

Confidential Inspection Report

9301 T Maia Bradley Ln

Taisburg, MD 20876



Prepared for: Mr Happy HomeOwner

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

Report Table of Contents

INSPECTION CONDITIONS	13
STRUCTURE - BASEMENT	15
ROOF AND ROOF DRAINAGE	18
EXTERIOR	21
PLUMBING - BATHROOM	25
HVAC	29
ELECTRICAL	33
KITCHEN	35
INTERIOR	38
ATTIC	40
Conditon	42



March 27, 2011

Mr Happy HomeOwner
345 Movin' On Up Ln, Pleasant Valley, MD 20876
Pleasant Valley, MD 20876

RE: 9301 T Maia Bradley Ln
Taisburg, MD 20876



Dear Mr HomeOwner:

At your request, a visual inspection of the above referenced property was conducted on March 26, 2011 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

INSPECTION CONDITIONS

Other Information:

House Occupied?

Yes. The house was partially occupied at the time of this inspection. Furniture, carpets, appliances, TVs, computer equipment, clothes, personal effects and other stored items limited access to, & a full evaluated of all, electric outlets, sections of the walls, windows and/or closets that are extremely occupied. And consequently the scope of this inspection. A walk-through inspection is strongly recommended once the present occupants have vacated the house and prior to settlement.

ROOF AND ROOF DRAINAGE

Roof Covering

Conditions & Notes

Repairs Needed. Repairs are required to ensure the roof continues to adequately seal and protect the structure from the elements. Defects were noted in the following areas;

The Front of the Roof. At the front left side of the roof the following issue(s) was/were found;

Damage Noted. The following damage was noted on the roof. Further evaluation by a qualified Roofing Contractor is recommended

Missing Shingles. One or more layers of roofing shingles appear to be missing from the roof. Missing shingles weaken the protection afforded the sub-roof from the elements and may result in water damage to the sheathing including but not limited to wood decay and mold.

Roof Drainage

Conditions & Notes

Noted during the Inspection;

Downspout Extensions. Recommend installing a downspout extension on each downspout to ensure rain water is carried away from the foundation walls and prevent water &/or moisture infiltration into the basement/crawl space. More than 75% of basement moisture issues are found to coincide with the absence of downspout extensions. Extensions of 6 ft or more should be considered.

Disconnected Downspout. The downspout located adjacent the front stoop has become disconnected from its extension. Recommend reconnecting to properly re-direct water flow away from the foundation.

Redirect Downspout Extension. The downspout extension connected to the downspout on the front facade of the garage has been direct back toward the house instead of away from it, this defeats the purpose of the downspout which is to move water away from the foundation. Recommend re-directing.

Overall - Roof

Overall - Roof

Good. The roof shingles are in sound condition and no visible defects or evidence of water penetration was observed at the time of the inspection. These findings are contingent on weather and precipitation conditions prevailing at the time of inspection and during a reasonable period of time immediately prior to the inspection. If further information is desired we recommend consulting with a licensed roofing contractor. See comments under the Roof Covering > Conditions & Notes sub-headings of this section.

Cross Reference Summary. Please cross-reference the comments in this section with those in the ATTIC section of this report and pertinent sub-headings

EXTERIOR

Exterior Wall

Conditions & Notes

Noted during the Inspection;

Minor Damage. Minor damage to the vinyl siding was found above the garage door in several places. This damage is minor and can be easily and inexpensively repaired. Recommend consulting with a qualified siding contractor for further evaluation and repairs as needed. The damage was likely caused by basketballs as a basket was adjacent.

Exterior Trim

Exterior Trim

Repairs Required. A visual inspection (using binoculars when needed) has found the exterior trim to be in need of attention &/or repairs.

The following issues were observed:

Caulking & Paint. Evidence of caulking & paint deterioration was noted at the foot of the columns located at front entry stoop. Up-dating the caulking and paint on the affected elements is recommended to prevent water &/or moisture infiltration which may lead to more significant issues in the future. Contacting a qualified contractor for repairs is recommended.

Exterior Doors and Windows

Exterior Doors

The following issues were observed:

Basement Walk-out. Screen Door Track. The track for the basement door screen is damaged. The plastic track has been broken in several places and likely would not hold a screen in its present condition. If the installation of a screen door is desired this track will require replacement.

Porch

Conditions & Notes

Repairs Required. A visual inspection the porch has found the porch to be in need of attention &/or repairs.

The following issues were observed:

Separation Gap. A separation gap has opened between the home's foundation and the porch foundation. Unlike cracks, separation gaps are the natural result of the separation of the foundations of the home and the porch as the porch structure settles over time. Because the two foundations were laid at different times they are not structural element.

Monitoring the gap is recommended to ensure the porch is not moving away from the home excessively. If a widening of the gap is noted over time, further evaluation by a qualified contractor is recommended. The gap should be sealed with a silicone or polymer-based sealant to prevent water, moisture &/or insect infiltration.

Vegetation / Trees

Vegetation / Trees

Trim Vegetation. Trees and/or other vegetation are in contact with the dwelling and possibly and may cause damage to the siding, windows, &/or roof. Trimming the trees and vegetation away from building is recommended. When doing so looking for & repairing any damaged materials is also recommended.

Driveways

Conditions & Notes

The following issues were noted;

Minor Cracks. Minor cracks were noticed on the driveway's surface. These cracks are not of structural concern. The cracks should be sealed with a silicone or other polymer-based sealant to prevent water penetration which may lead to further future damage.

PLUMBING - BATHROOM

Water Heating

Conditions & Notes

Older Hot Water Heater. The water heater is functional at time of inspection. This water heater is now 15 years old and is at or near the end of its Manufacturer's Life Expectancy (MLE) of 12-15 years. Monitoring the heater for signs of rust which may be indicative of inner tank leaks which presage equipment failure is recommend. Budgeting for a unit replacement in the near to medium future is also recommended.

Bathroom 3

Bathroom3 Location
Second floor, Hallway.

Conditions & Notes

The following issues were noted:

Slow Drain. The sink drain is draining slower than designed to. This may be due to partially clogged or obstructed drain pipes. Further evaluation and cleaning or repairs by a qualified Plumber is recommended.

Faulty Sink Plug. The sink drain stopper is not operating properly. The drain plug rods appear to have been disconnected in the cabinet underneath the sink (possibly due to the presence of small children to prevent flooding). Recommend re-connecting.

Loose Escutcheon Plate. The showerhead escutcheon plate is loose from the wall and exposing pipe's entry hole in the wall. The escutcheon plate should be flush to the wall and sealed to prevent water &/or moisture from penetrating behind the tile &/or entering the sub-wall space where it may cause decay, mold or other issues. Recommend repairing.

Faulty Ventilation Fan. The ceiling mounted ventilation fan was not operating at the time of this inspection. Ventilation fans are critical in venting hot, moisture-laden air during showers to prevent mildew and mold issues. Recommend repairing or replacing.

Bathroom 4

Bathroom4 Location
Master Bedroom.

Conditions & Notes

The following issues were noted:

Faulty Sink Plug. The sink drain stopper is not operating properly. The drain plug rods appear to have been disconnected in the cabinet underneath the sink (possibly due to the presence of small children to prevent flooding). Recommend re-connecting.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Tony Fernandez
Owner & Lead Inspector
Rn HomeTech, LLC

INSPECTION CONDITIONS

Inspection conducted by Tony Fernandez. If you should have any questions concerning the contents of this Inspection Report, please do not hesitate to contact us at your convenience. Our number is 240 745 5034. Or via E-mail at tony@rnhometech.com.

Client & Site Info:

File #:

WO# 99,999.

Date:

March 26, 2011.

Time:

08:00 AM.

Client's Name:

Mr Happy HomeOwner.

Client's Address

345 Movin' On Up Ln, Pleasant Valley, MD 20876.

Property Address:

9301 T Maia Bradley Ln.

City/State / Zip:

Taisburg, MD 20876.

Climatic Condition:

Weather:

Overcast skies predominated through-out the day although without precipitation.

Soil Conditions:

Damp. Damp ground conditions noted in the area immediately adjacent to the dwelling. Dampness may be the result of recent precipitation &/or other causes to be determined in the course of the inspection.

Temperature:

Temperatures registered between 30 & 40 degrees Fahrenheit.

Building Characteristics:

Building Type:

The structure inspected is a Detached Single Family Dwelling.

Space Below Grade:

The Basement is completely below grade. The basement does have an outside exit, opening onto a stairwell for access to ground level.

Utility Services:

Utilities Status:

All utilities were on at the time of this inspection.

Other Information:

House Occupied?

Yes. The house was partially occupied at the time of this inspection. Furniture, carpets, appliances, TVs, computer equipment, clothes, personal effects and other stored items limited access to, & a full evaluated of all, electric outlets, sections of the walls, windows and/or closets that are extremely occupied. And consequently the scope of this inspection. A walk-through inspection is strongly recommended once the present occupants have vacated the house and prior to settlement.

Client Present?

Both the Buyer and his/her Real Estate Agent were present for the Home Inspection.

Comments:

The Inspector will performance a visual inspection of the house/building and it's components as described in Rn HomeTech, LLC's Limited Visual Inspection Agreement. Alarm systems, Intercoms, Home Theater equipment, Speakers, Radios, Landscape Lights, Water Falls, Irrigation System, Water Filtration Systems, Water Softener Systems, Light Timers, Sealed Shut Sump Pumps, Electric Generators, TV cables, Phone Wires, Microwaves and/or Microwave Conventional Ovens are excluded from this inspection unless otherwise specified and agreed with both party's prior to starting the inspection. If concern exists on those items, recommend contacting a qualified contractor for further evaluation prior to settlement.



Payment Info:

Total Fee:

Sample Report.

Paid By:

T. Maia Bradley.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

STRUCTURE - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Type of Building

Type of Building

Single Family Home. The structure inspected is a Detached Single Family Home. Two Story Contemporary.

Structure and Foundation

Structure and Foundation

Concrete. The foundation is concrete, with wood framing.

Conditions & Notes

No Structural Issues Found. No evidence of structural or foundation issues were noted at the time of this inspection. Both the foundation and structure appear to be in sound condition. If concerns exist or should arise in the future or more in-depth information concerning the conditions of the foundation &/or structure is desired contacting a Structural Engineer is recommended.



Columns/Piers/Beams

Columns/Piers/Beams

Columns. Steel Support Posts were noted.

Beams. Steel Beams were noted.

Conditions & Notes

In Good Condition. The visible structural Columns, Beams &/or Piers appear to be functional and in sound condition at the time of this Inspection.



Roof Frame

Roof Frame

Wood Trusses. The support structure of the roof is made of wood trusses.

Conditions & Notes

In Good Condition. As the result of a visual external examination of the Roof, from ground level using binoculars, it appears that the Roof is in sound condition. A full examination of the Roof's structural condition is contingent upon access to the attic.



Overall - Structure

Overall - Structure

No Issues Found. After having performed a limited visual inspection of this structure, no evidence of structural or foundational issues were found. The Inspection is limited to a visual reconnaissance of the structure and its foundation and does not include areas, structural elements &/or components not readily visible. If concerns exist or should arise in the future consulting a Structural Engineer is recommended.

Basement Structural Damage, Dampness and Deficiency

Structural Damage, Dampness and Deficiency

Dry. After having performed a limited visual inspection of this structure, no evidence of structural or foundational issues were found. Nor was the presence of water, undue Moisture or Dampness found. The Inspection is limited to a visual reconnaissance of the structure and its foundation and does not include areas, structural elements, components &/or defects not readily visible. If concerns exist or should arise in the future consulting a qualified Contractor is recommended.

Basement Type

Basement Type

Basement Below Grade. The Basement is completely below grade with an outside exit.

Conditions & Notes

Furnished Basement. The Basement was furnished / had stored items at the time of the Inspection significantly limiting the scope of the inspection of the walls, floor and other areas for signs of water &/or moisture infiltration, mold, holes, imperfections &/or other defects. A full walk-through is recommended prior to verify the condition of the basement and all of its components prior to signing.

No Structural Issues Found. The basement walls, floors, and ceilings are structurally functional at time of the inspection.

Clean Stairwell Drain. Keeping the drains clear of debris and leaves to prevent clogging is recommended. A debris covered drain may result in the Basement flooding in the event of heavy rains which might flood the stairwell and enter the Basement.

Basement Ceiling / Walls / Floor

Basement Ceilings

Ceilings are:

Finished / Not Visible. The basement ceiling has been finished in post construction materials obstructing view of the structural elements used. The finished ceiling is; Drywall. The basement ceiling has been finished in drywall.

Storage Area. Unfinished. The basement ceiling is unfinished and is exposing the structural elements of the sub-floor of the level overhead. The sub-floor materials are; Wood Joists and Plywood Sub-flooring.

Ceiling Conditions & Notes

In Good Condition. The ceiling structure appears to be in good condition at the time of this inspection. No structural issues were noted. This conclusion is based on the visible areas of the ceiling at the time of this inspection and do not account for areas obstructed from view by structural elements &/or other components of the home as well as any other objects decorative or otherwise which may have been present at the time of this inspection.

Basement Floors

Floors are:

Finished / Not Visible. The basement floor has been covered in post construction materials obstructing view of the structural elements used. The finished floor is covered in; Carpet. Carpeting has been installed in the basement.

Storage Area. Concrete. The concrete floor slab is visible.

Floor Conditions & Notes

In Good Condition. The floors appear to be in good condition at the time of this inspection. No structural issues were noted. This conclusion is based on the visible areas of the floor at the time of this inspection and do not account for areas obstructed from view by structural elements &/or other components of the home as well as any other objects decorative or otherwise which may have been present at the time of this inspection.

The following issues were noted;

Minor Cracks. Minor cracks typical of this type of structure were observed at on the cement floor in the unfinished storage area. These are also referred to as curing cracks and do not pose a structural concern at this time.

Basement Walls

Walls are: Finished / Not Visible. The basement walls have been covered in post construction materials obstructing view of the structural elements used. The finished walls are covered in; Drywall. The basement walls have been finished in drywall.

Storage Area. Insulation Not Visible. Wood drywall framing and insulation has been installed through-out the basement obscuring most

of the concrete walls.

Reinforced Concrete. The basement's unfinished walls are the foundation's reinforced concrete.

Wall Conditions & Notes

In Good Condition. The walls appear to be in good condition at the time of this inspection. No structural issues were noted. This conclusion is based on the visible areas of the walls at the time of this inspection and do not account for areas obstructed from view by structural elements &/or other components of the home as well as any other objects decorative or otherwise which may have been present at the time of this inspection.



Overall - Basement

Overall - Basement

Water &/or Moisture-related Conclusions. All findings regarding the existence or absence thereof of water &/or moisture infiltration or presence are based on the weather conditions prevalent at the time of the inspection and for a reasonable period of time prior to the inspection. Dry &/or wet periods may have a noticeable impact on water activity in or around the structure's foundation likewise impacting the findings of this inspection.

Dry Basement. The Basement was found to be dry with no evidence of moisture or water infiltration. No evidence of mold was observed at time of inspection. This conclusion is contingent on the limitation of this inspection in terms of visibility, finished walls, ceilings and /or floors which may exist and the presence of furnishings, appliances and stored items as applicable.

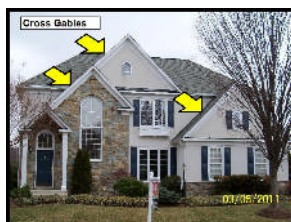
ROOF AND ROOF DRAINAGE

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water-tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Roof Type

Roof Type

Hipped Roof. This type of roof is characterized by avoiding a peak or triangle at the roof junction y breaking the roof plane along the slope line, allowing the roof to wrap around the house. They are also characterized by having even eaves on all sides of the house. This home has a: Simple Hip Roof; where all four sides of the roof rise to a ridge across the top, often with broader faces across the front slope & narrower side sections with cross gables on the front facade.



Roof Covering

Area Of House

Entire roof. The entire roof is covered in the same type of roofing material.

Materials

Asphalt or Composite Shingles. Asphalt or Composite shingles are made from a combination of fiberglass or organic felt, soaked in asphalt cement and then coated with ceramic granules that are pressed onto the base material to provide a hard surface and then given a coat of the desired color and texture.

Wear Age

Original Roof. Based on a visual inspection of the exterior roof coverings and structure, this appears to be the original roof. Contingent on access to the attic more information may be found to substantiate this conclusion. Please cross-reference with the Attic Heading of this report for further information. Recommend contacting a Qualified Roofing Contractor for further evaluation and repairs as needed.

Manufacturer's Life Expectancy (MLE). This roof is circa 1996 & is now 15 years old. The Manufacturer's Life Expectancy (MLE) for this type of shingles is 25 years. Periodically monitoring the roof for lifted shingles or other damage is recommended. Bi-yearly check-ups & maintenance as well as good ventilation are critical for both longevity and safety reasons. With proper maintenance roofs will typically outlast their MLE by as much as 5 or more years.

Method of Inspection

Binoculars From Ground Level. The visual inspection of the roof was conducted from the ground with binoculars.

Attic Inspection. Further supplementing the visual exterior inspection of the roof was an inspection of the sub-roof or sheathing from inside the attic.

Conditions & Notes

Good Condition. The roof appears to be in good condition. The shingles are within their useful life expectancy, are laying evenly and uniformly of the sub-roof, no missing, lifting or otherwise damaged shingles have been noticed.

Repairs Needed. Repairs are required to ensure the roof continues to adequately seal and protect the structure form the elements. Defects were noted in the following areas;

The Front of the Roof. At the front left side of the roof the following issue(s) was/were found;

Damage Noted. The following damage was noted on the roof. Further evaluation by a qualified Roofing Contractor is recommended

Missing Shingles. One or more layers of roofing shingles appear to be missing from the roof. Missing shingles weaken the protection afforded the sub-roof from the elements and may result in water damage to the sheathing including but not limited to wood decay and mold.



Flashings

Materials

Aluminum Flashings. The flashings installed on this roof are made of aluminum.

Conditions & Notes

In Good Condition. A visual external inspection of the flashings has determined the flashings are in good condition at the time of the inspection. Functional status is contingent on access to the underside of the roof and/or attic to determine the presence or absence of leaks.

Roof Leaks

Roof Leaks

No Leaks Observed. No roof leaks were observed at the time of inspection. These findings are based on the weather conditions at the time of the inspection and a reasonable period of time prior to the inspection. If further information is desired, we recommend consulting with a qualified roofing contractor.

Chimney

Furnace Chimney. The visible chimney stack does not correspond to a fireplace in the home. This flue is / was dedicated to a furnace or other heating component. The interior of this flue was not inspected.

Type

Metal Chimney. Metal or Stick Chimneys as they are also known are pre-fab (pre-fabricated) chimneys, often with a faux masonry or siding exterior. These chimneys may or may not have a metal flue or flues.

Conditions & Notes

Metal Chimney Stack in Good Condition. Based on a visual inspection of the exposed portion of the chimney, the chimney appears to be in sound condition at this time.



Roof Drainage

Gutters and Downspouts:

Aluminum Gutters. The gutters are made of aluminum. Aluminum gutters are the most commonly used in residential applications and provide a long useful lifespan. Gutter covering systems are highly recommended to ensure gutter remain free of leaves, twigs and other debris which may clog them and lead to more serious roof drainage issues.

Conditions & Notes

Good Condition. The roof drainage system consisting of gutters and downspouts appears to be functional at the time of this inspection. This conclusion is based on the weather conditions at the time of inspection and a reasonable period of time prior to the inspection. If concerns exist, contact a qualified Gutter Systems Contractor for further evaluation.

Noted during the Inspection;

Downspout Extensions. Recommend installing a downspout extension on each downspout to ensure rain water is carried away from the foundation walls and prevent water &/or moisture infiltration into the basement/crawl space. More than 75% of basement moisture issues are found to coincide with the absence of downspout extensions. Extensions of 6 ft or more should be considered.

Disconnected Downspout. The downspout located adjacent the front stoop has become disconnected from its extension. Recommend reconnecting to properly re-direct water flow away from the foundation.

Redirect Downspout Extension. The downspout extension connected to the downspout on the front facade of the garage has been direct back toward the house instead of away from it, this defeats the purpose of the downspout which is to move water away from the

foundation. Recommend re-directing.

Gutter Cover System. No gutter cover system appears to be installed to protect the gutters from debris. The installation of a gutter covering system is highly recommended to ensure gutter remain free of leaves, twigs and other debris which may clog the gutters &/or downspouts and lead to more serious roof drainage issues. Gutter cover systems vary from the simple and very inexpensive plastic mesh type available at most hardware stores to the more elaborate and effective "Gutter Helmet-type" covers with Life-time Warranties.

Important Note. Properly installed and clean gutters which are draining freely and have been up-graded with Downspout Extensions are critical to the well-being and longevity of two of the home's most crucial areas; the Roof and the Basement. As much as 75% of moisture issues in both areas can be traced back to sub-standard gutter & downspout systems. And the resultant repairs are almost always much more expensive than most top quality gutter cover systems and certainly much more than downspout extensions. Attention to your gutters & downspouts will save you money in the long-term.

Surface Water Damage

Good Surface Drainage. A visual inspection of the terrain surrounding the structure indicates there is positive grade draining away from the house.



Overall - Roof

Overall - Roof

Good. The roof shingles are in sound condition and no visible defects or evidence of water penetration was observed at the time of the inspection. These findings are contingent on weather and precipitation conditions prevailing at the time of inspection and during a reasonable period of time immediately prior to the inspection. If further information is desired we recommend consulting with a licensed roofing contractor. See comments under the Roof Covering > Conditions & Notes sub-headings of this section.

Cross Reference Summary. Please cross-reference the comments in this section with those in the ATTIC section of this report and pertinent sub-headings.

EXTERIOR

Exterior Wall

Exterior Walls

Primary Material: Vinyl Siding. Vinyl siding is one of the most common types of wall coverings in use today. It is both durable and easy to repair &/or replace when damaged. Vinyl siding may be washed with soap and water to maintain its appearance for many years.

Secondary Material:

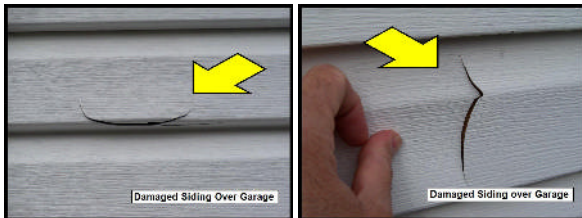
Brick Veneer. Brick veneers are man-made materials often manufactured from Portland Cement, light-weight natural aggregates and iron-oxide pigments to resemble clay bricks. At a fraction of the cost of real brick. Quality brick veneers will look quite genuine adding elegance and beauty to a home although they don't have the longevity of solid brick. Brick veneers also offer a low maintenance exterior.

Conditions & Notes

Good. An external visual inspection of the exterior walls of the building has found the wall covering material to be in sound condition at this time.

Noted during the Inspection;

Minor Damage. Minor damage to the vinyl siding was found above the garage door in several places. This damage is minor and can be easily and inexpensively repaired. Recommend consulting with a qualified siding contractor for further evaluation and repairs as needed. The damage was likely caused by basketballs as a basket was adjacent.



Exterior Trim

Exterior Trim

Good. A visual inspection (using binoculars when needed) has found the exterior trim to be in good condition. Periodic visual inspection of the exterior trim and routine maintenance will ensure the trim continues to be in good condition and will prevent water &/or moisture infiltration.

Repairs Required. A visual inspection (using binoculars when needed) has found the exterior trim to be in need of attention &/or repairs.

The following issues were observed:

Caulking & Paint. Evidence of caulking & paint deterioration was noted at the foot of the columns located at front entry stoop.

Up-dating the caulking and paint on the affected elements is recommended to prevent water &/or moisture infiltration which may lead to more significant issues in the future. Contacting a qualified contractor for repairs is recommended.



Fascia and Soffit/Eaves

Fascia

Fascia. Fascia is a term which describes the vertical surface which spans across the cut ends of the rafters (or the edge of the roof structure) obscuring them from view. Usually the guttering is attached to the fascia often partially or completely obscuring it from view. The fascia on this house are made of;

Metal. Metal fascia is visible. Often metal fascia may also have been installed to protect underlying wood fascia.

Soffits or Eaves. The finished surface below the fascia and rafters is called the soffit or eave. (A soffit is also often installed between the ceiling and the top of wall cabinets in a kitchen, set at a 90 degree angle to the horizontal soffit which projects out from the wall). The soffits on this house are made of;

Metal / Vinyl. Metal / Vinyl soffits are visible. Often metal / vinyl soffits may also have been installed to protect underlying wood soffits.

Vented. The soffits or eaves are vented as part of a passive ventilation system for the attic. Soffit vents typically work in conjunction with ridge or gable vents to create air flow to cool the attic. Adequate attic ventilation contributes to lower cooling costs in the short term and adds to the roof's longevity.

Conditions & Notes

Fascia Good. As the result of an external visual inspection of the fascia, the fascia were found to be in sound condition at the time of this inspection.

Soffits Good. As the result of an external visual inspection of the soffit/eaves, the soffit/eaves were found to be in sound condition at the time of this inspection.

Exterior Doors and Windows

Exterior Doors

Good Condition. The exterior door(s) were tested as part of this inspection and found to be operating correctly. This conclusion is not a guarantee of a measure of physical security offered by the door(s) against forced entry or outside aggressors.

Re-Key or Change Locks. Re-keying the existing locks or changing them altogether is strongly recommended for safety & security reasons.

The following issues were observed:

Basement Walk-out. Screen Door Track. The track for the basement door screen is damaged. The plastic track has been broken in several places and likely would not hold a screen in its present condition. If the installation of a screen door is desired this track will require replacement.



Exterior Windows

Exterior Windows in Good Condition. After a visual inspection of the exterior windows and window frames, they were found to be in good condition. The windows shall be tested from the inside as part of this inspection and whether they are operating correctly will be verified. Any conclusions reached regarding the condition of the windows is not a guarantee of a measure of physical security offered by the door(s) against forced entry or outside aggressors.

The following issues were noted during this Inspection;

Basement Window(s) at Grade. One or more of the basement windows are at grade. This may allow for water &/or moisture to penetrate the interior of the home in the event of heavy rains or deep snow accumulation. Removing some of the dirt built-up adjacent the window to create a space of at least 6 inches between grade and lower window sill is recommended.



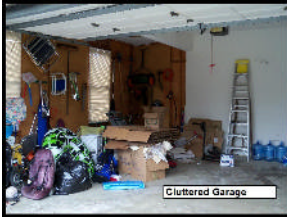
Garage or Carport

Garage or Carport

Attached. The garage is attached to main structure.

Conditions & Notes

Good Condition. Having conducted a visual inspection of the garage, the garage was found to be in good condition at the time of inspection. No issues or concerns were noted. The visual inspection was restricted by a large amount of stored items in the garage.



Porch

Front Porch

Front Porch. The front porch extends only over the front entry. The porch does not have or require railings.
On Grade. The porch is built directly on grade with no space beneath it.

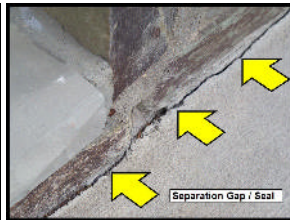
Conditions & Notes

Good Condition. Having conducted an external visual inspection of the front porch, the porch appears to be in good condition. No issues were noted at this time.

Repairs Required. A visual inspection the porch has found the porch to be in need of attention &/or repairs.

The following issues were observed:

Separation Gap. A separation gap has opened between the home's foundation and the porch foundation. Unlike cracks, separation gaps are the natural result of the separation of the foundations of the home and the porch as the porch structure settles over time. Because the two foundations were laid at different times they are not structural element. Monitoring the gap is recommended to ensure the porch is not moving away from the home excessively. If a widening of the gap is noted over time, further evaluation by a qualified contractor is recommended. The gap should be sealed with a silicone or polymer-based sealant to prevent water, moisture &/or insect infiltration.



Deck

Deck

Deck. The deck is located on the front / right / left / back side of the house. The deck has railings and is;
Above Grade / Pier Foundation. The deck was built above grade on wood piers not providing visual access to the space below or a usable area beneath it.

Conditions & Notes

Good Condition. Having conducted an external visual inspection of the front porch, the porch appears to be in good condition. No issues were noted at this time.



Stoops and Stairs

Stoops and Stairs

Basement Walk-Out Stairs. Stoop and steps are made with concrete.

Conditions & Notes

As the result visual inspection the front stoop and stairs they are in sound condition.

Vegetation / Trees

Vegetation / Trees

Trim Vegetation. Trees and/or other vegetation are in contact with the dwelling and possibly and may cause damage to the siding, windows, &/or roof. Trimming the trees and vegetation away from building is recommended. When doing so looking for & repairing any

damaged materials is also recommended.



Driveways

Driveways

Asphalt. The driveway is surfaced in Asphalt.

Conditions & Notes

The following issues were noted;

Minor Cracks. Minor cracks were noticed on the driveway's surface. These cracks are not of structural concern. The cracks should be sealed with a silicone or other polymer-based sealant to prevent water penetration which may lead to further future damage.



Walkways

Walkways

Concrete.

Conditions & Notes

The walkways are in sound condition at the time of inspection.

Retaining Wall

Retaining Wall

Wood.

Conditions & Notes

In Good Condition. The retaining wall(s) are in sound condition.

Overall - Exterior

Overall Exterior

In Good Condition. Exterior is in good condition, no significant defects or evidence of water infiltration was observed at time of the inspection. Please cross reference with previous comments.

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

PLUMBING - BATHROOM

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Note

Well/Septic/Pipes

Well(s) & Septic Tanks Not Inspected. Well and Septic Systems are not included in our visual Inspection. Given the need for specialized training and certification contacting a qualified & certified contractor for the inspection of one or the other system is highly recommended.

Buried Pipes Not Inspected. Buried water supply, distribution, irrigation pipes or pipes dedicated to other uses such as pools & spas, are concealed under ground and as such are not part of this visual inspection.

Entrance Piping Line

Material

Copper.

Conditions & Notes

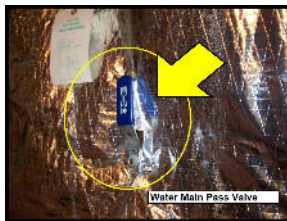
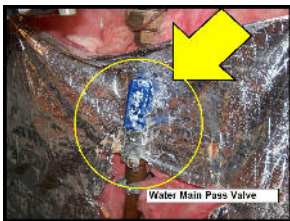
In Good Condition. The visible portion of the water service entry line appears to be functional at time of the inspection and no active leaks were observed nor was undue moisture found in the vicinity to indicate the presence of a leak. This conclusion is based on a visual inspection of the entry line and may be limited by drywall or other factors &/or items.

Main Shutoff Valve Location

Basement, in the storage area, on the front wall of the home.

Conditions & Notes

In Good Condition. The water main shut-off valve appears to be functional at time of the inspection and no active leaks were observed nor was undue moisture found in the vicinity to indicate the presence of a leak. This conclusion is based on a visual inspection of the pass valve and may be limited by drywall or other factors &/or items.



Water distribution interior piping

Type

Copper.

Condition - Functional Water Flow

Good Water Flow. While often running water from several sources simultaneously, good water flow and water pressure from the faucets was noted through-out the home.

Water pressure measure at front hose bib at 65 psi.

Drain, Waste, Vent system

Type

Plastic.

Conditions & Notes

In Good Condition. The visible portions of the water collection & drain lines appear to be functional at time of the inspection and no active leaks were observed nor was undue moisture found in their vicinity to indicate the presence of a leak or leaks. This conclusion is based on a visual inspection of the collection & drain lines and may be limited by drywall or other factors &/or items.



Sump Pump(s) & Floor Drains

Sump Pump(s)

Tested & Operational. The sump pump was tested and found to be functional at time of inspection.

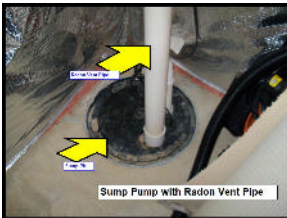
Recommend Battery Back-up. A battery based back-up power supply is strongly recommend. During storms, when the most water flow to the sump is like ly to happen, power outages can potentially render the pump in-operable at a critical time. A sump pump connected to a back-up battery-base source of power will continue to function and greatly reduce the potential for basement flooding and consequent damages to house and property.

Floor Drains

Water in Trap.

Conditions & Notes

Functional.



Exterior Faucets

Exterior Faucets

Faucets Winterized. The exterior faucets appear to be winterized as there was no water flow at the time of the inspection.

Winterizing Pipes & Exterior Faucets. In order to prevent exterior &/or through the wall pipes and faucets from freezing and possibly rupturing, winterizing is required. Simply open the faucets in question and allow the water to run, then shut off the inside pass valve (or hose bib valve) to the faucets allowing the pipes to drain. Winterizing your pipes should be done as soon as night-time temperatures are dipping into the low 40s to avoid water in the pipes freezing and bursting the pipes thus creating leaks and potential flooding. Exterior faucets may be used during the winter months provided they are winterized after each use.

Water Heating

Type

Natural Gas.
Brand: Rheem
Capacity: 75 Gallons
MFD: Sept 1996.

Location

Basement, Storage area.

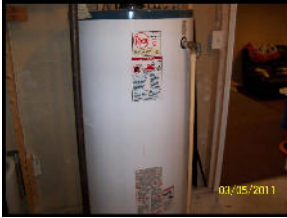
Approx. Age of Unit

Manufacturer's Life Expectancy (MLE). This unit is 15 years old. The Manufacturer's Life Expectancy (MLE) for this type of appliance is 12 to 15 years. Periodically monitoring the unit for rust and leakage is recommended. The aforementioned notwithstanding these appliances will typically outlast their MLE by one or more years.

Conditions & Notes

Heating Properly. The water heater was found to be heating water properly at the time of this inspection. Test temperature registered at 121.1 degrees fahrenheit.

Older Hot Water Heater. The water heater is functional at time of inspection. This water heater is now 15 years old and is at or near the end of its Manufacturer's Life Expectancy (MLE) of 12-15 years. Monitoring the heater for signs of rust which may be indicative of inner tank leaks which presage equipment failure is recommend. Budgeting for a unit replacement in the near to medium future is also recommended.



Bathroom 1

Bathroom1 Location

First floor, Hallway, Half Bath.

Fixtures, Faucets, Showerheads, and Spouts

The bathroom at this location was inspected. The bathroom at this location is equipped with a ventilation exhaust fan. The ventilation exhaust fan was tested and was functioning at the time of this inspection.

Conditions & Notes

In Good Condition. The bathroom at this location appears to be in good working condition at the time of inspection.



Bathroom 2

Bathroom2 Location

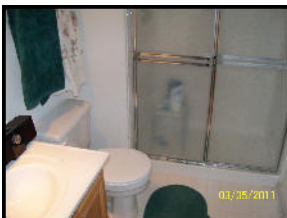
Basement, Hallway.

Fixtures, Faucets, Showerheads, and Spouts

The bathroom at this location was tested. The bathroom at this location is equipped with a ventilation exhaust fan. The ventilation exhaust fan was tested and was functioning at the time of this inspection.

Conditions & Notes

In Good Condition. The bathroom at this location appears to be in good working condition at the time of inspection.



Bathroom 3

Bathroom3 Location

Second floor, Hallway.

Fixtures, Faucets, Showerheads, and Spouts

The bathroom at this location was inspected. The bathroom at this location is equipped with a ventilation exhaust fan. The ventilation exhaust fan was tested and was not functioning at the time of this inspection.

Conditions & Notes

In Good Condition. The bathroom at this location appears to be in good working condition at the time of inspection.

The following issues were noted:

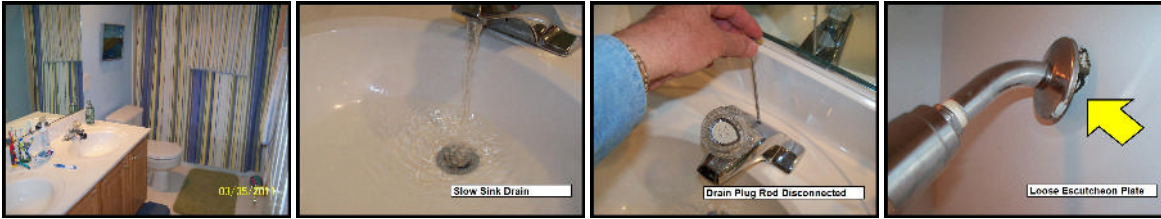
Slow Drain. The sink drain is draining slower than designed to. This may be due to partially clogged or obstructed drain pipes. Further evaluation and cleaning or repairs by a qualified Plumber is recommended.

Faulty Sink Plug. The sink drain stopper is not operating properly. The drain plug rods appear to have been disconnected in the cabinet underneath the sink (possibly due to the presence of small children to prevent flooding). Recommend re-connecting.

Loose Escutcheon Plate. The showerhead escutcheon plate is loose from the wall and exposing pipe's entry hole in the wall. The

escutcheon plate should be flush to the wall and sealed to prevent water &/or moisture from penetrating behind the tile &/or entering the sub-wall space where it may cause decay, mold or other issues. Recommend repairing.

Faulty Ventilation Fan. The ceiling mounted ventilation fan was not operating at the time of this inspection. Ventilation fans are critical in venting hot, moisture-laden air during showers to prevent mildew and mold issues. Recommend repairing or replacing.



Bathroom 4

Bathroom4 Location

Master Bedroom.

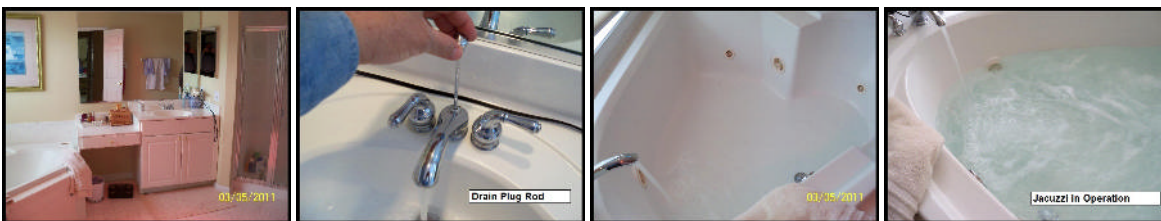
Fixtures, Faucets, Showerheads, and Spouts

The bathroom at this location was inspected. The bathroom at this location is equipped with a ventilation exhaust fan. The ventilation exhaust fan was tested and was functioning at the time of this inspection.

Conditions & Notes

The following issues were noted:

Faulty Sink Plug. The sink drain stopper is not operating properly. The drain plug rods appear to have been disconnected in the cabinet underneath the sink (possibly due to the presence of small children to prevent flooding). Recommend re-connecting.



Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

HVAC

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Energy Source

Type

Zone 1. First & Basement Levels.
Natural Gas

Zone 2. Upper Level.
Electric.

Shut Off Location

Shut-off is located at the individuals units.

Conditions & Notes

Functional for both types.

Equipment Type

Furnace (Type/Capacity/Age)

Zone 1. First & Basement Levels.
Natural Gas
Brand: Carrier
Capacity: 84,000 BTU
MFD: Jun 1996.

Conditions & Notes

Tested & Operating Properly. The furnace and heating system were tested and found to be functional at the time of this inspection Test temperatures at the registers was 115.4 degrees fahrenheit.

The following issues were noted:

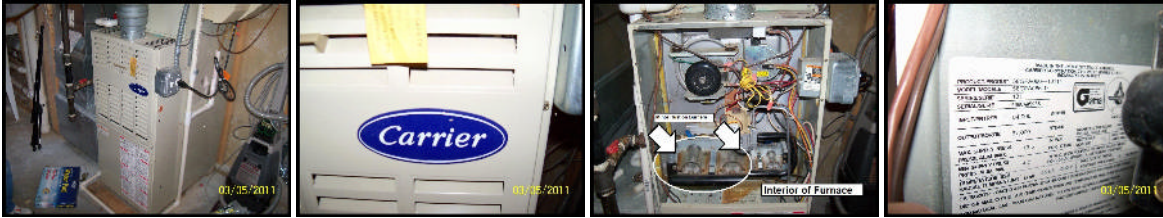
Minor Rust on Burners. Slight rusting noted on the burners. Recommend pointing this out to the HVAC Technician during the routine maintenance check.

Manufacturer's Life Expectancy (MLE). This unit is 15 years old. The Manufacturer's Life Expectancy (MLE) for this type of appliance is 25 years. Periodically monitoring the unit for rust and leakage is recommended. Yearly maintenance is critical for both longevity and safety reasons. With proper maintenance these units will typically outlast their MLE by as much as 10 years.

Yearly Scheduled Maintenance Recommended. Yearly scheduled maintenance of the HVAC system including the furnace is highly recommended in order to ensure the system is operating correctly. Maintenance typically includes cleaning and calibrating the system for optimal & efficient operation as well as ensuring the system is not producing harmful gases which may pose a health hazard to the occupants of the house.

Important Warning!

A faulty gas furnace, especially one with compromised heat exchangers is a serious health hazard due to the potential of Carbon Monoxide entering the air distribution system and negatively affecting residents' health up to and including the possibility of death.



Heat Pump/ Other (Type/Capacity/Age)

Zone 2. Upper Level.

Heat Pump

Brand: Carrier

Capacity: 2 Tons

MFD: Apr 2009.

Conditions & Notes

Tested & Operating. The heat pump was tested for over 2 hours and was found to be operating properly. Test temperatures at the registers was 107.8 degrees Fahrenheit.

Manufacturer's Life Expectancy (MLE). This unit is 2 years old. The Manufacturer's Life Expectancy (MLE) for this type of appliance is 25 years. Periodically monitoring the unit for rust and leakage is recommended. Yearly maintenance is critical for both longevity and safety reasons. With proper maintenance these units will typically outlast their MLE by as much as 10 years.

Manufacturer's Warranty. Given the age of this appliance it should still be under the original Manufacturer's Warranty. Recommend requesting all pertinent documentation, manuals and receipts for this appliance from the sellers.

Yearly Scheduled Maintenance Recommended. Yearly scheduled maintenance of the HVAC system including the furnace is highly recommended in order to ensure the system is operating correctly. Maintenance typically includes cleaning and calibrating the system for optimal & efficient operation as well as ensuring the system is not producing harmful gases which may pose a health hazard to the occupants of the house.

Heat Exchanger

Heat Exchanger

Partially Observed, Not evaluated at the time of the inspection.

Conditions & Notes

Professional Evaluation Required. Given the age & condition of this furnace as well as a lack of maintenance records and the limited visual inspection of the Heat Exchangers, a thorough professional evaluation by a qualified HVAC technician is strongly recommended.



Distribution Type

Distribution Type

Duct Work.

Conditions & Notes

The duct work and distribution system appears to be functional at the time of inspection.

Clean HVAC Distribution Ducts. Due to the age of the house, the possible past presence of pets &/or smokers, cleaning the HVAC distribution ducts is recommended.

Air Filters (Replace Or Clean Air Filters Monthly Is Recommended)

Air Filter Type

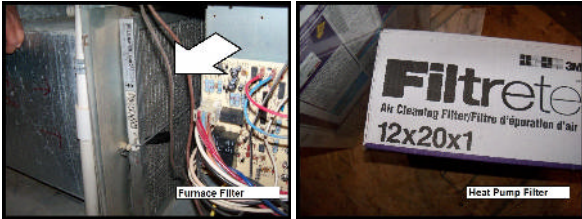
Zone 1. Furnace. Washable, Electrostatic.

Zone 2. Heat Pump. Disposable. 12" x 20" x 1".

Conditions & Notes

90 Day Filters. The use of 90-Day filters for the HVAC system is highly recommended due to greater filtration capacity and consequently better air quality.

Monitor Air Filters. Regardless of the type and projected duration of the filters used (30, 90 day, etc), HVAC air filters should be check periodically and changed as required by the degree of dirtiness at any given point. Clogged filters force the HVAC system to work harder resulting in increase operation costs as well as decreased air quality in the home.



Central Humidifier(s)

Tested / Not Tested

A central humidifier was observed at the furnace in the basement, however not included as part of this inspection.

Conditions & Notes

Testing the operation of the central humidifier is not included as part of this inspection. Recommend contacting a licensed HVAC contractor for further evaluation and service if needed.



HVAC Thermostat

Condition and Notes

The HVAC thermostats appear to be functional at the time of inspection.

A/C Equipment Type and Conditions

Condenser Electric (Capacity & Age)

Zone 1. Main & Basement Levels.
Brand: Carrier
Capacity: 3 Tons
MFD: Oct 1996.

Heat Pump (Capacity & Age)

Zone 2. Upper Level.
Brand: Bryant
Capacity: 2 Tons
MFD: APR 2009.

Conditions & Notes

Zone 1. Main & Basement Levels.

NOTE: Typically A/C units are not tested when temperatures have been below 65 degrees fahrenheit in the past 24 hours or the exterior temperature is not above 70 degrees fahrenheit at the time of testing as test temperatures do not accurately reflect the unit's cooling capacity. Purchase of a Home Owner's Warranty which includes coverage for a faulty A/C Condenser is recommended. Consult with your Realtor for warranty types, coverage and costs.

Older A/C Unit. The air conditioner unit was tested & operating at the time of this inspection, however the unit is at the end of or past its Manufacturer's Life Expectancy (MLE). Recommend budgeting for replacement/repair.

Manufacturer's Life Expectancy (MLE). This unit is 15 years old. The Manufacturer's Life Expectancy (MLE) for this type of appliance is 12 - 15 years. Periodically monitoring the unit for rust and leakage is recommended. Yearly maintenance is critical for both longevity and safety reasons. With proper maintenance these units will typically outlast their MLE by several years.

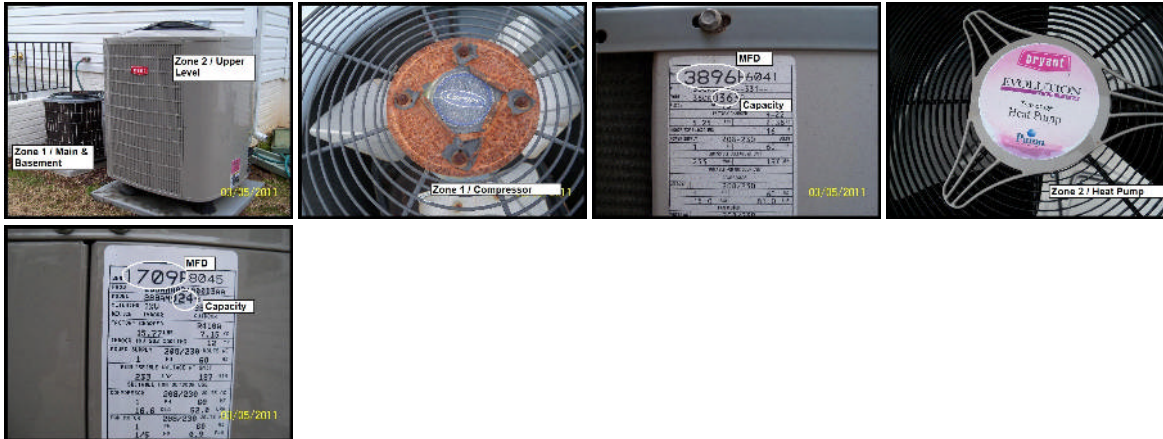
Home Owners Warranty. Due to the age &/or condition of one or more of the home's appliances and major components the purchase of a Home Owner's Warranty is strongly recommended. Because Home Owner's Warranties vary in coverage, deductibles and prices please consult with your Realtor for details.

Zone 2. Upper Level.

NOTE: Typically A/C units are not tested when temperatures have been below 65 degrees fahrenheit in the past 24 hours or the exterior temperature is not above 70 degrees fahrenheit at the time of testing as test temperatures do not accurately reflect the unit's cooling capacity. Purchase of a Home Owner's Warranty which includes coverage for a faulty A/C Condenser is recommended. Consult with your Realtor for warranty types, coverage and costs.

Manufacturer's Life Expectancy (MLE). This unit is 2 years old. The Manufacturer's Life Expectancy (MLE) for this type of appliance is 12 - 15 years. Periodically monitoring the unit for rust and leakage is recommended. Yearly maintenance is critical for both longevity and safety reasons. With proper maintenance these units will typically outlast their MLE by several years.

Manufacturer's Warranty. Given the age of this appliance it should still be under the original Manufacturer's Warranty. Recommend requesting all pertinent documentation, manuals and receipts for this appliance from the sellers.



A/C Distribution

Distribution

Duct Work.

Conditions & Notes

Duct work appears to be functional.

Clean HVAC Distribution Ducts. Due to the age of the house, the possible past presence of pets &/or smokers, cleaning the HVAC distribution ducts is recommended.

A/C Equipment Tested

Equipment Tested

NOTE: Air condition condenser(s) are not tested at this time. Typically A/C is not tested if temperature has not been 65 degrees fahrenheit for 24 hours or above 70 degrees fahrenheit exterior Temperature. In such circumstances a one time start-up warranty is suggested.

Note: Typically A/C is not tested if temperature has not been 65 degrees (F) for 24 hours or above 70 Degrees (F) exterior temperature. In such circumstances a one time start-up warranty is suggested.

ELECTRICAL

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Electrical Entrance Cable

Location and Type

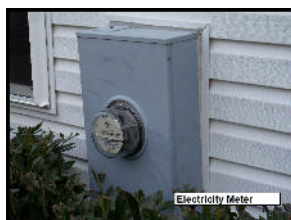
Underground.

Capacity

200 Amps.

Conditions & Notes

The electrical service entrance cable is functional at time of inspection.



Loads Centers (Panels)

Main Panel Location & Type

Basement, Storage Area

Disc. Location

Main circuit breaker located in electrical panel.

Rating (Amps): Panel

200 Amp

Conditions & Notes

The electrical panel is functional.



Branch Circuits & Conductors

Wiring Method:

Romex.

Type

Copper.

Conditions & Notes

Branch circuit wiring and conductors appear to be functional at time of inspection.

Receptacles, Switches, Fixtures, Junction Boxes and Smoke Detectors

Receptacles, Switches, Fixtures, Junction Boxes and Smoke Detectors

All available and accessible receptacles, switches, fixtures, fans and other electrical components were tested during the inspection. Receptacles which are in use or have been painted over could not be tested. All available and accessible GFCI receptacles were also tested and found to be operational.

Given the presence of gas-powered appliances &/or fireplace replacing the existing Smoke Detectors for combination Smoke & Carbon Monoxide Detectors is strongly recommended for safety and health reasons!

Conditions & Notes

Faulty Receptacles. One or more receptacles throughout the house were found to have an open ground, reversed polarity &/or other minor wiring issues. The affected outlets have been marked with a Red Dot for identification. Recommend repairs by a qualified electrician.



Overall - Electric

Overall - Electric

Panel Inspected. After opening and inspecting electrical panel no double taps or other violations were observed at the time of this inspection.

No Issues Found. No significant electrical issues were found during the inspection. If any concerns should exist or arise in the future, contact a certified, licensed Electrical contractor for further evaluation. Please cross reference with the other pertinent headings.

KITCHEN

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Counters & Cabinets

Counters & Cabinets

Countertop and cabinets are secured properly at the time of the inspection.

Conditions & Notes

In Good Condition. The kitchen cabinets are in good condition for their age. Drawers and doors operate properly. Countertops are secured to the cabinets.



Refrigerator

Refrigerator

Kitchen.

Refrigerator Temperature. The temperature in the refrigerator at the time of this inspection was 45.5 degrees Fahrenheit.

Freezer Temperature. The temperature in the freezer at the time of this inspection was 10.1 degrees Fahrenheit.

Frost Free. The freezer was frost free at the time of this inspection.

Ice Maker. An Ice Maker is installed and was producing ice at the time of this inspection.

Water & Ice Dispenser. The water & ice dispenser was tested and found to be operating properly.

Basement.

Refrigerator Temperature. The temperature in the refrigerator at the time of this inspection was 44.7 degrees Fahrenheit.

Freezer Temperature. The temperature in the freezer at the time of this inspection was 2.7 degrees Fahrenheit.

Frost Free. The freezer was frost free at the time of this inspection.

Ice Maker. An Ice Maker is installed and was not producing ice at the time of this inspection.

Water & Ice Dispenser. The water & ice dispenser was tested and found to be operating properly.



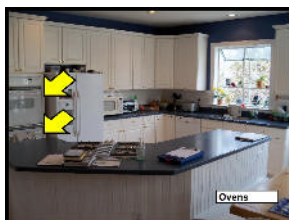
Cooking Appliances

Gas:

Stove Top & Ovens. Both the stove top & the ovens are gas fueled.

Conditions & Notes

Tested & Operating. The stove top & oven were tested and found to be operating properly at the time of the inspection.



Other Appliances

Dishwasher

Tested & Operating. The dishwasher was tested and found to be operating properly at the time of the inspection.

Garbage Disposer

Tested & Operating. The garbage disposal unit was tested and was working properly at the time of this inspection.



Ventilation

Ventilation

In-Counter Ventilation. The cooktop has an integrate in-counter ventilation system which is vented to the exterior of the house.

Conditions & Notes

Tested & Operating. The ventilation fan was tested and was working properly at the time of this inspection.



Floor Covering

Type

Wood.

Conditions & Notes

The kitchen flooring appears to be functional.

Clothes Washer & Dryer

Clothes Washer (Conditions & Notes)

Tested & Operating. The clothes washer was tested and was found to be operating properly.

Clothes Dryer (Type, Conditions & Notes)

Tested & Operating. The clothes dryer was tested and was found to be operating properly. The dryer reached 162.5 degrees fahrenheit during testing.

Vented to the Exterior. The dryer was found to be properly vented to the exterior of the house. Cleaning the dryer vent at least once a year is recommended to remove lint and other build up which may result pose a fire hazard.

Electric. The dryer functions off a 220 Volt electric feed.

Clean Dryer Exhaust Duct. Dryer exhaust ducts accumulate large amounts of lint and other debris over relatively short periods of time. This debris, when subject to high temperatures are a leading cause of home fires. Cleaning the dryer exhaust ducts at least once a year is strongly recommended to prevent this issue. Cleaner ducts will also contribute to more efficient dryer operation and positively impact your energy costs.



Overall - Kitchen

Overall - Kitchen

Good Condition. The kitchen in very / good condition. Counters are secure & in good condition, appliances while not new are in good repair and functioning well.

INTERIOR

Mold

Was Found

No Mold Found. After inspecting house and its components, no evidence of mold was found. Nor were condition of excessive moisture which might indicate a viable habitat for mold growth observed.

Please note that these findings are the result of a visual inspection of those areas of the house which are accessible and are limited by the inability to see through walls, floor and ceilings & their coverings, behind appliances, furniture, cupboards &/or any other object fixed or moveable which may have limited the inspector's ability to located, observe &/or find mold or conditions which might presage the presence or future presence of mold during his inspection of this property.

Walls

Type

Drywall.

Conditions & Notes

Interior walls appear to be functional at the time of inspection.

Ceilings

Type

Drywall.

Conditions & Notes

The interior ceilings appear to be functional at the time of the inspection.

Ceiling Fan

Conditions & Notes:

Ceiling fans are tested and are in working condition at the time of the inspection.

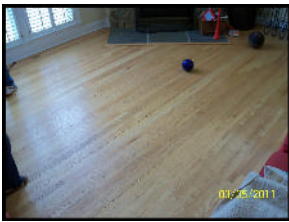
Floors

Type

Hardwood on the main level.
Carpeting in the basement & on the second floor.

Conditions & Notes

Floor coverings appear to be functional at the time of inspection.



Steps, Stairways, Balconies & Railings

Conditions & Notes

The steps, stairways, balconies, and railings appear to be functional at the time of inspection.

Fireplace

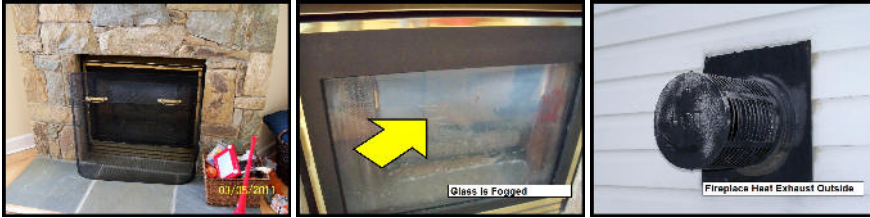
Fireplace

Metal Pre-Fab, Gas burning fireplace.

Conditions & Notes

Tested & Operating. The dishwasher was tested and found to be operating properly at the time of the inspection.

The following issue was noted;
Fogged Glass on Fireplace. The glass on the front of the fireplace is fogged from age & use. Recommend cleaning ir replacing for esthetic reasons.



Over All Doors & Windows

Over All Windows

The accessible interior windows were tested and are functioning at the time of inspection.

The following issue was noted;

Upstairs, Front Bedroom. Faulty Crank Mechanism. The crank mechanism on the right-hand window is damaged. The retracting arm's roller or caster has become worn and as a result the arm becomes derailed and does not open & close the window properly. Recommend further evaluation by a qualified window contractor & repairs as needed. The window has been marked with a Red Dot for identification.

Over All Doors

In Good Condition. All of the accessible doors were tested and the overall condition of the doors found to be good.

Rep # tested %

Representative # Tested 90%.



Overall - Interior

Overall - Interior

Good Condition. The interior of the house is in good condition. No major issues were noted. Some minor cosmetic issues may exist but which are not of structural or operation significance.

ATTIC

ATTIC Moisture / Water Stain

Condensation

No Evidence of Condensation. No evidence of attic condensation was found. Condensation will typically leave telltale signs of rust on the roofing nails in the attic sheathing or deck.

Leaks

No Active Leaks. No evidence of active leaks were observed at the time of the inspection.

ATTIC Insulation

Insulation

Adequate Insulation. The attic was found to have an adequate amount of insulation for our region. According to the U.S. Dept of Energy or DOE, the regional R-Value should be no less than R38.



ATTIC Ventilation

Type

Mechanical.

Attic Fan Low Temperature. The presence of an attic fan was noted when inspecting the attic. However due to low exterior temperatures the attic temperature was below the thermostat setting for the fan and it could not be tested as a result.

Gravity or Passive; Consisting of a combination of soffit & ridge vents.

Conditions & Notes

Attic ventilation appears to be functional at time of inspection.



ATTIC Roof Sheathing & Inspection Method

Type & Access

O.S.B. roof sheathing.

Conditions & Notes

The roof sheathing observed in the attic appears to be functional at the time of inspection.



Inspection Method

Walked the attic.

Overall - Attic

Overall - Attic

Attic is in good condition. There was good ventilation, insulation, and no leaks were observed at the time of the inspection.



Conditon

Construction

Construction

Wood Frame. This Structure has a Wood Frame with Plywood, FTR or O.S.B. sheathing.