

Prepared for Exclusive Use by:

Kent & Amy Underwood

Address of Inspected Property:

185 S Riverview St
Dublin OH 43017

Inspection Date:

5/7/2019



Inspector and Company:

Adam McClintic

AM Inspections, LLC. dba HouseMaster Home Inspections

3837 Essman Sugar Camp Rd

South Webster, OH

(740) 533-9595

(740) 588-9023

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INSPECTION INFORMATION

CLIENT:

Kent & Amy Underwood

PROPERTY ADDRESS:

*185 S Riverview St
Dublin OH 43017*

INSPECTION DATE/TIME:

5/7/2019 - 2:00 pm

INSPECTOR:

Adam McClintic KY Lic #102474

INSPECTION COMPANY:

*AM Inspections, LLC. dba HouseMaster Home
Inspections
3837 Essman Sugar Camp Rd
South Webster, OH
(740) 533-9595
(740) 588-9023*

INSPECTION DETAILS

DESCRIPTION OF HOME:

Single Family

TYPE OF INSPECTION:

Standard Home Inspection

STATUS OF HOME:

Occupied

WEATHER CONDITIONS:

Sunny, Damp

PEOPLE PRESENT:

Buyer, Seller, Agent

APPROX. TEMPERATURE:

70-75 F

AUTHORIZED DISTRIBUTION:

Client and Client's Agent

INTRODUCTION

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

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

REPORT TERMINOLOGY

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

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

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

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

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

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

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

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

NATURE OF THE FRANCHISE RELATIONSHIP

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

GENERAL INSPECTION LIMITATIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

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

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

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

ADDITIONAL COMMENTS

Insurance Requirements - Many insurance companies now mandate insurance inspections to make sure the home meets their particular criteria or regulatory requirements for coverage. These inspections may be performed after the home has been purchased and are to limit the insurer's liability. Each jurisdiction and insurer has varying underwriting requirements. This report is not intended as a tool to determine whether the dwelling and property meets insurance underwriting requirements. HouseMaster recommends that all homebuyers consult with their insurance provider to determine any requirements prior to the purchase of the home.

Pictures in Report - Any pictures (photographs, graphics, or images) included in or otherwise provided in conjunction with this Inspection Report generally portray overviews of certain elements, depict specific conditions or defects described in the report, or are used solely for orientation purposes. These pictures do not necessarily reflect all conditions or issues that may need attention or otherwise be of concern. Neither the inclusion of any picture in the report nor the exclusion of any picture taken during the inspection from the Report is intended to highlight or diminish the significance or severity of any defect or condition, except as may be described in the Inspection Report. Furthermore, the lack of a picture for any element or condition also does not change the significance or severity of any defect or condition described in the Inspection Report. The Report must be read in its entirety for all pertinent information. Additional pictures which may have been taken but were not provided with the report are the property of the company and are maintained for a limited time for reference purposes only.

Product Notices - A standard home inspection does not include identification or research regarding products (appliances, piping, roofing, or other building components) installed in a home that may be the subject of a defect study, investigation, warning or recall notice issued by a manufacturer, the Consumer Product Safety Commission (CPSC), or any other entity. It is very difficult, if not impossible in many cases, to determine which items in a house may be the subject of an investigation or notice. Should this report include any reference to a product notice, it is provided for general guidance purposes only and does not imply that an inspection or research was performed to identify other possible concerns. As you take on ownership of your home it is recommended that you visit the Consumer Product Safety Commission (www.cpsc.gov) or Canadian Standards Association (www.csa.ca) web sites for current information on any recalls and safety notices that may be associated with the materials or equipment in your home.

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SUMMARY OF INSPECTOR COMMENTS

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

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

1. ROOFING

1.0 ROOF COVERING

Poor

The roof is need of repair/replacement. Roof damage is present and roof leaks are evident in the garage. Recommend repairs by a qualified roofing contractor.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



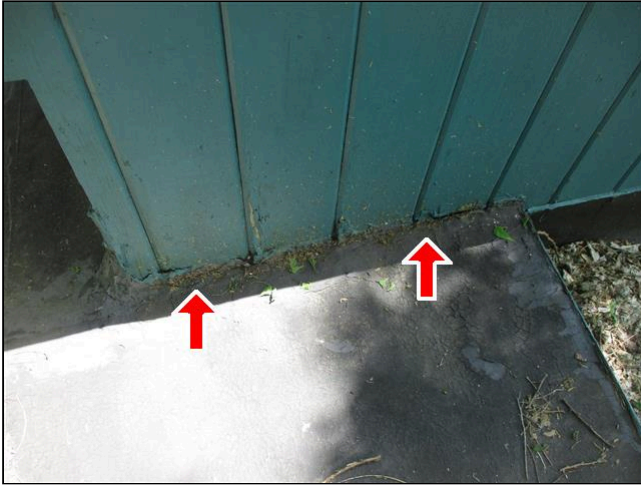
1.0 Item 4(Picture)

1.1 EXPOSED FLASHING

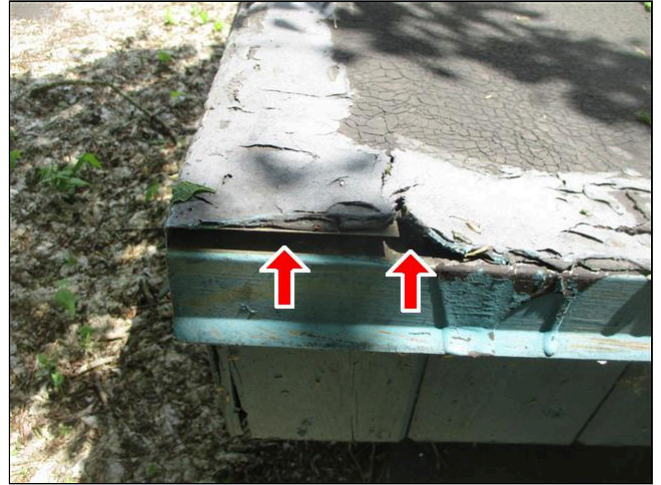
Poor

Poor flashing detail is noted at the roof; repairs are needed.

1. ROOFING



1.1 Item 1(Picture)



1.1 Item 2(Picture)



1.1 Item 3(Picture)

1.4 RAIN GUTTERS

Poor

Damaged gutter at rear of home and loose gutter at garage; repairs are needed.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

1.5 DOWNSPOUTS / ROOF DRAINS

Poor

1. ROOFING

Missing downspouts at several areas; add where needed.



1.5 Item 1(Picture)

1.6 FASCIA / SOFFITS

Poor

Moisture rot noted on the wood soffit and fascia at rear of home; repairs are needed.



1.6 Item 1(Picture)



1.6 Item 2(Picture)

2. EXTERIOR ELEMENTS

2.0 SIDING

Poor

2.0 (1) Wood rot present on the wood siding to the left of the garage; recommend repairs.

2. EXTERIOR ELEMENTS



2.0 (1) Item 1(Picture)

2.0 (2) Cracking noted on the stucco siding at several areas. Small cracking is common with stucco. Recommend sealing all cracks to help prevent moisture intrusion.



2.0 (2) Item 1(Picture)

2.3 PORCH(ES)

Poor

Damage present on the front porch roof; repairs are needed.



2.3 Item 1(Picture)

2. EXTERIOR ELEMENTS

4. GARAGE

4.0 EXPOSED FRAMING

Poor

Evidence of wood destroying insects is present in the garage. Termite tubes and live activity is noted. Recommend further evaluation by a qualified exterminating company.



4.0 Item 1(Picture)

5. BATHROOM

5.0 SINK(S)

Poor

The sink drain is clogged and will not drain properly in the hall bathroom; recommend repairs by a qualified plumber.

5.1 TOILET

Poor

A moisture meter was used around the base of the toilet and the meter indicated a possible leak around the seal. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.



5.1 Item 1(Picture)

5.3 SURROUND / ENCLOSURE

Poor

Caulking needs improved around the bathtub surround. Caulking work is required to maintain the watertightness of tile and the tub/shower enclosures. Check for substrate damage if surface damage or leakage is present, and when performing regular

5. BATHROOM

maintenance.

5.5 ELECTRIC / GFCI

Fair

No GFCI's present in the bathroom. Generally ground fault circuit interrupters should be installed at receptacles within six feet of a water source for protection. Recommend adding GFCI for the safety feature.

6. KITCHEN

6.0 PLUMBING / SINK

Poor

Damage is noted on the plumbing drain under the kitchen sink; repairs are needed.



6.0 Item 1(Picture)

6.3 ELECTRIC / GFCI

Fair

No GFCI's (ground fault circuit interrupters) were observed. GFCI's should be installed within six feet of a water source (bathrooms, kitchens, garages, exterior, etc.); recommend receptacles in the kitchen be protected by ground fault circuit interrupters.

7. INTERIOR ELEMENTS

7.0 CEILINGS

Poor

Moisture stains are noted on the ceilings in several rooms. Roof leaks are probable. Repair as needed after the roof is repaired.



7.0 Item 1(Picture)

7. INTERIOR ELEMENTS

7.1 WALLS

Poor

Suspect mold growth is present on the walls in the living room. No testing was conducted the day of the inspection to determine the type of growth. Recommend further evaluation by a qualified company for proper cleaning.



7.1 Item 1(Picture)

7.2 INTERIOR WINDOWS

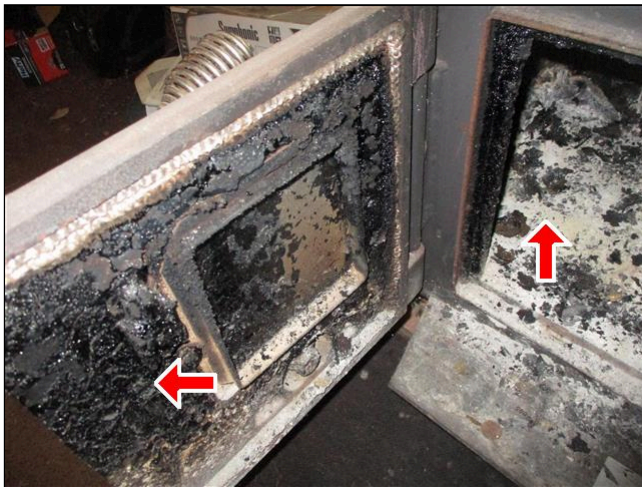
Poor

Several windows were seized shut and other windows were covered with insulation and storage items. All windows should be operable.

7.4 FIREPLACE

Poor

Wood burning stove present in the living room. The seller stated the unit has not been operated in several years. Creosote buildup is present inside the stove and flue. Unit needs cleaned by a qualified chimney sweep.



7.4 Item 1(Picture)



7.4 Item 2(Picture)

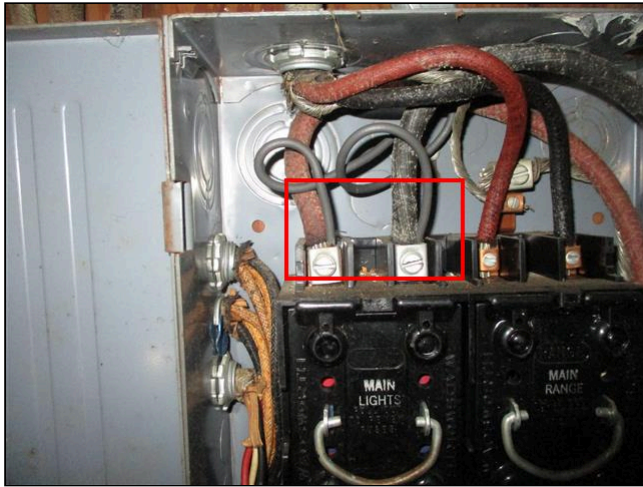
8. ELECTRIC SYSTEM

8.2 DISTRIBUTION PANEL

Poor

Doubled-up circuits noted. This is not acceptable unless approved for the specific connected devices. Advise redistribution where warranted. Have an electrician determine need.

8. ELECTRIC SYSTEM



8.2 Item 1(Picture)



8.2 Item 2(Picture)

8.3 REPRESENTATIVE DEVICES

Fair

Ungrounded receptacles present throughout the home. Older homes were wired with two wires and no ground. Generally, two prong receptacles were present and over time homeowners would replace the two prong receptacles with the three prong receptacles to accommodate appliances with three prong cords. Please be advised that majority of the receptacles in the home are ungrounded.

9(A). HEATING SYSTEM - UNIT 1

9.0.A HEATING UNIT

Poor

I recommend the furnace be checked/serviced by a qualified HVAC contractor due to the age and condition of the unit.

The "heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of significant deterioration or failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Filters on hot air systems should be checked monthly; replace/clean as needed.

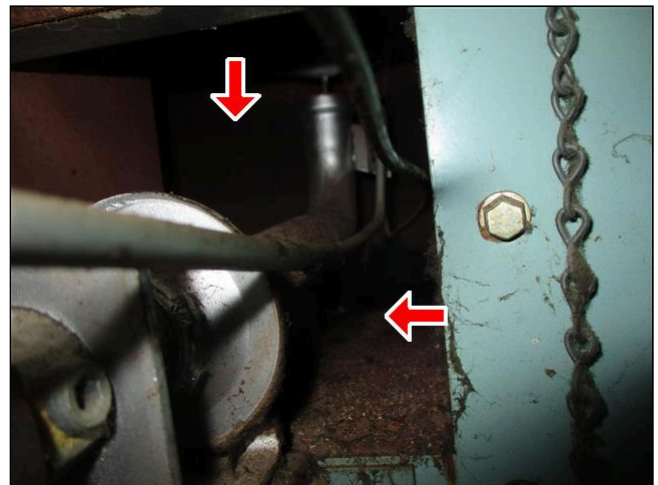
9.1.A BURNER

Poor

Rust and/or debris noted in the burner compartment indicates deterioration of combustion chamber or heat exchanger; anticipate repair/replacement needs. Further evaluation by a qualified HVAC contractor is needed.



9.1.A Item 1(Picture)



9.1.A Item 2(Picture)

9.4.A VENT CONNECTOR

9(A). HEATING SYSTEM - UNIT 1

Poor

Missing cap present at the furnace vent. Debris is noted inside the furnace. Repairs are needed.



9.4.A Item 1(Picture)

10. PLUMBING SYSTEM

10.3 DRYER VENT

Poor

The dryer vent terminates in the laundry room. It is recommended that the vent terminate to the exterior.



10.3 Item 1(Picture)

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Adam McClintic

INVOICE

AM Inspections, LLC. dba HouseMaster Home

Inspections

3837 Essman Sugar Camp Rd

South Webster, OH

(740) 533-9595

(740) 588-9023

Inspection Date: 5/7/2019

Inspected By: Adam McClintic

Customer Info:	Inspection Property:
Kent & Amy Underwood	185 S Riverview St Dublin OH 43017

Service	Price	Amount	Sub-Total	
HI w/Ancillary		250.00	1	250.00
				Tax \$0.00
				Total Price \$250.00

Payment Method: Credit Card

Payment Status: Paid

Notes:

1. ROOFING

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



ROOF STYLE:
Flat/Minimal Slope

DESIGN LIFE:
25 to 40 Years

MATERIAL:
Single-ply Membrane

INSPECTION METHOD:
Walked On

ESTIMATED AGE:
15 to 20 Years

SPECIAL LIMITATIONS:
Debris Cover

S F P NA NI

S	F	P	NA	NI	Item
		●			1.0 ROOF COVERING The roof is need of repair/replacement. Roof damage is present and roof leaks are evident in the garage. Recommend repairs by a qualified roofing contractor.
		●			1.1 EXPOSED FLASHING Poor flashing detail is noted at the roof; repairs are needed.
●					1.2 PLUMBING STACKS
●					1.3 VENTILATION COVERS
		●			1.4 RAIN GUTTERS Damaged gutter at rear of home and loose gutter at garage; repairs are needed.
		●			1.5 DOWNSPOUTS / ROOF DRAINS Missing downspouts at several areas; add where needed.
		●			1.6 FASCIA / SOFFITS Moisture rot noted on the wood soffit and fascia at rear of home; repairs are needed.

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



1.0 ROOF COVERING Picture 1



1.0 ROOF COVERING Picture 2



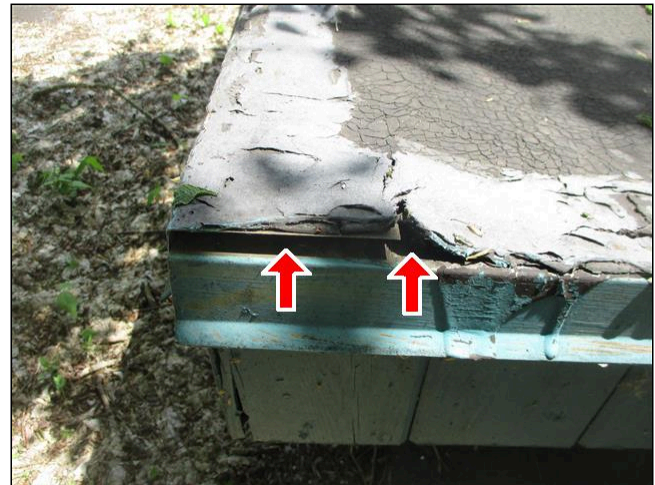
1.0 ROOF COVERING Picture 3



1.0 ROOF COVERING Picture 4



1.1 EXPOSED FLASHING Picture 1



1.1 EXPOSED FLASHING Picture 2



1.1 EXPOSED FLASHING Picture 3



1.4 RAIN GUTTERS Picture 1



1.4 RAIN GUTTERS Picture 2



1.5 DOWNSPOUTS / ROOF DRAINS Picture 1



1.6 FASCIA / SOFFITS Picture 1



1.6 FASCIA / SOFFITS Picture 2

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

Flat Roofs/Membranes - Due to the low or minimal slope of flat roofs, they are particularly prone to leakage due to improper installation, ponding or poor maintenance. They generally require more maintenance than sloped roofing and any deficiencies, even minor ones, should be attended to promptly. The membranes of certain type roofs, particularly built-up roofs with gravel cover, are not readily visible for inspection.

2. EXTERIOR ELEMENTS

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

SIDING / WALL CLADDING:

Stucco

PORCHES/DECKS:

*Concrete Porch
Front of House*

SPECIAL LIMITATIONS:

Vegetation Overgrowth

S F P NA NI

										<p>2.0 SIDING</p> <p>(1) Wood rot present on the wood siding to the left of the garage; recommend repairs.</p> <p>(2) Cracking noted on the stucco siding at several areas. Small cracking is common with stucco. Recommend sealing all cracks to help prevent moisture intrusion.</p>
										<p>2.1 WINDOWS</p> <p>The evaluation of windows is based on a limited inspection of representative, readily accessible units. Varying conditions may be found at other units.</p>
										<p>2.2 ENTRY DOORS</p>
										<p>2.3 PORCH(ES)</p> <p>Damage present on the front porch roof; repairs are needed.</p>

S F P NA NI S= Satisfactory, F= Fair, P= Poor, NA= Not Applicable, NI= Not Inspected
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



2.0 SIDING Picture 1



2.0 SIDING Picture 2



2.3 PORCH(ES) Picture 1

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

Vegetation at House - Planted or naturally growing vegetation (trees, shrubs and/or vines) is close to and/or in contact with the house exterior. This condition is conducive to infestation and damage from insects, organisms, and pests, including wood-destroying insects. Heavy vegetation can lead to retention of moisture, which in turn can lead to concerns with decay and mold. With near or direct contact with the building, surface damage is also possible. Signs of infestation and/or damage, if present, may be concealed by the vegetation. Recommend pruning or removing vegetation as necessary so there is adequate clearance around the house's exterior. Once clear, all surfaces should be inspected for damage and repaired as required.

3. SITE ELEMENTS

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

PATIOS:

Type: Concrete
Location: Rear of House

WALKWAYS/DRIVEWAYS:

Walks: Brick/Pavers
Driveway: Gravel

SPECIAL LIMITATIONS:

Vegetation Overgrowth

S F P N A NI

●					3.0 PATIO(S)
●					3.1 WALKWAYS
	●				3.2 GROUND SLOPE AT FOUNDATION Relatively flat or depressed areas along the foundation may contribute to water seepage. Correct to provide a positive slope away from the foundation.
●					3.3 SITE GRADING

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

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

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

4. GARAGE

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



GARAGE DESCRIPTION:

Type: Attached
Type: Single Car
Construction: Masonry/Wood Frame

SPECIAL LIMITATIONS:

Storage/Belongings
Covered Framing
Finished Materials
Excessive Storage/Clutter

S F P NA NI

											<p>4.0 EXPOSED FRAMING Evidence of wood destroying insects is present in the garage. Termite tubes and live activity is noted. Recommend further evaluation by a qualified exterminating company.</p>
●											<p>4.1 FLOOR SLAB</p>
●											<p>4.2 SIDING</p>
●											<p>4.3 VEHICLE DOOR(S)</p>

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



4.0 EXPOSED FRAMING Picture 1

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

5. BATHROOM

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

DESCRIPTION:

Full Bath

LOCATION:

Near Kitchen

VENTILATOR(S):

No Fan - Window Only

SPECIAL LIMITATIONS:

Inoperative Fixture

S F P N A N I

●					5.0 SINK(S) The sink drain is clogged and will not drain properly in the hall bathroom; recommend repairs by a qualified plumber.
	●				5.1 TOILET A moisture meter was used around the base of the toilet and the meter indicated a possible leak around the seal. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.
●					5.2 BATHTUB
	●				5.3 SURROUND / ENCLOSURE Caulking needs improved around the bathtub surround. Caulking work is required to maintain the watertightness of tile and the tub/shower enclosures. Check for substrate damage if surface damage or leakage is present, and when performing regular maintenance.
		●			5.4 VENTILATOR
●					5.5 ELECTRIC / GFCI No GFCI's present in the bathroom. Generally ground fault circuit interrupters should be installed at receptacles within six feet of a water source for protection. Recommend adding GFCI for the safety feature.

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5.1 TOILET Picture 1

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

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

6. KITCHEN

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

SPECIAL LIMITATIONS:

Appliances Not Connected

S F P NA NI

		●				6.0 PLUMBING / SINK Damage is noted on the plumbing drain under the kitchen sink; repairs are needed.
●						6.1 FLOOR
●						6.2 WALLS / CEILING
	●					6.3 ELECTRIC / GFCI No GFCI's (ground fault circuit interrupters) were observed. GFCI's should be installed within six feet of a water source (bathrooms, kitchens, garages, exterior, etc.); recommend receptacles in the kitchen be protected by ground fault circuit interrupters.
	●					6.4 CABINETRY Common conditions with older cabinets.
●						6.5 COUNTERTOP

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



6.0 PLUMBING / SINK Picture 1

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

Appliances - Appliance evaluations are outside the scope of a standard home inspection in many areas and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of only listed units and generally exclude thermostatic or timer controls, energy efficiency considerations, cooking or cleaning adequacies, appliance accessories, washer/dryers, refrigerators, ice makers and any portable appliances. Appliances typically have a 5-10 year service life. Operation of all appliances should be confirmed during a pre-closing inspection; have owner demonstrate operation if possible. Obtain all operating instructions from the owner or manufacturer.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor/pump and visual check of readily accessible

components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

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

7. INTERIOR ELEMENTS

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

PREDOMINANT WALLS & CEILINGS:

*Wood Frame w/ Drywall
Wood Framing w/Paneling*

PREDOMINANT FLOORS:

*Concrete Slab
w/ Carpeting and Sheet Goods*

PREDOMINANT WINDOWS:

*Metal Framed
Casement
Jalousie/Awning*

FIREPLACES/STOVES:

*Wood-burning Stove
In Living Room*

DETECTORS:

Not Present/Observed

SPECIAL LIMITATIONS:

Excess Furnishing/Storage

S F P N A NI

					<p>7.0 CEILINGS Moisture stains are noted on the ceilings in several rooms. Roof leaks are probable. Repair as needed after the roof is repaired.</p>
					<p>7.1 WALLS Suspect mold growth is present on the walls in the living room. No testing was conducted the day of the inspection to determine the type of growth. Recommend further evaluation by a qualified company for proper cleaning.</p>
					<p>7.2 INTERIOR WINDOWS Several windows were seized shut and other windows were covered with insulation and storage items. All windows should be operable.</p>
					<p>7.3 INTERIOR ROOM DOORS</p>
					<p>7.4 FIREPLACE Wood burning stove present in the living room. The seller stated the unit has not been operated in several years. Creosote buildup is present inside the stove and flue. Unit needs cleaned by a qualified chimney sweep.</p>
					<p>7.5 IMPORTANT NOTE Excessive storage was present throughout the home. Not all walls, flooring, receptacles, windows, etc. was visible for inspection or clear for operation/testing. Recommend areas be checked once storage items are clear. Ratings above are for the visible areas only.</p>

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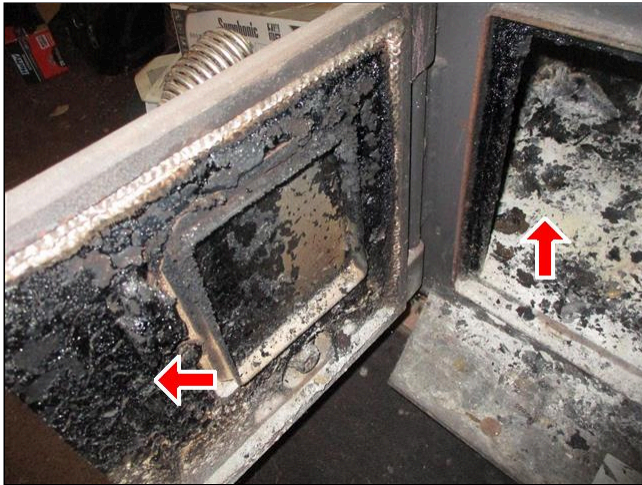
Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



7.0 CEILINGS Picture 1



7.1 WALLS Picture 1



7.4 FIREPLACE Picture 1



7.4 FIREPLACE Picture 2

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

Mold Assessments - The identification of mold, mildew, fungus and other microbial organisms is beyond the scope of a home inspection. Any area showing evidence of or having the potential for water leakage, moisture intrusion and/or inadequate ventilation can cause or contribute to a structure or health hazard. If such conditions exist or occur, arrange for further investigation by a certified industrial hygienist or other appropriate specialist to determine whether mold hazards exist, if there is an ongoing climate for contamination and the recommended remedial action.

8. ELECTRIC SYSTEM

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



HOUSE SERVICE:

Service Line: Overhead
Est. Service Capacity: 120/240 Volts; 100 Amps
Type Service Feeder: Aluminum
Est. Feeder Capacity: 100 Amps

DISTRIBUTION PANEL:

Type: Fuse Panel
Est. Capacity: 100 Amps

TYPE CIRCUITS/WIRING:

120 Volt Circuits: Copper Wire
240 Volt Circuits: Copper Wire
Wiring Method: Mixed Wiring Types

CIRCUIT-INTERRUPTERS:

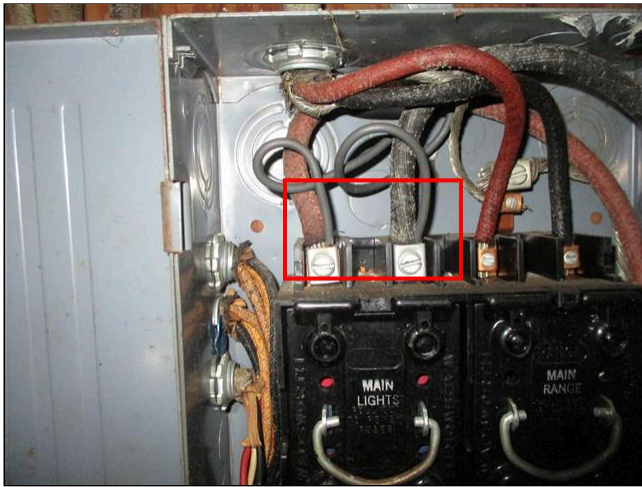
GFCI: None Observed
AFCI: None Observed

S F P NA NI

●				8.0 SERVICE / ENTRANCE LINE
●				8.1 SERVICE GROUNDING PROVISIONS
		●		8.2 DISTRIBUTION PANEL Doubled-up circuits noted. This is not acceptable unless approved for the specific connected devices. Advise redistribution where warranted. Have an electrician determine need.
●				8.3 REPRESENTATIVE DEVICES Ungrounded receptacles present throughout the home. Older homes were wired with two wires and no ground. Generally, two prong receptacles were present and over time homeowners would replace the two prong receptacles with the three prong receptacles to accommodate appliances with three prong cords. Please be advised that majority of the receptacles in the home are ungrounded.
●				8.4 WIRING / CONDUCTORS (EXPOSED)

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



8.2 DISTRIBUTION PANEL Picture 1



8.2 DISTRIBUTION PANEL Picture 2

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

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electric System Grounding/Bonding - The proper electric bonding and grounding of equipment and other house components is required for occupant safety. There are many variables that affect bonding, such as, but not limited to local codes and practices and equipment manufacturer requirements. The integrity of the bonding and grounding systems is also subject to the installation methods and material quality. While bonding or grounding issues may be commented on in this inspection report, a home inspector cannot and does not verify the integrity or continuity of the bonding or grounding systems for any house element or system. If you would like assurances regarding the integrity of the electric bonding or grounding system in a house or for any particular equipment, we recommend that you contact a qualified electrician or other qualified technician to provide this service.

9(A) . HEATING SYSTEM - UNIT 1

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



TYPE SYSTEM:

Natural Gas

ESTIMATED AGE:

Over 30 Years

BRAND:

Tempmatic

DESIGN LIFE:

15 to 20 years

UNIT LOCATION:

Utility Room

VENTING SYSTEM:

Type: Natural Draft
Metal Vent

PRIMARY DISTRIBUTION METHOD:

Ducted w/Registers

S F P NA NI

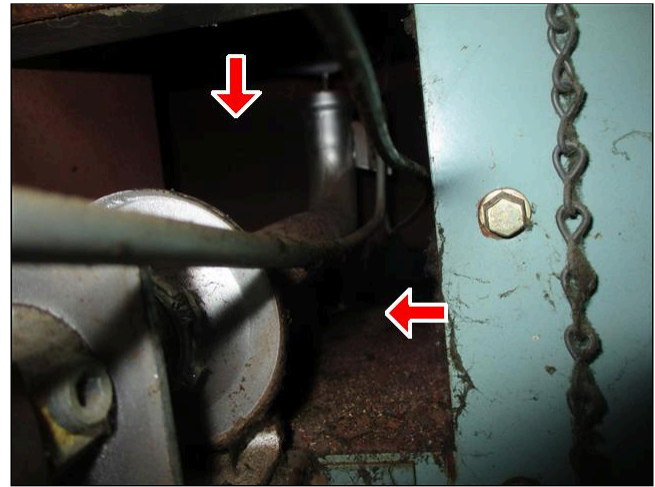
●	●	●	●	●	<p>9.0.A HEATING UNIT</p> <p>I recommend the furnace be checked/serviced by a qualified HVAC contractor due to the age and condition of the unit.</p> <p>The "heart" of a furnace is a metal chamber referred to as a heat exchanger. All or most areas of this exchanger are not readily accessible or visible to a home inspector. Therefore, assessment of a furnace is limited to external and operational conditions. The older the unit, the greater the probability of significant deterioration or failure. A thorough inspection by a qualified HVAC contractor is advised for full evaluation of heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is exhibited. Filters on hot air systems should be checked monthly; replace/clean as needed.</p>
●	●	●	●	●	<p>9.1.A BURNER</p> <p>Rust and/or debris noted in the burner compartment indicates deterioration of combustion chamber or heat exchanger; anticipate repair/replacement needs. Further evaluation by a qualified HVAC contractor is needed.</p>
●	●	●	●	●	<p>9.2.A FUEL LINE AT UNIT</p>
●	●	●	●	●	<p>9.3.A COMBUSTION AIR PROVISIONS</p>
●	●	●	●	●	<p>9.4.A VENT CONNECTOR</p> <p>Missing cap present at the furnace vent. Debris is noted inside the furnace. Repairs are needed.</p>
●	●	●	●	●	<p>9.5.A BLOWER</p>
●	●	●	●	●	<p>9.6.A DISTRIBUTION SYSTEM (EXPOSED)</p>
●	●	●	●	●	<p>9.7.A THERMOSTAT</p>

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9.1.A BURNER Picture 1



9.1.A BURNER Picture 2



9.4.A VENT CONNECTOR Picture 1

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

10. PLUMBING SYSTEM

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

WATER SUPPLY PIPING:

Copper

DRAIN/WASTE LINES:

Plastic (PVC/ABS)
Galvanized
Cast Iron

LOCATION OF SHUT-OFFS:

Water: Not Determined
Gas: At Meter

SPECIAL LIMITATIONS:

Concealed Piping
Finished Materials
Inaccessible Areas

S F P NA NI

●					10.0 WATER SUPPLY PIPING (EXPOSED)
				●	10.1 WATER FLOW AT FIXTURES Water flow was not checked at the bathroom faucet and kitchen faucet due to plumbing drain issues.
		●			10.2 DRAIN / WASTE PIPING (EXPOSED) The plumbing drain under the kitchen sink is damaged and the plumbing drain under the bathroom sink is clogged. Repairs are needed.
		●			10.3 DRYER VENT The dryer vent terminates in the laundry room. It is recommended that the vent terminate to the exterior.
				●	10.4 LAUNDRY HOOKUPS Washer and dryers are not part of a home inspection and therefore not operated/inspected. The supply lines to the washer (and some dryers) and the plumbing drains from the washer were not operated/inspected. Ensure that all connections (dryer vent, plumbing lines/drains, and electrical) are secured before operating. Client may wish further evaluation by a qualified plumber due to inspection limitations/restrictions.

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Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.



10.3 DRYER VENT Picture 1

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems present. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change at any time, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing

system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Maintaining hot-water supply temperatures at no more than about 120° F (49° C) will reduce the risk of injury; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. Adequate clearance to combustibles must also be maintained around the unit and any vents and in garages. Temperature-pressure relief valves (TPRV) are not operated during a standard home inspection but should be checked regularly for proper operation. An increase in the hot-water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

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

Floor Drains - The termination point or function of any floor drains is not determinable within the scope of a home inspection. Any drains connected to the sanitary system should have a permanent seal/cap. Floor drains are subject to backup and overflow.

Underground Piping - It is not possible to determine the condition, function, or flow of water or waste in buried or concealed piping or other components of the water supply system, sanitary or storm sewers, or septic systems within the scope of a standard home inspection. Information may be available from the homeowner, local building department, and/or water or sewage departments/utilities regarding the history of the water and sewer systems in the area and/or associated with the subject property. Pipe evaluation services which utilize special video equipment or other means are generally available to determine the condition of buried or concealed sewer lines and whether they are clear of obstructions. Arranging for such an inspection is recommended for homes in older communities, especially in areas where soil conditions or tree roots have been reported to contribute to sewer line failures or blockage, when a house has been vacant for an extended period, or in drought conditions.

11. HOT WATER SUPPLY

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



HOT WATER SUPPLY:

Tank-type Unit

ESTIMATED CAPACITY:

40 +/- Gallons

ENERGY SOURCE/FUEL:

Electric

DESIGN LIFE:

10 to 15 years

ESTIMATED AGE:

10 to 15 Years

SPECIAL LIMITATIONS:

Insulation Blanket

S F P N A N I

●						<p>11.0 WATER HEATER</p> <p>The water heater was operating the day of the inspection but is nearing normal design life; anticipate repair/replacement needs.</p>
●						<p>11.1 SAFETY VALVE PROVISIONS</p>

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

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

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

12. FOUNDATION / SLAB

The inspection of the house foundation/slab is limited to readily visible and access elements as listed herein. Most areas of a concrete house slabs are concealed from view due to foundation plantings, finished walls, high exterior grade lines, floor coverings, furnishings and other elements, and therefore cannot be inspected. Comments provided in this section only apply to the house slab; basement and garage slabs are typically covered in the respective report sections. **Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason, or determination of prior flooding or water penetration. Furthermore, a standard home inspection is not a wood-destroying insect inspection, an engineering evaluation, a design analysis, or a structural adequacy study, including that related to high-wind or seismic restraint requirements.**

Even slab homes are subject to water penetration concerns. It is not possible to accurately determine the extent of any past or current conditions or to predict future conditions or concerns. It is recommended that the homeowner be contacted for details about the nature of past and current water penetration and moisture-related conditions. The homeowner and local authorities should also be questioned on the nature of any local flooding or water run-off conditions. Additional information related to the house structure or water penetration may be found under many other section headings in this report.

FLOOR SLAB DESCRIPTION:

Whole House

SPECIAL LIMITATIONS:

Completely Covered by Floor Covering

S F P N A N I

				●	<p>12.0 SLAB EXTERIOR / EDGE The exterior edge of the concrete slab was not visible for inspection due to vegetation and siding.</p>
				●	<p>12.1 HOUSE FLOOR SLAB The concrete slab in the home was not visible for inspection due to floor coverings.</p>

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

Review REPORT TERMINOLOGY on Introduction Page. Consult with your Inspector for clarification on ratings or findings if there are any questions.

NOTE: Most homes are subject to and often experience some form of settlement due to construction practices and materials used, soil conditions (especially expansive clays), foundation grading and drainage deficiencies, and other factors. Latent or concealed defects cannot be determined. If slab movement or concerns exist or occurs the house framing may also be affected. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or water penetration concerns, including infiltration into under-slab ducts. Slab foundations can also be affected by expansive clay soils. Any foundation deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns. If significant foundation movement or cracking is indicated, evaluation by an engineer or qualified foundation specialist is recommended. Slab homes are especially susceptible to termite infestation; a wood destroying insect report is recommended in termite prone areas.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Grading/Drainage Provisions - Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Pet/Pest Infestations - Pest infestation and/or household pet activity can cause damage and/or lingering odors. If pets have been kept in the house, there is likely some resultant conditions or residue that may not be readily apparent and/or may surface in the future. Carpeting conditions, and the underlying floors/flooring, are the elements/components most often affected. If there is any concern about these conditions, an evaluation by a company specializing in such concerns is recommended.

Roof/Foundation Drainage - Providing an adequate roof drainage system, diverting all downspouts away from the foundation and providing adequate soil grading and ground cover at the foundation and throughout the site are primary remedial factors to consider for any water penetration concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Termite Issues - Slab homes are particularly prone to termite infestation. Should any indications of potential/actual infestation or conditions conducive to infestation be found, a qualified exterminator should assess the property for infestation concerns/treatment needs. If there are indications of prior treatment of the house for wood destroying insects, obtain documentation from owner on purpose and methods employed. Slab construction may also limit the ability to fully treat for wood-destroying insects by conventional means. The soil under new slabs in areas with a high risk for termite infestation is typically pre-treated. No adequacy/contamination evaluations are performed as part of a standard home inspection.