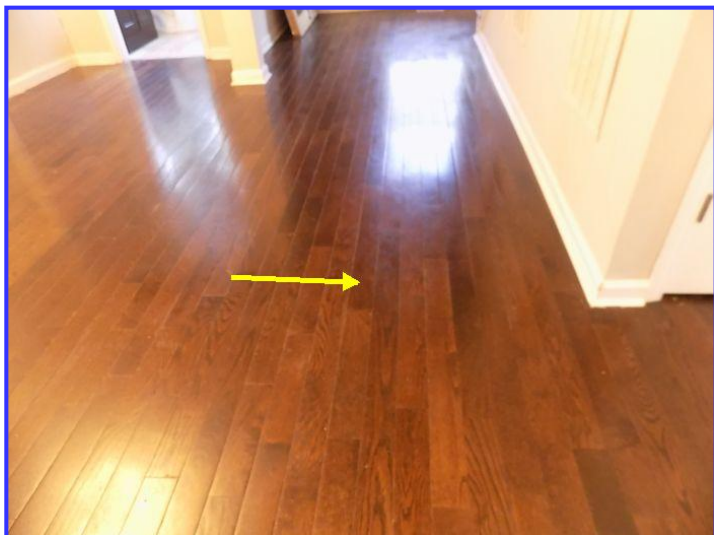
1.2. Unevenness is noted in the sub flooring around the main floor. This appears to be consistent the age and wood framed construction of the home, although not all framing members are visible at the time of inspection. This should be repaired and leveled if the finished flooring is replaced. If further review is desired, it is suggested to consult with a licensed contractor for review.



Cracked tiles at laundry room



Uneven flooring at upstairs foyer



Low spot in floor at main foyer



Cracked tiles at kitchen



Cracked tiles at kitchen

2. Interior Wall Conditions

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Materials:

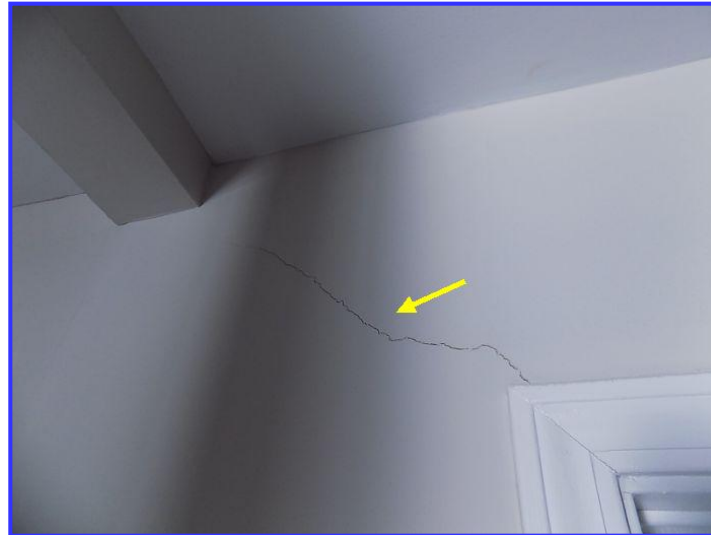
- The walls appear to be standard, wood framed construction. The framing is not visible in the finished areas of the home.

- Drywall

Observations:

2.1. The walls appear to be in good condition. No damage noted at the time of the inspection.

2.2. One or more settlement cracks were noted in the home. Have the cracks spackled and repaired and monitor this area for any continued movement. See photographs for locations.



Settlement crack at upstairs foyer

3. Interior Ceiling Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Materials:

- Drywall

Observations:

3.1. Common cracks noted. The cracks do not represent a condition that severe but should be spackled and painted as needed.

3.2. Evidence of patching observed. There were no visible leaks noted at the time of inspection. At the time of inspection, there was no way to determine the cause of the original damage. Suggest referring to the sellers regarding any prior repairs and monitoring and repairing as needed.

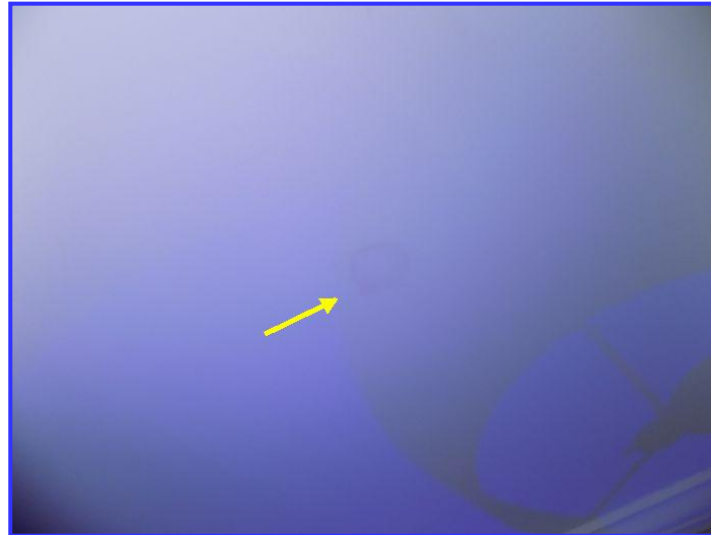
3.3. One or more water stains noted around home. See photographs for locations and details. Unable to determine the source of the water. Have the plumbing or roofing reviewed and repaired if needed. There is the possibility of hidden damage that should be investigated. Any subsequently damaged materials should be repaired as well.



Patching at laundry room



Crack at ceiling at unit 4



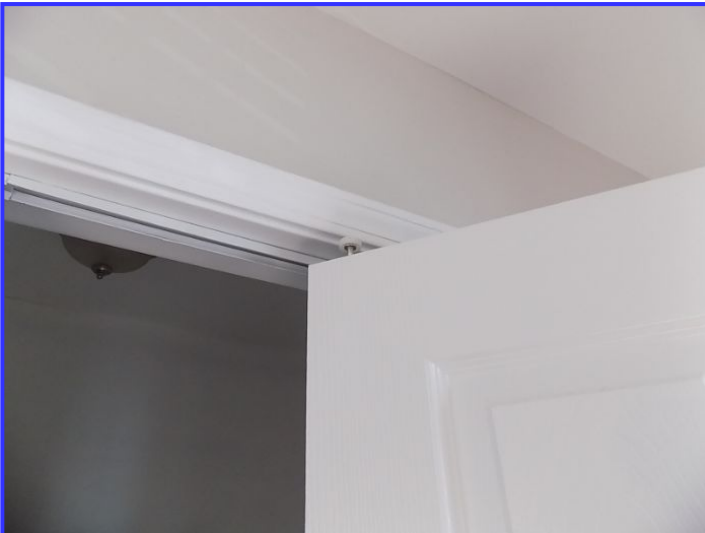
Water stain at unit 2 ceiling

4. Interior Door Conditions

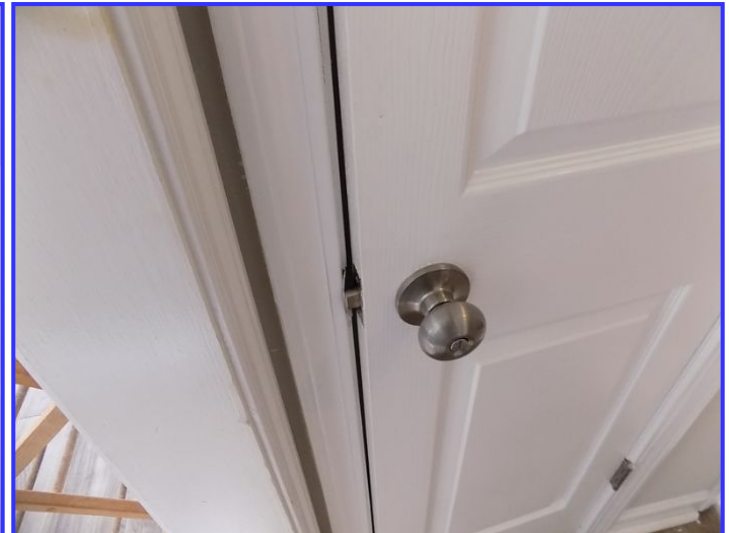
| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | X | |

Observations:

4.1. One or more misaligned doors noted inside the home. It is not uncommon for interior doors to not latch properly or stick on the frame. Typically minor adjustments are all that are needed to correct the situation. See photographs for locations and details.



Misaligned door at laundry room



Misaligned door at upstairs hall closet

5. Window Condition

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | X | |

Observations:

5.1. Determining the condition of all thermal pane windows is not usually possible, due to variations in temperature, weather and lighting at the windows.

5.2. Wooden windows were noted. It is not uncommon for these windows to become stuck or difficult to open. This is a common condition in dwellings of this age with original wooden windows. We recommend ensuring that one window in each room will open as a means of exit in case of an emergency or ventilation is needed.

6. Interior Stair/Rail Conditions

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Observations:

6.1. Install the missing handrail at interior stairs. See photographs for locations.

6.2. Damaged stair tread at main stairs. Recommend review and repair by a qualified contractor as needed.



Damage at stars



Recommend handrail at stairs

7. Other Interior Area Comments

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Observations:

7.1. Minor cosmetic issues are not within the scope of this inspection as it focuses on basic structure and major systems only.

7.2. Some amount of mold is present in all homes. Mold may not always be visible and may not be actively growing within the home. Mold assessment and testing are recommended any time there is visible mold or if there are health concerns for the present or future occupants.

7.3. Storage was noted in some or all of the closets around the home. Because of the large amount of storage, some walls, floors or ceilings may not be visible and are excluded from the inspection.

7.4. Recently painted walls and ceilings can conceal previous and current water issues. No moisture readings noted at time of inspection.

7.5. Evidence of rodents/animals is noted in the home. See some details in this report. There may be additional evidence not noted due to rodent infestation usually impacts multiple areas in the home. A more thorough inspection from a qualified Pest Control Company is recommended to seal any openings to prevent animal entry and subsequent damage noted and repaired.

7.6. Possible mold/mildew on ceiling at upstairs hall bath. Recommend professional cleaning with a fungicide as needed.



Possible mold/mildew at upstairs hall bath ceiling



Rodent droppings under stairs at main level

8. Closet Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| X | | | |

Materials:
 • Reach in closet

Crawl Space

CRAWLSPACE -- The crawl space should be tall enough for safe access. If the height is less than 18 inches and there are ducts and plumbing running under the home, it will be viewed from accessible areas or the hatch with a strong light. Areas that cannot be entered are excluded from the inspection report. Common industry standards require adequate ventilation for crawl space areas. This requires 1 sf opening for every 150 sf of underfloor area.

Crawlspaces are a very common area for water entry. The source of any leaks should be investigated and repaired. If stains or moisture are present, repairs are recommended at the exterior of the home to prevent water entry. Elevated moisture levels and lack of conditioned air make crawl spaces likely areas for mold growth. Because certain people are more sensitive to mold and certain molds are toxic, it is always recommended that a mold testing be done if the buyer is concerned. In most cases professional cleaning with a fungicide and repairs to lower the moisture level are needed.

Crawl spaces should be improved as needed to decrease moisture levels.

Insulation may block the view of framing members if installed.

1. Crawlspace Access Condition

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Access location:

- The crawl space was entered and examined by the inspector.
- Portions of the crawl space are too low for safe access. The height is less than 18 inches and there are ducts and plumbing running under the home. Area was viewed with strong light from hatch. Inspection of these areas is limited and areas that cannot be entered are excluded from the inspection report.

Observations:

1.1. The crawl space is too low for safe access at areas due to fallen insulation due to rodents. The height is less than 18 inches and there are drains and plumbing running under the home. Inaccessible areas were viewed with strong light from the hatch. Inspection of the crawlspace is limited and areas that cannot be entered are excluded from the inspection report. There are many items in the crawlspace that are not visible and are excluded from the inspection. This includes water lines, drain lines, floor framing, foundation walls, sub flooring, and insulation. Have a proper access installed and the crawlspace fully inspected.



Crawlspace access door



Crawlspace view



Limited view at front wall due to fallen insulation



Limited view at left wall



Crawl space access door



Limited view at rear wall due to fallen insulation



Limited view

2. Crawlspace Floor Condition

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Materials:

- Dirt
- Vapor barrier installed

Observations:

2.1. The vapor barrier is incomplete and many areas of the soil are exposed. Suggest installing a complete vapor barrier.

2.2. Remove the wood debris from the dirt floor in the crawl space. Any wood to ground contact is a possible avenue for termite entry.



Gap at vapor barrier at front left wall



Wood debris noted



Debris noted

3. Crawl Space Walls & Piers

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Materials:

- Concrete Block
- Brick

Materials:

- Concrete Block Piers
- Brick Piers

Observations:

3.1. Evidence of water penetration observed. The source of the leak should be investigated and repaired as needed. Repairs are recommended at the exterior of the home to prevent future water entry.

3.2. Efflorescence observed, this is a mineral deposit left behind from exterior water infiltration.

3.3. Added support appears leaning at right side wall. Recommend review and repair by a qualified licensed contractor as needed.



Efflorescence noted



Leaning support at right wall



Efflorescence noted



Pier view



Efflorescence noted at rear wall



Added support near furnace



Efflorescence noted

4. Crawl Space Framing Conditions

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Materials:

- Conventional 2X8 Framing
- Conventional 2x10 Framing
- Wood

Materials:

- Plywood

Observations:

4.1. Organic growth on framing in crawl. These conditions may indicate mold or fungus growth. Once moisture issues are resolved, professional cleaning with a fungicide is recommended.



Limited view due to insulation



Organic growth on framing

5. Under Floor Vent/Insulation Conditions

| Ok | N/I | Maint | R/R/R |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Venting:

- Screened openings

Materials:

- Fiberglass
- Rolled/Batt Insulation

Observations:

5.1. Common industry standards require adequate ventilation for crawl space areas. This requires 1 sf opening for every 150 sf of underfloor area.

5.2. Loose and fallen insulation observed at the ceiling over the crawl space. Suggest securing as necessary.

5.3. There is evidence of rodent activity in the insulation over the crawl space. Any damaged insulation should be replaced and the home examined and sealed by a pest control company to prevent further rodent entry.



Rodent bored holes in fallen insulation



Rodent contaminated insulation in crawlspace



Secure loose insulation at ceiling of crawl space

6. Crawlspace Comments

| Ok | N/I | Maint | R/R/R |
|----|-----|-------|-------|
| | | | X |

Observations:

6.1. Elevated moisture levels and lack of conditioned air make crawl spaces likely areas for organic growth. Because certain people are more sensitive to growth and certain molds are toxic, it is always recommended that a mold testing be done if the buyer is concerned. In most cases cleaning with a fungicide and repairs to lower the moisture level are needed.

6.2. There is evidence of rodent activity under the home. Rodent droppings observed in the crawl space. Have the home examined by a qualified pest control company to seal any openings and prevent future rodent entry.

6.3. Evidence of termite activity is noted at the right wall in the crawl space. Have the area examined and treated by a pest control company. Any damaged wood framing should be repaired or replaced as needed.

6.4. Possible asbestos "transite" pipe in crawlspace. Recommend review by an asbestos mitigation specialist for repair/removal as needed.



Possible asbestos transite pipe in crawlspace



Rodent evidence



Possible termite activity at right wall

Photos



Front



Right side



Left side



Rear side



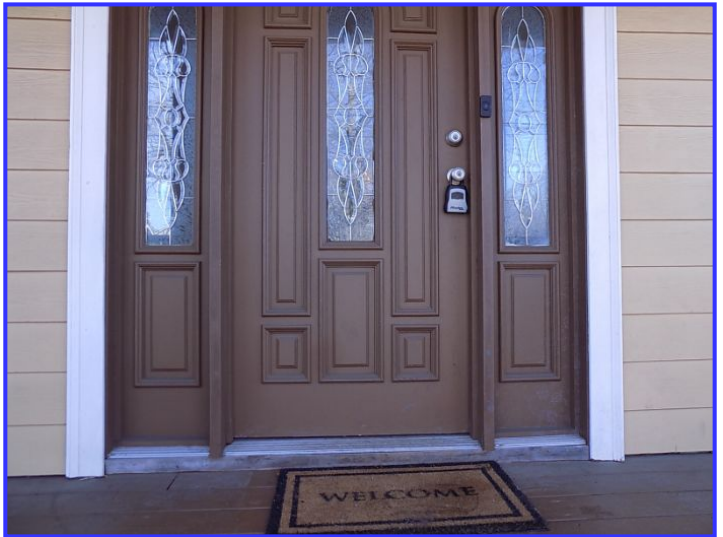
Thermostat re set



Main thermostat re set



Oven off



Door locked

Glossary

| Term | Definition |
|----------------|---|
| Combustion Air | The ductwork installed to bring fresh outside air to the furnace and/or hot water heater. Normally, two separate supplies of air are brought in: one high and one low. |
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system. |
| PVC | Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines. |


Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

| Roof | | |
|---|-------------------------|--|
| Page 7 Item: 1 | Roof Conditions | 1.3. Moss is noted on the shingles of the roof. The moss will hold moisture and quickly deteriorate the shingles and should be professionally removed. |
|  | | |
| Moss growth at front lower roof | | |
| Exterior | | |
| Page 9 Item: 2 | Exterior Wall Condition | 2.4. Multiple areas of damaged lap siding were noted around the home. The siding should be reviewed and all damaged siding repaired by a licensed contractor as needed. See photographs for some examples and locations. |



Damaged area of siding at left



Cracked siding at rear



Damaged area of siding at rear



Damaged area of siding at right

| | | |
|------------------------|------------------------|---|
| <p>Page 11 Item: 3</p> | <p>Trim Conditions</p> | <p>3.4. Multiple areas of trim damage noted around the home. See photographs for locations and details. Recommend review and repair by a qualified contractor as needed.</p> <p>3.5. One or more areas of unpainted/weathered trim were noted around the home. Any areas of bare wood noted at the exterior of the home should be painted and sealed to prevent premature deterioration. See photographs for some examples and locations.</p> |
|------------------------|------------------------|---|



Damaged fascia at the rear left corner

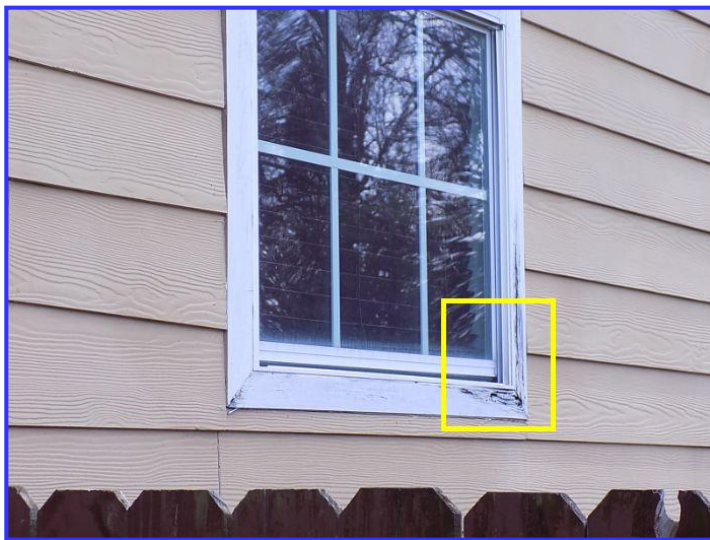


Weathered fascia at rear



Damaged soffit noted at the left side

| | | |
|------------------------|--------------------------------|--|
| <p>Page 12 Item: 4</p> | <p>Vent Conditions</p> | <p>4.2. The vent for the dryer is not fully visible at the time of the inspection and should be cleaned for proper and safe operation of the clothes dryer. Dryer vent ducts should be inspected at least once a year to reduce the risk of fire.</p> |
| <p>Page 13 Item: 5</p> | <p>Window/Frame Conditions</p> | <p>5.3. Multiple areas of damaged/soft window framing noted around the home. There may be additional damage that is not fully visible or noted. Recommend a qualified contractor review to improve, repair or replace all damages & any materials subsequently damaged due to these conditions. Not all damages may be noted in this report. See photos for examples</p> <p>5.4. Broken glass is noted in the window at one or more windows inside the home. The damaged glass should be replaced. See photographs for locations</p> |



Damaged window framing at right



Damaged window framing at right side



Broken glass at upstairs hall bath

Page 15 Item: 6

Exterior Door Conditions

6.5. Door frame/trim damage on exterior door. There may be additional damage that is not fully visible or noted (i.e Subfloor or Threshold). Recommend a qualified contractor review to improve, repair or replace all damages & any materials subsequently damaged due to these conditions. See photos for examples

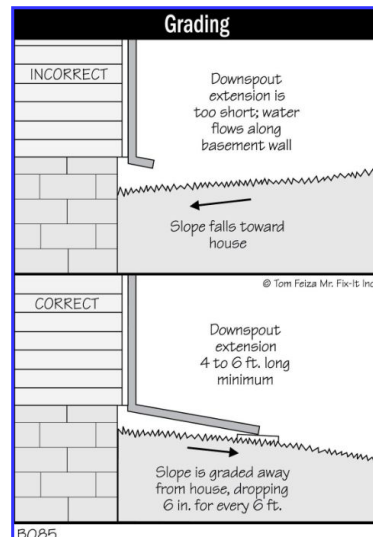


Damaged wood trim at the rear door

| | | |
|-----------------|------------------|--|
| Page 16 Item: 7 | Exterior Grading | 7.1. The soil outside of the house appears to be incorrectly sloped and should be repaired. It is recommended that a landscape contractor make a further evaluation and correct to prevent water from collecting against the foundation walls to prevent possible water entry. |
|-----------------|------------------|--|



Poor slope at the left side



| | | |
|------------------|-----------------|---|
| Page 19 Item: 10 | Foundation Type | 10.2. Uneven area of foundation at right side. Cracking noted on other side in crawlspace. Recommend sealing crack in crawlspace and monitor/repair as needed by a qualified foundation contractor. |
|------------------|-----------------|---|



Bulge at foundation section at right side



Crack at right wall at brick pier

| | | |
|-------------------------|----------------------------------|---|
| <p>Page 20 Item: 12</p> | <p>General Exterior Comments</p> | <p>12.2. Suggest trimming tree limbs back away from the roof line. Tree limbs can allow rodents onto the roof or damage the shingles.</p> <p>12.3. Broken glass noted at side yard. Recommend removal for safety.</p> <p>12.4. Damaged fence at rear yard. Recommend repairs as needed.</p> |
|-------------------------|----------------------------------|---|



Keep tree limbs cut away from roof line around the home



Broken glass at left side yard

Decks/Porches/Patios

| | | |
|-----------------|-----------------|---|
| Page 22 Item: 1 | Deck Conditions | <p>1.2. There were multiple issues noted with the deck on the home. It is suggested to have the entire deck reviewed and all repairs made by a licensed decking contractor. See photographs for example issues and locations.</p> <p>1.3. The deck is on overall poor condition. This could be due to lack of maintenance or poor original construction. Have a qualified deck contractor evaluate and repair for safety.</p> |
|-----------------|-----------------|---|



Separation at band at rear deck



No flashing between deck and home, 3 nails needed



Recommend joist hangers at rear deck



Wood rot at multiple deck joists



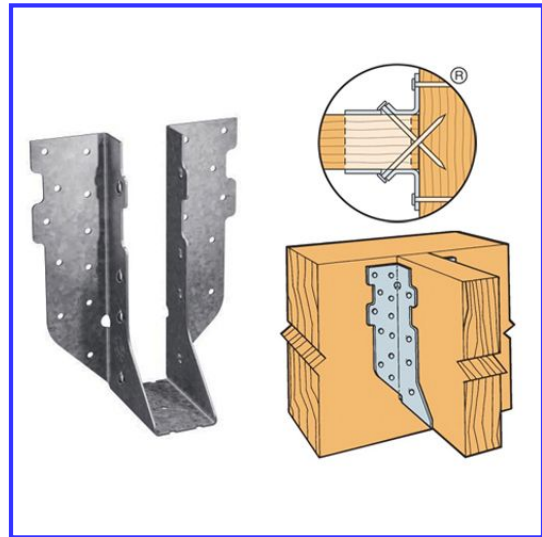
Wood rot at multiple deck joists



Damaged deck boards noted



Wood rot at multiple deck boards



Joist hanger

| | | |
|-----------------|------------------|--|
| Page 24 Item: 2 | Porch Conditions | 2.1. Wood rot at front porch support and post. Recommend review and repair by a qualified contractor as needed. |
|-----------------|------------------|--|



Wood rot at support at front porch



Damaged support post at front porch

Page 25 Item: 3

Exterior Stairs & Handrails

3.1. Stair stringer rot and damaged treads at rear deck. Recommend review and repair by a qualified deck contractor.
3.2. Damaged handrail at rear deck. Recommend repairs as needed by a qualified contractor.



Damaged tread at front porch stairs



Water damaged stringer at rear deck stairs



Stringer rot at rear deck



Damaged handrail at rear deck

HVAC Systems

Page 27 Item: 1

Air Conditioning Systems

1.2. The AC could not be tested at the time of inspection, due to outside temperatures. However, the unit is at or surpassed its expected life, it is suggested to have the entire HVAC system reviewed and repaired by a licensed HVAC technician as needed. A complete service is recommended to ensure proper function and to prolong the remaining life. We make no guarantees as to the remaining life expectancy of the HVAC system.

1.3. Unable to view AC data tag due to cage around AC. Corresponding unit inside is dated 2012. Recommend conferring with seller/disclosure about age and service as needed.



AC Unit(s) at right



2013 Comfort maker at rear



Unable to view tag for second AC due to cage

Page 28 Item: 3

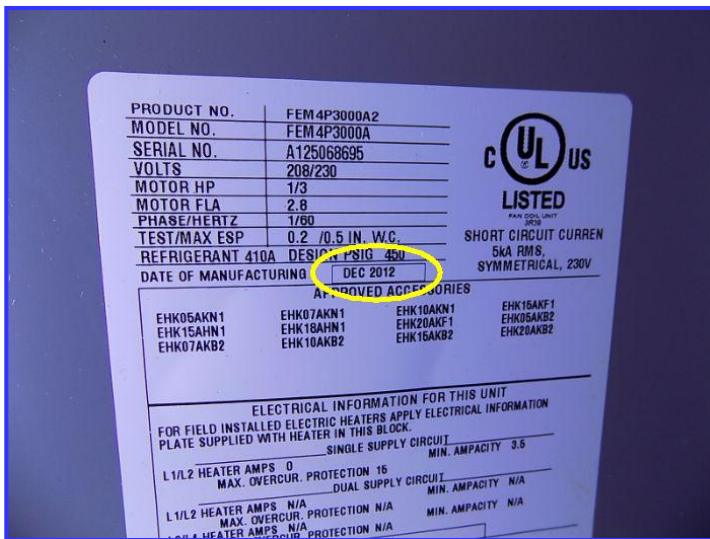
HVAC Units

3.1. Appears functional but should be serviced due to age

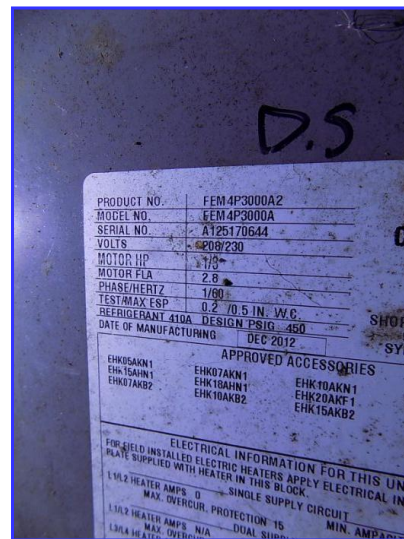


Furnace in crawlspace

| | | |
|------------------------|----------------------------------|--|
| <p>Page 29 Item: 5</p> | <p>Furnace System Conditions</p> | <p>5.1. The HVAC systems in the home should be fully examined and serviced due to their age. Annual service is recommended on all units over ten years old. Heat pump was tested using normal operating controls. Unit appeared to operate properly at time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or cooling mode, it is an indication that the major components (compressor, fans, and coils) are operational. Adequate air flow is important to the efficiency of these units; the filter should be kept clean as with all air conditioners. Emergency heat is often provided by electric heat strips. These should be checked and serviced as needed by a HVAC tech. We recommend a detailed evaluation of the heating and cooling systems by a licensed HVAC contractor prior to closing. The systems should be checked to ensure they are sized properly for their installation, to ensure proper operation, and to check the efficiency of the units.</p> |
|------------------------|----------------------------------|--|



2012 Electric heat pump unit in attic



2012 Electric furnace in crawlspace

| | | |
|------------------------|-----------------------|--|
| <p>Page 31 Item: 8</p> | <p>Duct Condition</p> | <p>8.2. Loose duct in crawlspace. Limited view due to low clearance. This duct could be abandoned but limited view. Recommend monitoring airflow at this side of house (left side) and repair as needed.</p> |
|------------------------|-----------------------|--|



Disconnected duct at left wall

Electrical

Page 33 Item: 3

Main Panel
Comments

3.2. Different brand names on panel and breakers. Improper breaker-panel matching can cause arcing and overheating in the panel as well a potentially void the panels warranty. We recommend a licensed electrician install new breakers in panel.



Mismatched breakers

| | | |
|------------------------|---------------------------------------|--|
| <p>Page 34 Item: 5</p> | <p>Smoke/CO Detector Comments</p> | <p>5.2. Since your home has an attached garage and/or gas appliances, carbon monoxide detectors should be installed on each level where there are sleeping rooms. Carbon monoxide detectors may look like smoke detectors. The two are not interchangeable and protect the home in different ways. Periodic testing by the homeowner per the manufacturers recommendations is suggested to ensure proper working order. When the alarms are tested, there is no guarantee that the detectors are working properly, only that the audible alarms are functional. CO detectors have a life span of 6 years and should be replaced as needed. Some detectors may not all be reachable or tested as part of this inspection. It is the responsibility of the homeowner to ensure the home is safe.</p> <p>5.3. One or more smoke detectors were noted with missing batteries. Batteries should be installed for safety and proper function. See photographs for locations and details. All smoke detectors should be properly functioning.</p> |
| <p>Page 35 Item: 6</p> | <p>Exterior Electrical</p> | <p>6.1. The GFCI outlet at the front did not trip and outlet at right would not re set when tested and should be replaced. Have a licensed electrician correct. Exterior outlets may fail over time and should be repaired as needed.</p> <p>6.2. Open junction boxes were observed in the crawl space. Whenever an electric wire is cut and reconnected, the splice should be encased in a covered junction box to prevent shocks and separation of the splice.</p> |



GFCI will not trip when tested at front



GFCI will not trip when re set at right



Open junction box in crawlspace

Open splices at rear crawlspace wall

Page 36 Item: 8

Electrical
Comments

8.1. Missing cover plates observed at one or more interior receptacles throughout the home. Suggest installing cover plates for safety.



Missing cover plate at unit 3

Plumbing

Page 37 Item: 1

Main Valve and
Piping

1.3. Leak at main water valve. Recommend review and repair by a qualified plumber as needed.



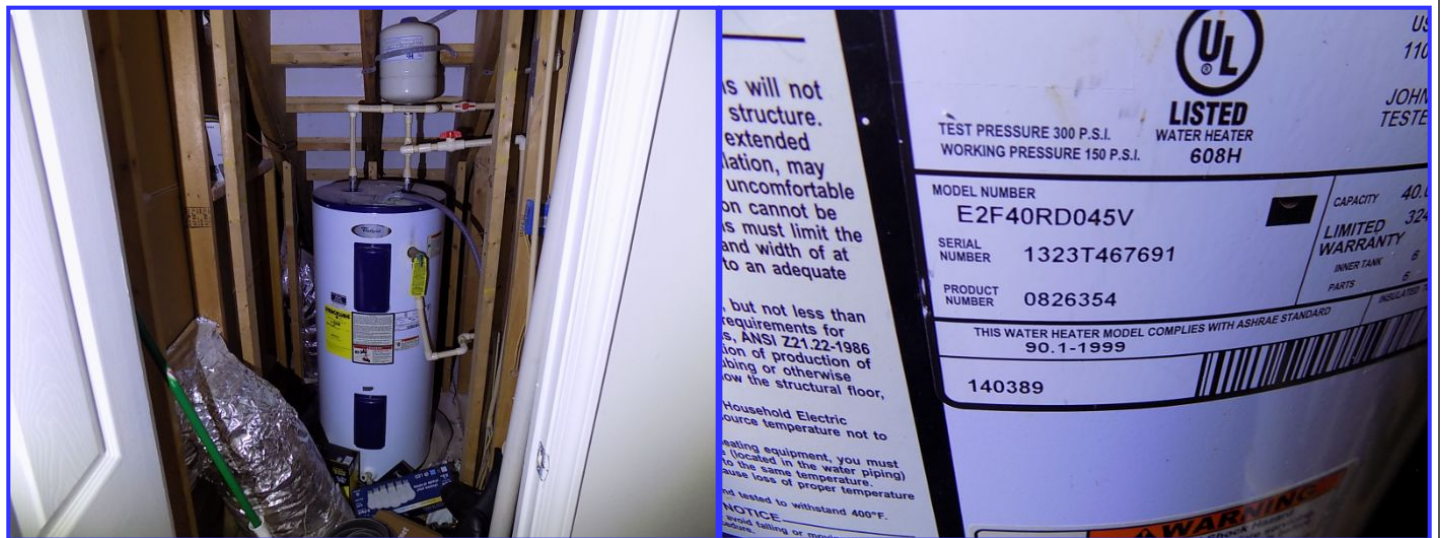
Leak noted at main water shutoff

| | | |
|------------------------|--------------------------------|--|
| <p>Page 38 Item: 2</p> | <p>Waste System Conditions</p> | <p>2.2. All or some of the waste water pipes in the home are cast iron or black steel. These were common in homes this age. The pipe will tend to rust along the bottom of the pipes if not properly sloped and have a life expectancy of 50-75 years. The pipes rust from the interior of the pipe and are only visually inspected from the exterior at the time of the inspection.</p> |
|------------------------|--------------------------------|--|



Cast iron/Black steel waste lines noted

| | | |
|------------------------|---------------------|---|
| <p>Page 39 Item: 3</p> | <p>Water Heater</p> | <p>3.2. The water heater has surpassed or is near the end of the expected service life, and will likely need to be replaced in the future. However, it is functioning at the time of the inspection. We offer warranty as to the expected remaining service life of the unit. Suggested to have water heater reviewed and serviced as needed to prolong the remaining life of the unit.</p> |
|------------------------|---------------------|---|



Water heater located in the main level closet

2013 Whirlpool electric unit

Kitchen

| | | |
|-----------------|-----------------------------|--|
| Page 45 Item: 3 | Kitchen Traps/Drains/Supply | 3.2. Bucket under trap in kitchen could indicate problems with leaking. No leaks noted at time of inspection. Recommend monitoring and repairing as needed by a qualified plumber. |
|-----------------|-----------------------------|--|



Bucket under kitchen sink, no leaks noted

| | | |
|-----------------|--------------------|---|
| Page 46 Item: 4 | Kitchen Appliances | 4.2. There is no anti tip bracket installed at the stove as required. This is a safety hazard for children who could stand on the oven door and tip the stove over. Have installed as needed. |
|-----------------|--------------------|---|



No anti tip bracket installed at stove

Bathroom

| | | |
|-----------------|----------------------------|---|
| Page 50 Item: 3 | Bathroom Counters/Cabinets | 3.1. Damaged vanity noted. Recommend review and repair by a qualified contractor as needed. |
|-----------------|----------------------------|---|

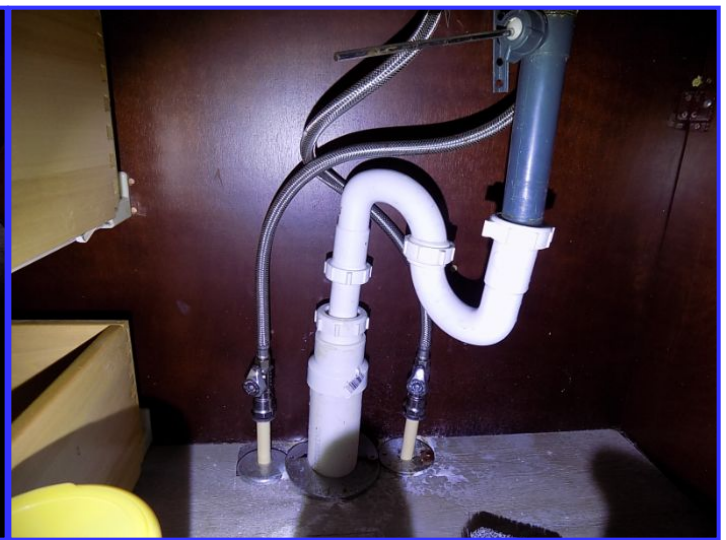


Damaged vanity at upstairs hall bath

| | | |
|-----------------|------------------------------|---|
| Page 50 Item: 4 | Bathroom Traps/Drains/Supply | <p>4.4. Leaking noted beneath one or more bathroom sink(s). See photographs for locations and details. Recommend review and repair by a qualified plumber as needed.</p> <p>4.5. Improper "S" trap noted. This trap configuration may cause the trap to siphon dry, allowing sewer gas and odour to enter the dwelling. Suggest repair by a qualified professional.</p> |
|-----------------|------------------------------|---|



Leak at drain under sink in the upstairs hall bath



S Trap at upstairs hall bath



Leak at drain under sink in the main level guest bath

Page 52 Item: 6

Bathroom Tub and Enclosure

6.3. The drain stopper is missing/does not seal fully and the tub cannot be filled for testing. Have repaired as needed.



No safety glass over master bath tub



Missing plug at master bath, unable to test jets

Page 53 Item: 9

Shower Faucet Condition

9.1. Repair the leak at the bathroom shower heads as needed.



Leak at shower faucet at upstairs hall bath

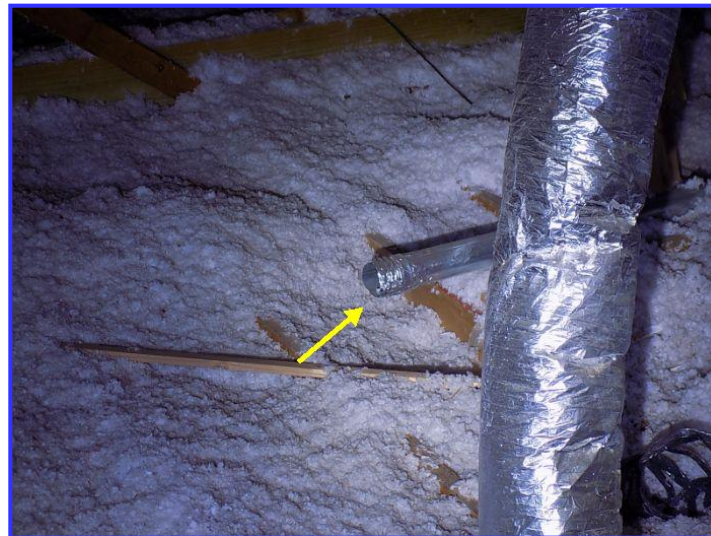


Leak at main level guest bath shower

Page 54 Item: 10

Bathroom Exhaust Fan Condition

10.3. The duct from the bath vent needs to be extended to discharge to the exterior of the home and not into the attic area, this can cause a buildup of moisture and mold in the attic. All house vents should be directed to the exterior, A qualified contractor should repair as needed.



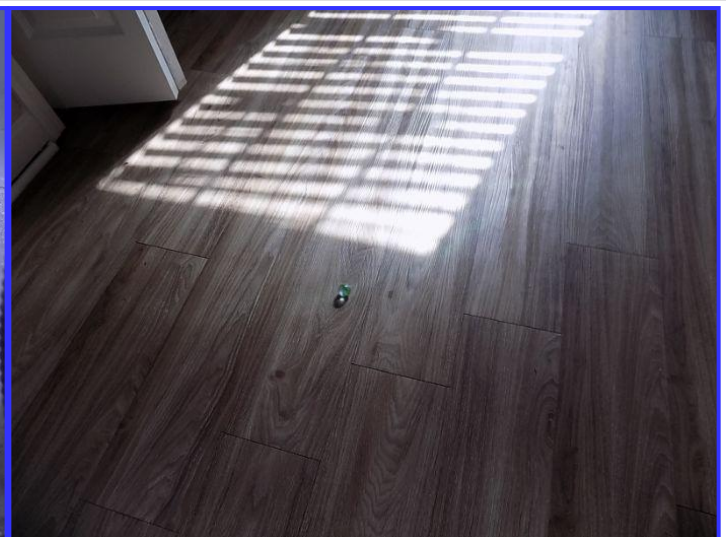
Bathroom fans noted discharging in the attic space

Other Interior Areas

| | | |
|------------------------|------------------------------------|---|
| <p>Page 55 Item: 1</p> | <p>Interior Flooring Condition</p> | <p>1.1. Cracked tiles noted at one or more locations inside the home. This could be from mechanical damage or improper installation. Suggested to have any cracked or damaged tiles repaired/replaced by a licensed flooring contractor as needed. See photographs for examples and locations.</p> <p>1.2. Unevenness is noted in the sub flooring around the main floor. This appears to be consistent the age and wood framed construction of the home, although not all framing members are visible at the time of inspection. This should be repaired and leveled if the finished flooring is replaced. If further review is desired, it is suggested to consult with a licensed contractor for review.</p> |
|------------------------|------------------------------------|---|



Cracked tiles at laundry room



Uneven flooring at upstairs foyer



Low spot in floor at main foyer



Cracked tiles at kitchen

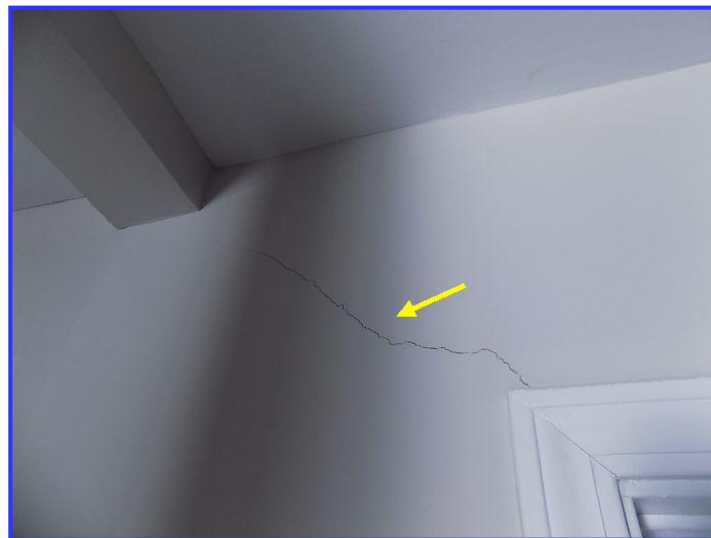


Cracked tiles at kitchen

Page 56 Item: 2

Interior Wall Conditions

2.2. One or more settlement cracks were noted in the home. Have the cracks spackled and repaired and monitor this area for any continued movement. See photographs for locations.

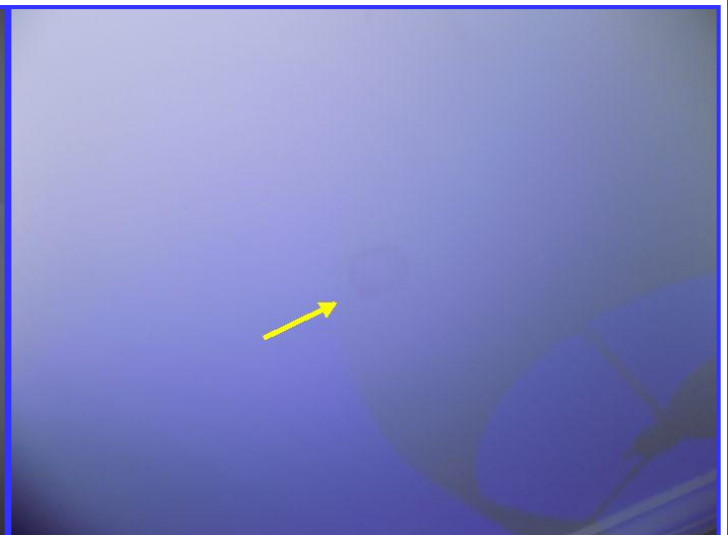


Settlement crack at upstairs foyer

| | | |
|------------------------|------------------------------------|---|
| <p>Page 57 Item: 3</p> | <p>Interior Ceiling Conditions</p> | <p>3.2. Evidence of patching observed. There were no visible leaks noted at the time of inspection. At the time of inspection, there was no way to determine the cause of the original damage. Suggest referring to the sellers regarding any prior repairs and monitoring and repairing as needed.</p> <p>3.3. One or more water stains noted around home. See photographs for locations and details. Unable to determine the source of the water. Have the plumbing or roofing reviewed and repaired if needed. There is the possibility of hidden damage that should be investigated. Any subsequently damaged materials should be repaired as well.</p> |
|------------------------|------------------------------------|---|



Patching at laundry room



Water stain at unit 2 ceiling

| | | |
|------------------------|---------------------------------------|--|
| <p>Page 59 Item: 6</p> | <p>Interior Stair/Rail Conditions</p> | <p>6.2. Damaged stair tread at main stairs. Recommend review and repair by a qualified contractor as needed.</p> |
|------------------------|---------------------------------------|--|



Damage at stars

| | | |
|------------------------|-------------------------------------|---|
| <p>Page 59 Item: 7</p> | <p>Other Interior Area Comments</p> | <p>7.5. Evidence of rodents/animals is noted in the home. See some details in this report. There may be additional evidence not noted due to rodent infestation usually impacts multiple areas in the home. A more thorough inspection from a qualified Pest Control Company is recommended to seal any openings to prevent animal entry and subsequent damage noted and repaired.</p> <p>7.6. Possible mold/mildew on ceiling at upstairs hall bath. Recommend professional cleaning with a fungicide as needed.</p> |
|------------------------|-------------------------------------|---|



Possible mold/mildew at upstairs hall bath ceiling



Rodent droppings under stairs at main level

Crawl Space

Page 61 Item: 1

Crawlspace Access Condition

1.1. The crawl space is too low for safe access at areas due to fallen insulation due to rodents. The height is less than 18 inches and there are drains and plumbing running under the home. Inaccessible areas were viewed with strong light from the hatch. Inspection of the crawlspace is limited and areas that cannot be entered are excluded from the inspection report. There are many items in the crawlspace that are not visible and are excluded from the inspection. This includes water lines, drain lines, floor framing, foundation walls, sub flooring, and insulation. Have a proper access installed and the crawlspace fully inspected.



Limited view at front wall due to fallen insulation



Limited view at left wall



Limited view at rear wall due to fallen insulation



Limited view

Page 63 Item: 3

Crawl Space Walls & Piers

3.1. Evidence of water penetration observed. The source of the leak should be investigated and repaired as needed. Repairs are recommended at the exterior of the home to prevent future water entry.

3.2. Efflorescence observed, this is a mineral deposit left behind from exterior water infiltration.

3.3. Added support appears leaning at right side wall. Recommend review and repair by a qualified licensed contractor as needed.



Efflorescence noted



Leaning support at right wall



Efflorescence noted



Efflorescence noted at rear wall



Efflorescence noted

| | | |
|-----------------|--------------------------------|---|
| Page 65 Item: 4 | Crawl Space Framing Conditions | 4.1. Organic growth on framing in crawl. These conditions may indicate mold or fungus growth. Once moisture issues are resolved, professional cleaning with a fungicide is recommended. |
|-----------------|--------------------------------|---|



Organic growth on framing

| | | |
|-----------------|--|---|
| Page 66 Item: 5 | Under Floor Vent/Insulation Conditions | <p>5.2. Loose and fallen insulation observed at the ceiling over the crawl space. Suggest securing as necessary.</p> <p>5.3. There is evidence of rodent activity in the insulation over the crawl space. Any damaged insulation should be replaced and the home examined and sealed by a pest control company to prevent further rodent entry.</p> |
|-----------------|--|---|



Rodent bored holes in fallen insulation

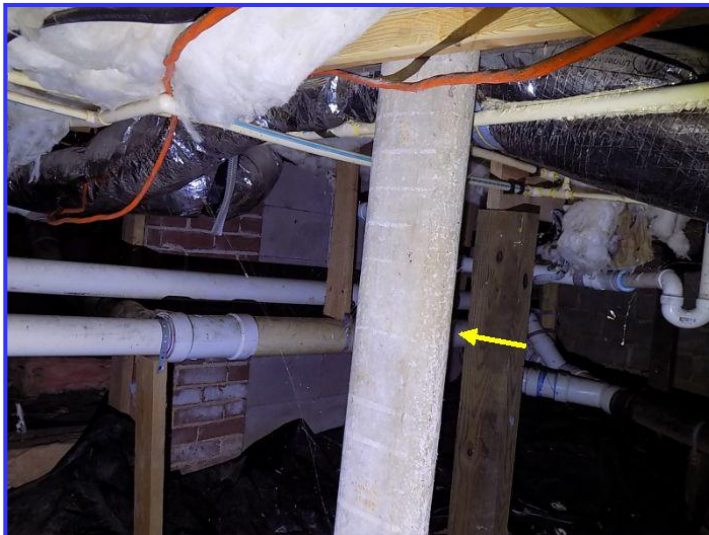


Rodent contaminated insulation in crawlspace

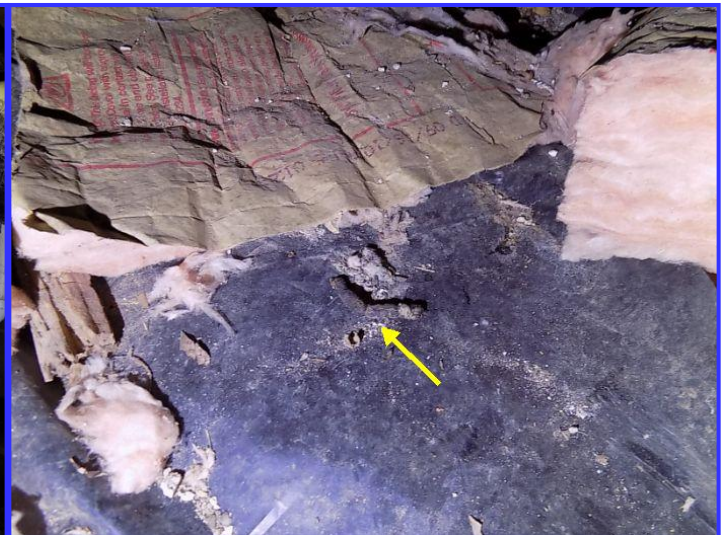


Secure loose insulation at ceiling of crawl space

| | | |
|-----------------|---------------------|--|
| Page 67 Item: 6 | Crawlspace Comments | <p>6.1. Elevated moisture levels and lack of conditioned air make crawl spaces likely areas for organic growth. Because certain people are more sensitive to growth and certain molds are toxic, it is always recommended that a mold testing be done if the buyer is concerned. In most cases cleaning with a fungicide and repairs to lower the moisture level are needed.</p> <p>6.2. There is evidence of rodent activity under the home. Rodent droppings observed in the crawl space. Have the home examined by a qualified pest control company to seal any openings and prevent future rodent entry.</p> <p>6.3. Evidence of termite activity is noted at the right wall in the crawl space. Have the area examined and treated by a pest control company. Any damaged wood framing should be repaired or replaced as needed.</p> <p>6.4. Possible asbestos "transite" pipe in crawlspace. Recommend review by an asbestos mitigation specialist for repair/removal as needed.</p> |
|-----------------|---------------------|--|



Possible asbestos transite pipe in crawlspace



Rodent evidence



Possible termite activity at right wall