Confidential Property Inspection Report

This Property Inspection was completed on August 11, 2017

Prepared for: Client Sample

Prepared by: Pete Ciliberto, Certified Inspector

ASHI Certified Inspector (ACI) - American Society of Home Inspectors (ASHI) #252734

Pennsylvania State Home Inspector - Compliant

New Jersey State Home Inspector License #24GI00138700

State of Delaware Property Inspector License #H4-0000091

PA Department of Environmental Protection (DEP) Certified Radon Tester #2958

NJ Department of Environmental Protection (DEP) Radon Measurement Technician #MET13371

Certified Consultant - International Association of Certified Indoor Air Consultants (IAC2) #IAC2-02-9294

Certified Inspector – Certifications from the Exterior Design Institute (EDI) #PA128:

- *Level 1 EIFS/Stucco Inspector Certification – Exterior Design Institute (EDI)*
- *Level 1 Building Envelope Moisture Analysis Certification – Exterior Design Institute (EDI)*
- *Level 2 Building Envelope Inspector Certification – Exterior Design Institute (EDI)*
- *Level 2 Building Envelope Quality Control Inspector Certification – Exterior Design Institute (EDI)*

Certified Inspector – GAF Commercial Flat Roof & Residential Steep Roof Certified Inspector

For questions about this report please call Pete Ciliberto directly at (484) 748-0288

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REPORT LIMITATIONS

This report is intended only as a general guide to help the client make their 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 the inspector's 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. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the 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.

Any dispute, controversy, interpretation, or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misrepresentation arising out of, from or related to, this agreement or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

NOTE: THE CLIENT AND REAL ESTATE INSPECTIONS (REI) WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.

August 13, 2017

Sample Client

RE: 1234 Not A Real Street
Philadelphia, PA 19101

Dear Client:

At your request, a visual inspection of the above referenced property was conducted on August 11, 2017. 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 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.

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.

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,

Pete Ciliberto, ACI
Real Estate Inspections

CERTIFIED INSPECTOR

Real Estate Inspections

Report: 1234 Not A Real Street, Philadelphia, PA, 19101

ITEMS WHERE ACTION IS NECESSARY

Items called out as ITEMS WHERE ACTION IS NECESSARY are concerns that are material defects or safety issues. These items are considered by the Inspector to be the items where the highest priority for repair or remediation exists.

PLEASE NOTE: As a courtesy to our clients, we often provide an *Estimated Range of Costs to Repair or Remediate* for budgeting purposes. If this appraisal is provided, please consider it a rough estimate. The provision of a scope of work and/or estimates for remedial repairs is not the purpose of this inspection. We STRONGLY encourage the Buyer to obtain competitive estimates for repairs from at least three qualified licensed professional contractors for each item needed remediation.

SITE

Paving Condition:

Walkway Condition:

Action Necessary - The walkways need action. Repair or replacement is indicated. There is heaving noted in the walkways that needs to be repaired to prevent further deterioration or a trip hazard.

***Estimated Range of Costs to Repair or Remediate* = $500 to $700**

ROOF & ATTIC

Attic & Ventilation:

Ventilation Hi/Low:

Action Necessary - There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is necessary to correct this shortage of ventilation. Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed. Exterior air should wash the underside of the roof deck. Any unbalance in the amount of ventilation should favor the lower vents because you don't want to depressurize the attic. The insulation at the roof perimeter should not be squeezed so its less than the R-value of the wall. You can read more at:
http://www.greenbuildingadvisor.com/blogs/dept/building-science/lstiburek-s-rules-venting-roofs

***Estimated Range of Costs to Repair or Remediate* = Further Evaluation Required**

STRUCTURAL

Structural:

Siding Condition:

Action Necessary - There was one or more locations were the inspector observed some type of impact damage on the vinyl siding panels. The panels with the impact damage should be replaced.

***Estimated Range of Costs to Repair or Remediate* = $350 to $500**

Soffit/Eaves:

Action Necessary - Action is needed on the soffit and/or eaves as they are in a deteriorated condition and not performing their designed function. Some of the soffit panels on the left side of the house have become dislodged are hanging loosely. the panels need to be re-seated.

***Estimated Range of Costs to Repair or Remediate* = $350 to $450**

Window Condition:

Action Necessary - There is deterioration or damage to window(s) on the structure that requires action. All of the windows had issues with the balance tube functionality. The windows would not open and close without binding in the frame. This is caused by a failure of the balance tubes. The balance tubes should be replaced in ALL operable windows to ensure proper functionality. Windows are the secondary means of egress in each room and it is essential that the sashes be operational and glide smoothly in the window frames.

***Estimated Range of Costs to Repair or Remediate* = $125 to $175 per window**

Additionally, the inspector observed numerous insulated glass windows have lost their thermal vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency. When the thermal seal has failed, the clouding and discoloration between the glass panes will worsen over time. The thermal insulated glass needs to be replaced in any window where the thermal seal has failed.

***Estimated Range of Costs to Repair or Remediate* = $200 to $250 per window sash**

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning - Primary Unit:

Insulation Wrap on the Suction Line:

Action Necessary - The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.

***Estimated Range of Costs to Repair or Remediate* = $50 to $75**

Heating Plant - Primary Unit:

Carbon Monoxide Tested:

There was NOT a Carbon Monoxide (CO) Tester installed. It is HIGHLY recommended that a CO detector be installed for the safety of the occupants.

***Estimated Range of Costs to Repair or Remediate* = $50 to $75**

ELECTRICAL SYSTEMS

Electrical Outlets:

Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: Outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. Action Necessary - Considering the age of the structure, there should be Ground Fault Circuit Interrupt protected outlets installed in the following areas: Unfinished portions of the basement or any in a crawlspace, garage outlets that are not a dedicated circuit, any outlets on the exterior of the structure, and pool or spa tub areas, wet bar, laundry area.

***Estimated Range of Costs to Repair or Remediate* = $50 to $75 per required location**

Other Electrical Circuitry:

Smoke Detectors:

IMPORTANT - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis. Smoke detectors should be tested by the occupant every month. Smoke detectors do NOT last forever. The U.S. Fire Administration recommends replacing smoke detectors every ten (10) years. if you suspect that the smoke detectors in your home are more than ten (10) years - REPLACE THEM NOW. The batteries in smoke detectors should be replaced every twelve (12) months. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

Electrical Service:

Patio:

Action Necessary - All outside outlets, for safety reasons, should be Ground Fault Circuit Interrupt protected. A GFCI Outlet Should be installed at this location.

***Estimated Range of Costs to Repair or Remediate* = $50 to $75**

Crawlspace:

The electrical outlets in the crawlspace are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in unfinished basement areas or crawlspaces.

***Estimated Range of Costs to Repair or Remediate* = $50 to $75**

PLUMBING SYSTEM

Plumbing:

Supply/Waste Piping Supports:

Action Necessary - The support straps and hangers are missing at the water supply line for the lwan sprinkler system and there is action needed to prevent collapse or breakage.

***Estimated Range of Costs to Repair or Remediate* = $150 to $250**

KITCHEN

Kitchen Appliances:

Dishwasher:

Action Necessary - The dishwasher is not properly fastened to the countertop and/or cabinet framing. The dishwasher should be securely anchored according to manufacturer's requirements. The normal service life for a dishwasher is 8 - 12 years.

***Estimated Range of Costs to Repair or Remediate* = $50 to $75**

LAUNDRY

Laundry:

Dryer Ventilation:

Action Necessary - The dryer ventilation as installed is not functioning properly. Action is required to make the vent work properly. Dryer vents should not be restricted. A vent clogged with lint can create a fire hazard. The International Residential Code (IRC) has the following guidelines: The dryer exhaust ducts shall be constructed of minimum 0.016-inch-thick rigid metal ducts, having smooth interior surfaces, with joints running in the direction of air flow. Exhaust ducts shall not be connected with sheet-metal screws or fastening means which extend into the duct. This means that the flexible, ribbed vents used in the past should no longer be used. The maximum length of a clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5 feet for each 45-degree bend, and 5 feet for each 90-degree bend. The maximum length of the exhaust duct does not include the transition duct. This means that vents should also be as straight as possible and cannot be longer than 25 feet. Any 90-degree turns in the vent reduce this 25-foot number by 5 feet, since these turns restrict airflow. Exhaust ducts shall terminate on the outside of the building or shall be in accordance with the dryer manufacturers installation instructions. Exhaust ducts shall terminate not less than 3 feet in any direction from openings into buildings. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination. Exhaust ducts shall not terminate on the interior of the structure.

***Estimated Range of Costs to Repair or Remediate* = $75 to $150**

BATHROOMS

Master Bathroom:

Tub/Shower Drain:

Action Necessary - The shower drain cover is loose and does not properly seat on the drain. Repairs are required to properly attach the drain cover on the drain line in the shower pan.

***Estimated Range of Costs to Repair or Remediate* = $75 to $150**

Bathroom #2:

Faucet and Supply Lines:

Action Necessary - The faucet assembly is not anchored securely to the countertop. The faucet moves on its base. The faucet body should be securely anchored to the countertop.

***Estimated Range of Costs to Repair or Remediate* = $50 to $75**

OTHER LIVING SPACES

Front Entry & Main Hallway:

Screen/Storm Door:

Action Necessary - There is some portion of the combination storm and screen door that needs repair or replacement. The door closer was not functional. The closer needs to be adjusted or replaced.

***Estimated Range of Costs to Repair or Remediate* = $50 to $150**

POOL/SPA & EQUIPMENT

Skimmer & Basket:

Condition:

Action Necessary - One of the weir doors is missing the flotation on the rear of the door. This minimizes the skimming action is taking place because no surface tension is being created. The flotation must be replaced or the door must be replaced.

***Estimated Range of Costs to Repair or Remediate* = $50 to $150**

Pool Decking:

Child Protection Fencing:

Action Necessary - Holes in the deck posts indicate a child barrier on the deck was installed in the past. The deck gates have been removed negating the child barrier from the deck. There was also no door alarm on the sidling glass door. Make inquiry with the seller about the whereabouts of any fencing materials and check with the local town Building Department as to fencing requirements with regard to the swimming pool.

***Estimated Range of Costs to Repair or Remediate* = $500 to $700**

Pool Enclosure Or Fencing:

Overall Condition:

Action Necessary - The gate is not self-closing and the self-latching mechanism does not work properly. The gate should be modified to be self-closing and the latching mechanism should be self latching and function properly.

***Estimated Range of Costs to Repair or Remediate* = $250 to $450**

ITEMS TO MONITOR and/or MAINTAIN

Items called out as ITEMS TO MONITOR and/or MAINTAIN are essentially maintenance issues and areas of concern that should be monitored. These items may also include minor repairs or remediation items. These are issues the inspector wants to bring to your attention, but are of a lower priority.

SITE

Paving Condition:

Driveway Condition:

Attention Needed - The driveway needs attention and minor repair to prevent further deterioration. The entire asphalt driveway should be sealcoated every three years to extend the life of the surface, protecting it from the sun's ultraviolet rays, which can deteriorate the binder and expose the aggregate. Sealcoating will also prevent water and ice from getting into the pavement and causing it to crumble prematurely.

Retaining Walls:

Condition of Wall and Materials Used:

Attention Needed - The retaining wall requires some repair which is due either to movement. The retaining wall is leaning and considered to be in failure; however, the wall is leaning backwards and it is not being pushed forward from ground pressure. The wall should monitored for future movement. If any movement is observed, the wall should be disassembled and reassembled using proper anchoring technology.

Gas Services:

Location of Meter:

Right side of the structure. Monitor - The pressure regulator vent on the natural gas meter is low to the ground. It is important to make sure that the vent (see photo) is not obstructed by snow or debris.

Electrical Bonding of Gas Piping Systems:

No - The inspector did NOT observe any bonding of the gas piping to the electrical grounding system. It is recommended that a licensed electrician properly install according to the National Electrical Code (NEC®) and National Fuel Gas Code (NFGC).

FOUNDATION

Interior View of Basement:

Basement Windows:

The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.

Staircase Condition:

Attention Needed - Some portion of the staircase needs attention to perform satisfactorily. The handrail is loose and not properly supported. Repairs or adjustments are required.

STRUCTURAL

Structural:

Structural Caulking:

Attention Needed - Several spots around the structure were noted that need to be caulked to prevent potential moisture intrusion.

We recommend using high sealants that are a single component silicone formulation that cures in the presence of atmospheric moisture to produce a durable, flexible and ultra-low-modulus silicone rubber building joint seal, such as Dow

Corning® 790 Silicone Building Sealant, Pecora 890NST, and Sikaflex 15 LM sealant. These sealants can be purchased online at <https://www.amazon.com> or <https://www.kenseal.com>. Caulk joints should be installed per industry standards and manufacturer's specifications.

Thin skim caulking is not acceptable as it will not afford the required protection and will need to be replaced. When caulking and or re caulking. Remove all old caulking and clean and prep the area with an appropriate cleaner and priming agent. The minimum width and depth of any sealant application should be ¼" by ¼". The depth of sealant may be equal to the width of joints that are less than 1/2" wide. For joints ranging from ½" to 1" wide, the sealant depth should be approximately one-half of the joint width. The maximum depth of any sealant application should be 1/2" (13 mm). If the joints are larger than 1" contact the caulking manufacturer for guidance. Backer rods or bond breaker tape should be used for all joint applications.

Deck, Porch or Balcony:

Foundation Condition:

The deck support posts are set in soil. The inspector was unable to determine the depth to which the posts are set and if the posts are set below the frost line.

Fireplace #1:

Chimney Wash or Crown:

Attention Needed - The chimney crown (wash) needs some repair so that it can function as intended. The chimney cap is showing signs of significant rust. Metal chimney caps typically have a life expectancy of approximately 20 years. The chimney cap should be further investigated by a qualified professional chimney technician.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning - Primary Unit:

Approximate Age:

The typical service life for an AC unit is 12 - 15 years. Attention Needed - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future. This unit was manufactured about 1997.

Temperature Differential:

14 F air temperature drop over the coils. This is considered marginal operation and may be due to numerous issues. Servicing is HIGHLY recommended.

Heating Plant - Primary Unit:

Approximate Age:

The typical service life for a forced air natural gas furnace is 18 - 20 years. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future. This unit was manufactured about 1997.

General Operation & Cabinet:

Unit was operational at the time of inspection. Attention Needed - Corrosion is noted on the inside or outside of the cabinet. There was no visible moisture in or on the cabinet. Corrosion is normally due to leaking from the evaporator coil drip pan or leaks in the condensation collection system. The inspector recommends that a qualified professional HVAC technician inspect and service the system as needed.

KITCHEN

Kitchen Plumbing:

Caulking Water Contact Areas:

Attention Needed - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage.

BATHROOMS

Bathroom #2:

Walls:

Attention Needed - The walls in this bathroom show some minor cracks. They do not appear to be a serious structural concern at this time.

GARAGE

Garage:

Safety Reverse Switch on the Automatic Opener:

Yes - The door opener is equipped with an automatic reverse safety switch. Attention Needed - The safety reverse switch worked, but it required more resistance than expected. Adjustment is needed to reverse with less force required. There is an electronic beam safety reverse system installed. It appears to be functional.

ITEMS WHERE FURTHER EVALUATION IS NEEDED

Items where FURTHER EVALUATION IS REQUIRED are items that the Inspector deems further evaluation or servicing may be needed by an expert, licensed engineer, qualified licensed contractor, or specialty tradesman dealing with that item or system.

SITE

Radon Mitigation System:

Radon Mitigation System Observed:

The inspector did not observe a radon mitigation system (passive or active) installed on the structure. It is highly recommended that a radon test be performed to determine the actual radon levels within the structure. Our company, Real Estate Inspections, is a licensed radon testing firm. Ask your inspector for more information about radon testing or call the office at (484) 748-0288 to schedule a radon test.

PLUMBING SYSTEM

Plumbing:

Sewage Disposal Type:

This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system.

The Inspector and the Inspection Company HIGHLY RECOMMEND that the Client have a qualified licensed plumber or technician perform sewer scope to determine the existing condition of the non-visible sewer/waste in the building. This is particularly true for older structures in which the sewer/waste lines/pipes may be made of material other than plastic.

Common sewer line problems are root intrusion, holes, pooling, cracks, and pipe separation. A functioning sewer line may have problems that do NOT currently affect the performance of the line and may NOT present themselves during a property inspection. However, these problems may cause a future sewer backup leading to an unexpected emergency line repair or replacement.

We HIGHLY RECOMMEND having this service performed prior to the end of your inspection contingency period and DEFINITELY before settlement is made on the purchase of the property.

BATHROOMS

Master Bathroom:

Ventilation Fans:

The ventilation fan vents at an unknown location. The inspector did not see any exterior terminations points. If the vent terminates at any location other than the exterior, this may introduce unwanted moisture into the structure. The termination points of the ventilation system should be verified and corrected if required.

Bathroom #2:

Ventilation Fans:

There is an exhaust fan installed in this bathroom, and it is functional.

Powder Room:

Ventilation Fans:

The ventilation fan vents at an unknown location. The inspector did not see any exterior terminations points. If the vent terminates at any location other than the exterior, this may introduce unwanted moisture into the structure. The termination points of the ventilation system should be verified and corrected if required.

ADDITIONAL RECOMMENDATIONS

Items that are ADDITIONAL RECOMMENDATIONS are items that the Inspector recommends to increase safety, energy efficiency, or comfort. These items are NOT issues being "called out" as items that need immediate action, monitoring or maintenance. These items are meant to be suggestion to be considered and to increase the Client's awareness of the topic discussed.

SITE

Utility Services:

Underground Fuel Tanks Noted:

No - There is no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

FOUNDATION

Interior View of Basement:

Mold Disclaimer:

Further Evaluation Recommended - The nationally recognized Standards of Practice for property inspections does NOT require a property inspector to determine the presence of mold or other environmental hazards. The presence of mold and other biological environmental hazards cannot be confirmed without laboratory testing. For this reason, Real Estate Inspections (REI) and/or its employees are NOT responsible for discovering or reporting on the presence or absence or mold or mildew or any other biological environmental hazard. Furthermore, we are not responsible for any damages that arise from or related to mold or mildew or any other biological environmental hazard, even if the biological environmental hazard is a direct consequence of a condition upon which REI reports on and brings to the attention of the Client.

That being said, REI recommends that every Client have an Air Quality Mold Test performed, in the structure being inspected, to determine the presence and existing levels of mold spores and other airborne biological hazards. Airborne mold spores in concentrations of 1000 spores per cubic meter and higher, cause approximately 20% of the general population to present with allergenic symptoms. Additionally, 20% of those with allergenic reactions present with very severe debilitating symptoms.

We HIGHLY recommend further testing for mold concentrations in all areas of the building where a potential for moisture intrusion exists and/or where there is visible evidence of moisture intrusion and/or where any substances consistent with biological hazards are visible.

HEATING, VENTILATION & AIR CONDITIONING

Heating Plant - Primary Unit:

Does each habitable room have a heat source?

Recommendation - The inspector does not comment as to the quantity or amount of air or temperature coming from the supply vent as determining the variables that contribute to the effectiveness of any installed system are well beyond the scope of this inspection. The inspector recommends that an HVAC Air Diagnostic test be performed. An Air Diagnostic is the process of testing your HVAC system through the use of tools to measure the amount of airflow pressure, temperature and humidity at each supply and return grille. The end goal of an HVAC Air Diagnostic test is to determine what repairs are required to the ductwork so that maximum system performance is achieved. The end result is having rooms that are the same temperature, cleaner air, better humidity control and real energy savings.

ELECTRICAL SYSTEMS

Carbon Monoxide Detectors:

CO Detectors:

Recommendation - Carbon Monoxide (CO) poisoning can occur several ways: when flues or chimneys become blocked; when

a furnace has a cracked or rusted heat exchanger; when fuel-burning space heaters, water heaters, gas fireplaces, ovens, ranges or grilles are operated in the home without adequate ventilation; when generators are run in garages, near a door or window; when car exhaust from an attached garage enters the building; and when there's a negative pressure balance between the inside and outside of the structure, preventing adequate venting of combustion gases.

Most occupants will never know when the CO levels rise in space they are occupying. We STRONGLY recommend the installation of CO Alarms. CO Alarms should be installed LOW to the floor at a height of 12" to 16". CO is heavier than air. It is NOT recommended that CO Alarms be installed on the ceiling.

The Consumer Protection Safety Commission (CPSC) recommends that CO alarms be located near areas where occupants spend significant time, where the alarm can wake the occupants if they are asleep. Additional alarms should be installed on each habitable level. Follow the manufacturer's installation instructions for recommended installation height and locations.

Replace CO Alarms Regularly. Most CO Alarms have a life expectancy of three to seven years and should be replaced once they have passed that age. You should check the manufacturer's instructions for any existing CO Alarms to see if they have exceeded their useful life expectancy and need to be replaced. We recommend that "when in doubt…throw it out" and install a new one.

Ground Fault Interrupt Outlets:

Laundry:

This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source. As of 2012, the National Electric Code - Article 210.8 requires GFCI protection for all 125-volt, single-phase, 15- and 20 amp receptacles in laundry rooms.

PLUMBING SYSTEM

Plumbing:

Main Water Line Cutoff Location:

Basement level wall. You should operate the main water valve at least annually to prevent the valve from freezing in the on position; then, should you need the valve, it will be operable.

Sump Pump:

Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system. Installed sump pumps which are idle for long periods of time should be manually operated once a month to ensure proper operation. Check for proper operation of the float and clean any debris that may be on the float or the suction screen. Make sure that the float operates freely without any restrictions. There is a submersible type sump pump installed. There is no backup sump pump installed. The inspector highly recommends installing a battery or water powered (venturi type) backup system. Installing a backup system will ensure system functionality in event of a power failure.

Water Heater #1:

Water Piping Condition:

Attention Needed - There is evidence of encrustation and/or mineral deposits that may be signs of deterioration. However, no leaks are visible. Recommendation - There is no thermal expansion tank installed at the water heater. An expansion tank is a metal tank connected to a buildings water heating appliance designed to accommodate fluctuations in the volume of a buildings hot water supply system. These fluctuations occur because water expands in volume as it gets hot and loses volume as it cools. It is recommended that a plumber properly install a thermal expansion tank at the water heater.

LAUNDRY

Laundry:

Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested. Recommend - The inspector recommends that a single lever washing machine lever be installed to control the water supply to the washer. A single lever shutoff valve controls both hot and cold water simultaneously. Its single lever makes operation easy. It is recommended that the homeowner turn off the water supply to the washer whenever it is not in use.

GARAGE

Garage:

Fire Rated Entry Door to Structure:

Yes - There is a fire rated door separating the garage from the living areas of the house. For safety reasons, there should be a fire rated door or a solid core door, as a minimum, between the garage and living areas of the house. According to the National Fire Protection Association (NFPA) residential fire doors should be "Self-Closing". This means the doors should be equipped with a closing device to cause the door to close and latch each time it is opened.

GENERAL INFORMATION

Client & Site Information:

Inspection Date:
August 11, 2017 1:00 PM.

Client:
Client Sample.

Inspection Site:
1234 Not A Real Street
Philadelphia PA 19101.

Property Occupied?
Yes.

People Present:
Purchaser, Buyers Agent.

Utilities On?
All utilities are turned on at the main utility connection.

Building Characteristics:

Main Entry Faces:
South.

Building Style & Type:
1 Family.

Stories:
2

Space Below Grade:
Basement.

Climatic Conditions:

Weather:
Clear.

Soil Conditions:
Dry.

Outside Temperature (F):
80-90.

SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and 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. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Site:

Estimated age of structure:
The building is 15 - 20 years old.

Site Drainage:
Functional - The lot appears to have adequate drainage to prevent water from ponding. This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser.

Bushes and Shrubs Condition:
Functional - The shrubs and/or bushes have a good appearance. The shrubs and/or bushes have a better appearance than expected. They are neatly trimmed and spaced.

Trees Condition:
Functional - The trees on the site all appear to be alive and in acceptable condition.

Paving Condition:

Driveway Paving Material:
Asphalt.

Driveway Condition:
Attention Needed - The driveway needs attention and minor repair to prevent further deterioration. The entire asphalt driveway should be sealcoated every three years to extend the life of the surface, protecting it from the sun's ultraviolet rays, which can deteriorate the binder and expose the aggregate. Sealcoating will also prevent water and ice from getting into the pavement and causing it to crumble prematurely.

Walkways and Stoop Materials:
Concrete.

Walkway Condition:
Action Necessary - The walkways need action. Repair or replacement is indicated. There is heaving noted in the walkways that needs to be repaired to prevent further deterioration or a trip hazard.

Patio:

Patio Slab Materials:
Concrete overlaid with slate or brick.

Slab Condition:
Functional - The slab is in useable condition.

Patio Foundation:
The patio foundation appears to be stable and in satisfactory condition with no apparent signs of settlement.

Patio Stairs Condition:
The steps are in useable condition.

Patio Lighted:
Yes.

Patio Cover Condition:
Good - The patio cover is in good condition and adds to the usability of the patio.

Rear Patio:

Patio Slab Materials:
Concrete.

Slab Condition:
Functional - The slab is in useable condition.

Fences & Gates:

Fencing Materials:
Vinyl.

Fence Materials Condition:
Good - The materials used in the fencing are in as good or better condition than expected.

Gates and Latches:
The gates and latches are performing as intended.

Retaining Walls:

Location of Retaining Wall:
Rear of house.

Materials Used:
The retaining wall is made of concrete masonry units.

Condition of Wall and Materials Used:
Attention Needed - The retaining wall requires some repair which is due either to movement. The retaining wall is leaning and considered to be in failure; however, the wall is leaning backwards and it is not being pushed forward from ground pressure. The wall should monitored for future movement. If any movement is observed, the wall should be disassembled and reassembled using proper anchoring technology.

Water Drainage:
The water above the retaining wall is correctly directed away from the wall.

Retaining Wall Anchoring:
Yes - The retaining wall appears to have some form of anchoring installed to help minimize movement of the wall.

Utility Services:

Water Source:
City.

Water Meter Location:
Basement level.

Electric Service:
Underground.

Cable Television Service:
Underground.

Telephone Service:
Underground.

Cable Television, Telephone Grounding Wire Verified:
Yes - The cable television and/or the telephone service lines appear to be grounded.

Fuel Source:
Natural gas is provided by a regulated service company or utility.

Underground Fuel Tanks Noted:
No - There is no visible evidence of any underground fuel tank on the property inspected. Note, however, that this inspection is not an environmental analysis of the property.

Sewage Disposal System:
Public Sewers.

Gas Services:

Gas-fired Equipment Installed:
Furnace.

Location of Meter:
Right side of the structure. Monitor - The pressure regulator vent on the natural gas meter is low to the ground. It is important to make sure that the vent (see photo) is not obstructed by snow or debris.

Type of Gas Supply:
Natural Gas.

Gas Appliances in Garage Area?:
None installed in the garage area.

Gas Line Primary Piping Material:
Galvanized.

Secondary Supply Piping:
Black Iron Pipe. Corrugated Stainless Steel Tubing (CSST)

Electrical Bonding of Gas Piping Systems:
No - The inspector did NOT observe any bonding of the gas piping to the electrical grounding system. It is recommended that a licensed electrician properly install according to the National Electrical Code (NEC®) and National Fuel Gas Code (NFGC).

Piping Installation - Routing - Shutoffs - Hangers - Supports:
Gas supply piping as installed appears adequate.

Gas Leak(s) Detected
No combustible gas leaks were detected at the time of the inspection.

Radon Mitigation System:

Radon Mitigation System Observed:
The inspector did not observe a radon mitigation system (passive or active) installed on the structure. It is highly recommended that a radon test be performed to determine the actual radon levels within the structure. Our company, Real Estate Inspections, is a licensed radon testing firm. Ask your inspector for more information about radon testing or call the office at (484) 748-0288 to schedule a radon test.

FOUNDATION

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common 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 curing 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. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Foundation:

Type of Foundation:
Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.

Foundation Materials:
Poured in place concrete, 8 inches or more thick.

Visible Portions of Exterior Foundation Walls:
The exposed portions of the perimeter foundation walls appear to be adequate. Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.

Visible Foundation Wall Cracks at Exterior:
Due to limited visibility, an external portion of the foundation is blocked from view and is not covered by this inspection.

Evidence of Recent Movement:
No - The inspector did not find evidence of recent movement.

Perimeter Foundation Drainage Surface:
The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Footer Drain Tile Noted:
Yes - At least one end of the footer drain exposed to daylight was noted. This inspection does not warrant the effectiveness of the drainage system. I merely noted that there appears to be one present. It is correctly exposed to daylight or to a sump pump pit.

Interior View of Basement:

Interior of Basement Percentage Finished Into Living Space:
The finished interiors are described in the room-by-room portions of the report.

Basement Ceiling Exposed:
Viewing was limited. Only about 5% to 10% of the basement ceiling/floor joists were visible.

Sill Plates Percentage Visible:
Yes - Sill plates were visible from unobstructed areas. Visibility is limited due to insulation of the sill cavities. This is a good energy saver, but it limits the areas available for inspection.

Insulted Rim Joists:
The rim joists (also called band joists) are insulated properly.

Foundation Bolts Noted:
Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation. There was only a random look at these bolts or brackets, and no warranty as to their performance is given.

Percent Interior Foundation Wall Exposed:
The interior view of the foundation is limited to the visible portions of the walls. Only about 5% to 10% of the interior foundation walls were visible. There is limited visibility of the interior portion of the exterior walls due to wall coverings. There may be undesirable conditions in the wall that are hidden from view. Only the readily visible portions of the foundation walls are included as a part of this inspection. It would be necessary to perform a destructive or invasive inspection to verify the condition of the hidden areas. There is limited visibility of the interior portion of the exterior foundation walls due to stored items. Only the visible portions of the walls are included as a part of this inspection. You should re-inspect the walls after the stored items are removed or the structure is vacated.

Conditions Noted in Exterior Walls, Interior View:
The exposed portions of the interior foundation perimeter walls appear to be functional.

Columns and Posts:
The wall under the main beam is finished on both sides making it impossible to determine if there are posts or columns installed or if the wall is load bearing.

Main Beam:
The main beam is enclosed; therefore, it is impossible to determine its condition.

Slab Foundation Floor Type:
A floating slab inside the foundation is used for this structure.

Slab Penetrations Noted:
Sump Pump(s)

Floor Cracks Noted:
No - There were no cracks noted in the visible portions of the slab floor.

Basement Windows:
There are basement level windows. The installed windows are above grade, and no leakage problems are anticipated. ***The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons.***

Interior Stairway Access From:
Main Entry.

Staircase Condition:
The staircase to the basement level appears functional. There are handrails attached and in useable condition. The staircase is lighted. ***Attention Needed - Some portion of the staircase needs attention to perform satisfactorily. The handrail is loose and not properly supported. Repairs or adjustments are required.***

Moisture on Exposed Basement Walls Noted:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Mold Disclaimer:

Further Evaluation Recommended - The nationally recognized Standards of Practice for property inspections does NOT require a property inspector to determine the presence of mold or other environmental hazards. The presence of mold and other biological environmental hazards cannot be confirmed without laboratory testing. For this reason, Real Estate Inspections (REI) and/or its employees are NOT responsible for discovering or reporting on the presence or absence or mold or mildew or any other biological environmental hazard. Furthermore, we are not responsible for any damages that arise from or related to mold or mildew or any other biological environmental hazard, even if the biological environmental hazard is a direct consequence of a condition upon which REI reports on and brings to the attention of the Client.

That being said, REI recommends that every Client have an Air Quality Mold Test performed, in the structure being inspected, to determine the presence and existing levels of mold spores and other airborne biological hazards. Airborne mold spores in concentrations of 1000 spores per cubic meter and higher, cause approximately 20% of the general population to present with allergenic symptoms. Additionally, 20% of those with allergenic reactions present with very severe debilitating symptoms.

We HIGHLY recommend further testing for mold concentrations in all areas of the building where a potential for moisture intrusion exists and/or where there is visible evidence of moisture intrusion and/or where any substances consistent with biological hazards are visible.

Evidence of Insect Infestation:

No - There was no visible evidence of insect infestation on the lower level. This inspection and inspection service is not to be held liable for any representation as to the evidence of or lack of evidence of any wood destroying insects. This was only a visible inspection of the readily available areas of the basement level, and no areas covered by any materials such as wallboard, insulation, furniture, or stored items were included.

Crawlspace:

Crawlspace Entrance:

The crawlspace entrance is adequately sized.

Location of Crawlspace Entrance:
There is an interior entry to the crawlspace.

Crawlspace Ceiling Exposed Percent:
Most of the ceiling is open allowing some visibility of the ceiling/floor joists.

Conditions Noted in Exterior Walls, Interior View:
The exposed portions of the interior foundation perimeter walls appear to be adequate.

Sill Plates Percentage Visible:
Most all of the sill plates were visible.

Foundation Bolts Noted:
Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation.

Moisture on Exposed Crawlspace Walls Noted:
No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Main Beam:
The main beam is made of steel. The main beam installed appears to be adequate and fully functional.

Crawlspace Ventilation:
The cross-ventilation in the crawlspace appears to be adequate.

Crawlspace Inspected By:
The crawlspace was inspected by entering and crawling through.

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Crawlspace Floor:
Concrete.

Posts Condition:
There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.

Evidence of Insects or Animals in Crawlspace:
No - There was no evidence of animal or insect infestation noted.

ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer 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. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including by not limited to solar systems, antennae, and lightning arrestors.

Roofing:

Type Roof:
Hip Roof.

Roof Covering Materials:
Fiberglass composition shingles. Fiberglass mat, asphalt impregnated. Shingles are applied in horizontal rows. The roofing materials appear to be installed in an acceptable manner.

Cover Layers:
The roof covering on the main structure appears to be the first covering. The number of layers was determined by counting the number of layers of shingles or material at the lower edge with consideration given the to the starter course.

Underlayment Noted:
According to current construction standards and manufacturer's installation instructions, the inspector did observe felt paper installed as an underlayment installed beneath the roof covering material. However, this was only verified by lifting the shingles in a couple of locations. The inspector cannot verify that the underlayment was installed correctly or that underlayment was installed on the entire roof surface.

Condition of Roof Covering Material:
Good - The roof covering material is either new or near new, and it appears to be installed correctly.

Estimated Life Expectancy of Roof:
The roof covering material appears to have a remaining life expectancy of 10 years or more, assuming proper maintenance is completed as needed. THE ACTUAL LIFE EXPECTANCY MAY BE LESS. The roof system should be thoroughly evaluated by a qualified licensed reputable roofing specialist to accurately determine the actual life expectancy of the roof covering. The life expectancy given in this report is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.

Slope:
High slope is considered to be 7 in 12, or higher.

Flashing:
The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Means of Roof Inspection:
The surface of the roof was not walked on. However, the inspector used a drone with a camera to inspect the roof, allowing the inspector to view all of the roofcovering up close and from all angles.

Valleys:
The valleys appear to be functional. The valleys on the roof are closed, using either overlapping or interwoven strip shingles from both intersecting roof lines.

Ridges:
The ridge covering material appears to be in functional condition.

Evidence of Leakage:
No - There was no visual evidence of a roof leak from the surface of the roof. However, I cannot determine of leaks are present when inclement conditions are not present during the inspection. It is always possible that roof leaks could be fully concealed at the roof deck and will not show evidence of the leak on interior surfaces until fully saturated.

Roof Gutter System:
The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. The downspouts appear to be clear and functional. The downspouts go into an underground system. I was unable to determine where they empty and if they are functional. It should be determined that the underground downspout drains are functional and that no blockage is present. The best way to determine functionality is to perform a flood test.

Attic & Ventilation:

Attic Access Location:
Hallway ceiling.

Attic Accessibility:
Ceiling scuttle hole.

Method of Inspection:
The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection. The inspector was unable to enter the attic access due to the insulation rating being disturbed as a result of entering the attic cavity. No walk boards were installed for inspection.

Attic Cavity Type:
Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

Roof Framing:
A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls. The rafters or truss system appears to be in functional condition. The rafter spacing is 24 inch on center.


Roof Framing Condition:
The roof framing appears to be in functional condition.

Roof Bracing:
The roof framing as installed seems adequate.

Roof Decking:
The roof decking material is 1/2" plywood sheeting. The builder installed ply clips when installing the sheeting to prevent the sheeting from sagging at the joints.


Evidence of Leaks on Interior of Attic:
There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:
Action Necessary - There is some ventilation installed; however, the existing venting does not allow adequate ventilation for the attic cavity. Action is necessary to correct this shortage of ventilation. Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed. Exterior air should wash the underside of the roof deck. Any unbalance in the amount of ventilation should favor the lower vents because you

dont want to depressurize the attic. Do not use powered attic ventilation or the whirligigs. These types of powered vents can actually pull the conditioned air from the house into the attic. The insulation at the roof perimeter should not be squeezed so its less than the R-value of the wall. You can read more at:
http://www.greenbuildingadvisor.com/blogs/dept/building-science/lstiburek-s-rules-venting-roofs, There are soffit vents installed.

Insulation Clear of Sheathing:
There is at least 1 1/2 inches of clearance between the roof sheathing and the insulation. Having this clearance is good because it will allow airflow to ventilate the attic. This helps to prevent condensation from forming in the attic. It also helps to prevent ice damming that can result when the temperature is below freezing and the insulation is in contact with the decking.

Insulation Noted:
The attic insulation appears to be adequate and properly installed. There is an average of at least 10" of insulation installed.

Attic Ventilation Fan:
Yes - There is an attic ventilation fan installed.

STRUCTURAL

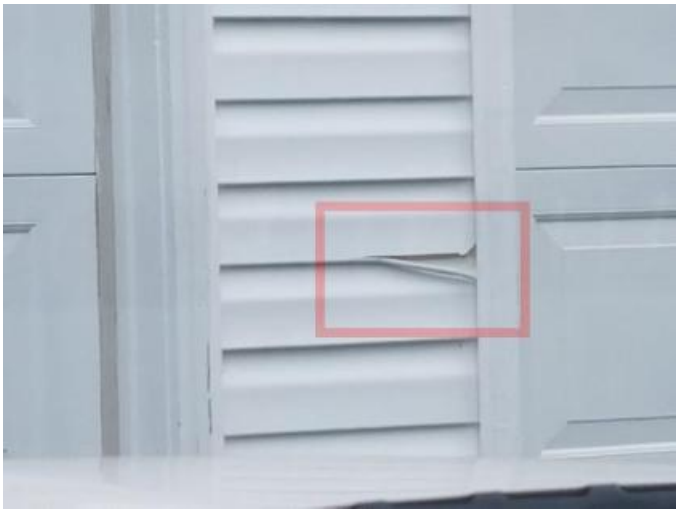
While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Structural:

Type of Construction:
Frame.

Exterior Siding Materials:
Siding materials consist of vinyl siding.

Siding Condition:
Vinyl Siding Observations - ***Action Necessary - There was one or more locations were the inspector observed some type of impact damage on the vinyl siding panels. The panels with the impact damage should be replaced.***



Trim Condition:
The trim is intact and functional. The trim is metal wrapped.

Soffit/Eaves:
Action Necessary - Action is needed on the soffit and/or eaves as they are in a deteriorated condition and not performing their designed function. Some of the soffit panels on the left side of the house have become displodged are are hanging loosely. the panels need to be re-seated.

Fascia & Rake Boards:
The fascia and rake boards appear to be in adequate condition and show only signs of normal wear.

Condition of Painted Surfaces:
The finish or exposed painted surfaces are functional.

Outside Entry Doors:
Good - The outside entry door(s) have insulated glass. The outside entry door(s) is functional as noted from the exterior.

Windows Type:
Single Hung.

Window Condition:
Action Necessary - There is deterioration or damage to window(s) on the structure that requires action. All of the windows had issues with the balance tube functionality. The windows would not open and close without binding in the frame. This is caused by a failure of the balance tubes. The balance tubes should be replaced in ALL operable windows to ensure proper functionality. Windows are the secondary means of egress in each room and it is essential that the sahsed be operational and glide smoothly in thw wondow frames.

Additionally, the inspector observed numerous insulated glass windows have lost their thermal vacuum seal. As a result of losing this seal, condensation between the two panes creates a clouded or streaked appearance. The window still performs the task of keeping the weather out, but it has lost much efficiency. When the thermal seal has failed, the clouding and discoloration between the glass panes will worsen over time. The thermal insulated glass needs to be replaced in any window where the thermal seal has failed.

Window Flashing:
The installed window flashing above the windows appears to be adequate.

Earth-to-Wood Clearance:
There appears to be adequate clearance between the earth and the wood. It is suggested that there should be a minimum of a 6" clearance between the earth and any wood siding or framing materials.

Structural Caulking:
Attention Needed - Several spots around the structure were noted that need to be caulked to prevent potential moisture intrusion.

We recommend using high sealants that are a single component silicone formulation that cures in the presence of atmospheric moisture to produce a durable, flexible and ultra-low-modulus silicone rubber building joint seal, such as Dow Corning® 790 Silicone Building Sealant, Pecora 890NST, and Sikaflex 15 LM sealant. These sealants can be purchased online at <https://www.amazon.com> or <https://www.kenseal.com>. Caulk joints should be installed per industry standards and manufacturer's specifications.

Thin skim caulking is not acceptable as it will not afford the required protection and will need to be replaced. When caulking and or re caulking. Remove all old caulking and clean and prep the area with an appropriate cleaner and priming agent. The minimum width and depth of any sealant application should be ¼" by ¼". The depth of sealant may be equal to the width of joints that are less than 1/2" wide. For joints ranging from ½" to 1" wide, the sealant depth should be approximately one-half of the joint width. The maximum depth of any sealant application should be 1/2" (13 mm). If the joints are larger than 1" contact the caulking manufacturer for guidance. Backer rods or bond breaker tape should be used for all joint applications.

Framing Type:
Platform framing was the chosen style of framing.

Exposed Floor/Ceiling Framing Location:
Basement level ceiling.

Floor Framing Members Size.
The floor framing is constructed with 2" x 12" members. Manufactured floor joists.

Exposed Floor/Ceiling Framing Condition:
The floor/ceiling is framed with 16-inch centers. The exposed portions of the floor framing and ceiling joist members are fully functional. The inspection only refers to the exposed ceiling/floor framing members. This is only a visual inspection and does not comment on unexposed framing members.

Wall Covering Material:
The wall covering material is primarily sheetrock/drywall. Minor cracks and nail pops on the walls, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.

Ceiling Covering Material:
The ceiling covering material is primarily sheetrock/drywall. Minor cracks and nail pops on the ceilings, unless noted in the room-by-room descriptions, are considered normal shrinkage or settling.

Deck, Porch or Balcony:

Structure Type:
Elevated Deck.

Deck/Porch/Balcony Materials:
The inspector was unable to determine the type of wood used.

Condition of Framing Materials:
The framing materials are in functional condition considering their age.

Framing of Deck/Porch:
The framing of the deck or porch was done in an acceptable manner. Due to limited visibility under the deck, I was not able to verify the structural condition of the framing members, if there is correct drainage, or if framing is bolted to the structure.

Deck, Porch, or Balcony Flooring Material Condition:
The decking materials appear to be functional. The flooring material is open slat wood. It is designed for the rain to run off in between the deck boards..

Supporting Posts:
The supporting posts appear to be fully functional.

Foundation Condition:
The deck support posts are set in soil. The inspector was unable to determine the depth to which the posts are set and if the posts are set below the frost line.

Stairs Condition:
The steps are in useable condition.

Deck or Porch Railings:
The railings as installed are functional. The spacing between balusters is 4". This was instituted as a safety issue to prevent small children from getting caught between the balusters.

Fireplace #1:

Location of Fireplace:
Family Room.

Type of Fireplace:
Zero Clearance - There is a zero clearance fireplace installed. It is a metal double or triple walled unit that allows installation within inches of flammable materials rather than the standard 36 inch clearance on standard free standing metal fireplaces.

Fireplace Fuel:
There is a log set installed.

Firebox Condition:
The firebox appears to be sound and useable in its current condition. There is a set of glass doors installed. Used correctly, these will help minimize heat loss when the fireplace is not in use. They also eliminate burning embers from flying into the room during a fire and reduce the volume of room air sucked up the chimney.

Damper Condition:
The flue damper appears to be functional and fully adjustable.

Evidence of Drafting Problems:
No evidence of drafting problems were noted; however, I did not light a fire to determine if it drafts well.

Flue Condition from Firebox:
The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent.

Flue Condition From Roof:
The fireplace flue was not checked from the top side. The access and visibility was limited due to the rain hat and spark arrestor.

Exterior Stack Material:
The exterior fireplace chase is wood framed and enclosed with siding material similar to the structural siding.

Exterior Stack Condition:
The exterior stack appears functional.

Flue Lined:
Yes - The fireplace flue appears to be lined with metal. The inspector was unable to determine the condition of the flue liner due to limited visibility.

Chimney Wash or Crown:
The chimney crown is constructed of metal that is formed to cover the flat surface at the top of the chimney stack. The crown (wash) should be formed so that water and snow sheds off the chimney stack.. ***Attention Needed - The chimney crown (wash) needs some repair so that it can function as intended. The chimney cap is showing signs of significant rust. Metal chimney caps typically have a life expectancy of approximately 20 years. The chimney cap should be further investigated by a qualified professional chimney technician.***

Rain Hat:
Yes - There is a metal rain hat installed. It will help keep rain from entering the flue.

Spark Arrestor:
Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

Chimney Height and Clearance:
Yes - The chimney installation appears to meet clearance requirements. The chimney should extend 3 feet above the roof through which it protrudes or be 2 feet above any surface within 10 feet horizontally, whichever is higher.

Flashing:
The installed flashing around the chimney stack appears to be functional.

Source of Combustion Air:
Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

Hearth Condition:
The hearth extends at least 16 inches in front of the firebox and extends at least 8 inches to either side.

HEATING, VENTILATION & AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This 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. 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. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. 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.

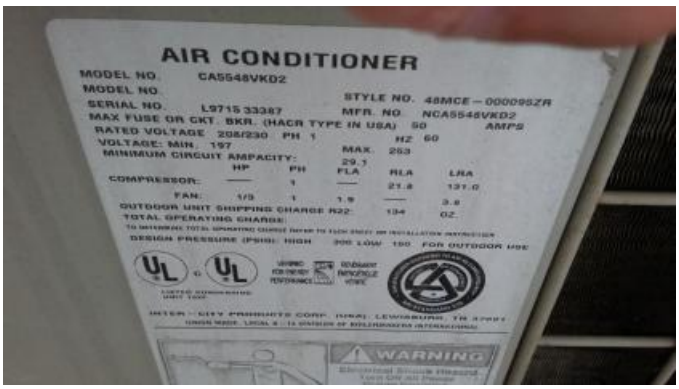
Air Conditioning - Primary Unit:

Brand Name:

System is Arcoaire.

Approximate Age:

The typical service life for an AC unit is 12 - 15 years. Attention Needed - Although this unit was operational during the inspection, the age and/or condition is such that you may need to replace it in the near future. This unit was manufactured about 1997.



Type and Location:

The system is an electricity-powered Split System. The condensing unit is located outside and the air handler is located in the interior of the building. The air handler is connected to the HVAC ductwork. Condenser unit Location - Right side of building.

Unit Tested:

Yes. The scope of this inspection does not include the effectiveness or adequacy of the system.

Insulation Wrap on the Suction Line:

Action Necessary - The insulation wrap for the suction line to the condenser/compressor is either missing or needs replacement. This condition affects the efficiency of the cooling system.

Condenser Clear of Obstruction:
Looks good, fully functional.

Condenser Cabinet Level:
Cabinet is basically level.

Condensing Coil Condition:
The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:
The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

AC Demand Response
No.

Condensate Line:
The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system. There is a condensate pump installed to remove the water from the furnace cabinet.

Temperature at Return Registers:
72 F.

Temperature at Supply Registers:
58 F.

Temperature Differential:
14 F air temperature drop over the coils. This is considered marginal operation and may be due to numerous issues. Servicing is HIGHLY recommended.

Heating Plant - Primary Unit:

Heating System Type:
A forced air furnace is installed as the primary source of heat. The furnace is a newer increased efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.

Heating System Location:
Basement.

Fuel Source:
Natural Gas.

Equipment Description:
Mid-efficiency furnace.

Capacity & Efficiency:
120000 BTUs
80% Efficiency furnace, Single Stage Burner.

Approximate Age:
The typical service life for a forced air natural gas furnace is 18 - 20 years. Although operational at the time of the inspection, the age and/or condition of this unit is such that you may need to replace it in the near future. This unit was manufactured about 1997.

Flues, Vents, Plenum:
The visible portions of the flue/vent system appear to be installed correctly and appear to be functional. The flue connector pipe is metal During this inspection it is impossible to determine the condition of the interior of the flue. The interior of the flue may be deteriorated, but during a visual inspection we were unable to see the interior walls.

General Operation & Cabinet:
Unit was operational at the time of inspection. Attention Needed - Corrosion is noted on the inside or outside of the cabinet. There was no visible moisture in or on the cabinet. Corrosion is normally due to leaking from the evaporator coil drip pan or leaks in the condensation collection system. The inspector recommends that a qualified professional HVAC technician inspect and service the system as needed.

Furnace Temperature Output VS Specs:
The manufacturer recommends a temperature rise of 40-70. The actual temperature rise was within this range.

Burners / Heat Exchangers:
Closed System - Unable to inspect, Burner Flame(s) appear typical.

Pump / Blower Fan:
General condition appears serviceable, The blower assembly appears to be performing normally.

Carbon Monoxide Tested:
There was NOT a Carbon Monoxide (CO) Tester installed. It is HIGHLY recommended that a CO detector be installed for the safety of the occupants.

Secondary Air Adequacy:
Secondary air is the air required in fossil fuel-fired appliances to mix with the products of combustion and for removal of the products of combustion up the flue. Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

Filter Type/Size:
A disposable HVAC filter should be replaced every 30 to 45 days. Air Filter Size - 1" Depth. 14 x 24 x 1.

Air Filters:
The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

Ducts Condition:
The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present. The ductwork appears to be properly installed and supported. There is evidence that the ducts have been cleaned as noted by the repairs made in the ducts.

Duct Insulation in Unheated Spaces:
Exposed ductwork in unheated spaces is insulated adding to the efficiency of the heating and air conditioning systems.

Does each habitable room have a heat source?
Yes. ***Recommendation - The inspector does not comment as to the quantity or amount of air or temperature coming from the supply vent as determining the variables that contribute to the effectiveness of any installed system are well beyond the scope of this inspection. The inspector recommends that an HVAC Air Diagnostic test be performed. An Air Diagnostic is the process of testing your HVAC system through the use of tools to measure the amount of airflow pressure, temperature and humidity at each supply and return grille. The end goal of an HVAC Air Diagnostic test is to determine what repairs are required to the ductwork so that maximum system performance is achieved. The end result is having rooms that are the same temperature, cleaner air, better humidity control and real energy savings.***

Adequate Returns or Undercut Doors:
Yes. The inspector does not comment as to the quantity or volume of air being moved through the return vent as determining the variables that contribute to the effectiveness of any installed system are well beyond the scope of this inspection.

Humidifier Installed:
No.

Normal Controls:
Thermostat is located in the living room. Good - Electronic thermostat controls for central heating and air conditioning are installed. Automatic controls were not tested or overridden.

ELECTRICAL SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Smoke Alarms should be installed in every bedroom, outside each sleeping area, and on every level of your home. Test your smoke alarms every month. Replace all smoke alarms in your home every 10 years.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

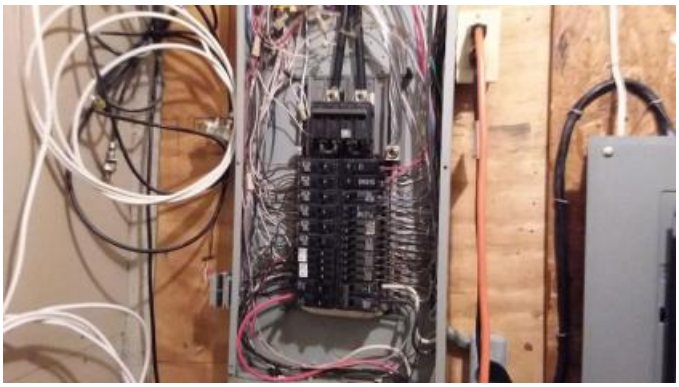
Main Service Ground Verified:
The grounding cable was located, but I was unable to verify continuity or effectiveness of the grounding conductor.

Electrical Distribution Panels:

Main Panel Location:
Basement.

Panel Accessibility:
Yes - The electrical panel is in a location that makes it readily accessible.

Panel Cover Removed:
Yes.



Main Circuit Rating:
200 amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Entrance Cable Size:
The entrance cable size appears to be 4/0 Aluminum. Anti-oxidant paste has been applied.

Main Panel Devices:
Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:
The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Legend Available:
Yes - Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

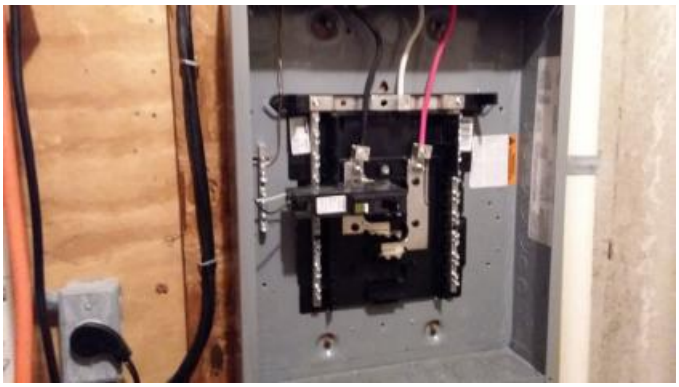
Main Panel Observations:
Circuit and wire sizing correct so far as visible. The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices. Grounding system is present.

Subpanels:

Subpanel(s) Location and/or Type:
At least one or more subpanel(s) have been installed in the basement to provide additional branch circuits.

Subpanel Findings:

Subpanel(s) Findings:
Appears serviceable, The subpanel was properly bonded to the main distribution panel.



Conductors:

Feeder and Circuit Wiring:
Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. This style of wiring is the most up-to-date type of wiring in residential and small commercial structures. Appears serviceable.

Wire Protection/Routing:
Visible wiring appears to be installed in an acceptable manner.

Switches & Fixtures:

General:
A representative sampling of switches was tested. As a whole, switches throughout the building are in serviceable condition.

Electrical Outlets:

General:
A representative sampling of outlets was tested. As a whole, outlets throughout the building are in serviceable condition. There may be some outlets that had issues and, if there were, they will be noted on a case by case basis describing the issues and the location where noted.

Ground Fault Protected Outlets:
At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: Outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock. Action Necessary - Considering the age of the structure, there should be Ground Fault Circuit Interrupt protected outlets installed in the following areas: Unfinished portions of the basement or any in a crawlspace, garage outlets that are not a dedicated circuit, any outlets on the exterior of the structure, and pool or spa tub areas, wet bar, laundry area.

Laundry:
The outlets tested in this room are correctly wired and grounded.

Master Bedroom:
Functional - The outlets tested in this room are correctly wired and grounded.

Bedroom #2:
Functional - The outlets tested in this room are correctly wired and grounded.

Bedroom #3:
Functional - The outlets tested in this room are correctly wired and grounded.

Bedroom #4:
Functional - The outlets tested in this room are correctly wired and grounded.

Living Room:
Functional - The outlets tested in this room are correctly wired and grounded.

Dining Room:
Functional - The outlets tested in this room are correctly wired and grounded.

Family Room:
Functional - The outlets tested in this room are correctly wired and grounded.

Finished Basement:
Functional - The outlets tested in this room are correctly wired and grounded.

Other Electrical Circuitry:

Smoke Detectors:
IMPORTANT - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis. Smoke detectors should be tested by the occupant every month. Smoke detectors do NOT last forever. The U.S. Fire Administration recommends replacing smoke detectors every ten (10) years. if you suspect

that the smoke detectors in your home are more than ten (10) years - REPLACE THEM NOW. The batteries in smoke detectors should be replaced every twelve (12) months. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

Carbon Monoxide Detectors:

CO Detectors:

Recommendation - Carbon Monoxide (CO) poisoning can occur several ways: when flues or chimneys become blocked; when a furnace has a cracked or rusted heat exchanger; when fuel-burning space heaters, water heaters, gas fireplaces, ovens, ranges or grilles are operated in the home without adequate ventilation; when generators are run in garages, near a door or window; when car exhaust from an attached garage enters the building; and when there's a negative pressure balance between the inside and outside of the structure, preventing adequate venting of combustion gases.

Most occupants will never know when the CO levels rise in space they are occupying. We STRONGLY recommend the installation of CO Alarms. CO Alarms should be installed LOW to the floor at a height of 12" to 16". CO is heavier than air. It is NOT recommended that CO Alarms be installed on the ceiling.

The Consumer Protection Safety Commission (CPSC) recommends that CO alarms be located near areas where occupants spend significant time, where the alarm can wake the occupants if they are asleep. Additional alarms should be installed on each habitable level. Follow the manufacturer's installation instructions for recommended installation height and locations.

Replace CO Alarms Regularly. Most CO Alarms have a life expectancy of three to seven years and should be replaced once they have passed that age. You should check the manufacturer's instructions for any existing CO Alarms to see if they have exceeded their useful life expectancy and need to be replaced. We recommend that "when in doubt…throw it out" and install a new one.

Electrical Service:

Patio:

Yes, The outlet is weather protected. ***Action Necessary - All outside outlets, for safety reasons, should be Ground Fault Circuit Interrupt protected. A GFCI Outlet Should be installed at this location.***

Interior View of Basement:

The electrical outlets in the basement level tested as correctly grounded.

Crawlspace:

The electrical outlets in the crawlspace are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in unfinished basement areas or crawlspaces.

Garage:

The electrical outlets in the garage tested as correctly grounded. The garage electrical outlets are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in garages for all circuits except dedicated circuits.

Electric Service Condition:

Utility Services:

The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

Lighting:

Laundry:
Lighting in the laundry is adequate.

Master Bathroom:
The ceiling light and fixture in this bathroom are in functional condition.

Bathroom #2:
The ceiling light and fixture in this bathroom are in functional condition.

Powder Room:
The ceiling light and fixture in this bathroom are in functional condition.

Ground Fault Interrupt Outlets:

Laundry:
This laundry room does not have a Ground Fault Circuit Interrupt outlet installed. The age of the structure may predate the required installation. However, for safety considerations, it is strongly suggested that one be installed at any location within 6 feet of a water source. As of 2012, the National Electric Code - Article 210.8 requires GFCI protection for all 125-volt, single-phase, 15- and 20 amp receptacles in laundry rooms.

Master Bathroom:
There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Bathroom #2:
There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Powder Room:
There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Master Bathroom:
The light switch is functional.

Bathroom #2:
The light switch is functional.

Powder Room:
The light switch is functional.

Master Bedroom:
The light and light switch were functional at the time of the inspection.

Bedroom #2:
The light and light switch were functional at the time of the inspection.

Bedroom #3:
The light and light switch were functional at the time of the inspection.

Bedroom #4:
The light and light switch were functional at the time of the inspection.

Living Room:
The light and light switch were functional at the time of the inspection.

Dining Room:
The light and light switch were functional at the time of the inspection.

Family Room:
The light and light switch were functional at the time of the inspection.

Finished Basement:
The light and light switch were functional at the time of the inspection.

PLUMBING SYSTEM

The following items are EXCLUDED from inspection and reporting: underground pipes or pipes within walls, floors and finished ceilings, remaining life, solar systems, the effectiveness of anti-siphon devices, determination of public versus private water supply and waste disposal systems, operation of automatic safety controls, operation of any valve except water closet flush valves, fixture faucets, and hose faucets. Also excluded are water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site waste disposal systems, foundation irrigation systems, and spas. The condition of walls behind appliances or floors under appliances is not determined since the units are not moved during this inspection.

Area public & private water supplies tend to have a high mineral content that is slightly corrosive to copper pipes, fittings, valves, boilers and hot water heaters. There is always a possibility of future leaks or blockages that did not exist at the time of inspection. You should inspect your plumbing system annually for greenish or whitish signs of corrosion and perform maintenance repairs as required. Expect future repair or replacement of faucet & toilet components through normal wear & tear.

Be advised that the main shut-off valve was not tested during the inspection. You should test the valve if you buy the home.

NOTICE: Homes built before 1987 are likely to have 50:50 lead/tin soldered joints in the copper water pipes. Be advised that lead is a health hazard in high concentrations. We recommend that you have the water tested for lead content in the water supply.

NOTICE: If the property being inspected has a private well, be advised that the Owner of the property (YOU) is responsible for the quality of the water. TESTING FOR BACTERIAL AND CHEMICAL POLLUTANTS IS ADVISED PRIOR TO PURCHASE COMMITMENT AND ON AN ANNUAL BASIS TO PROTECT THE HEALTH OF THE OCCUPANTS.

Water Source:
City/Municipal.

Plumbing Service Piping Size to Structure:
1" water service line from the meter to the main cutoff.

Water Supply Service Piping Material:
The main service line to the structure is copper.

Main Water Line Cutoff Location:
Basement level wall. You should operate the main water valve at least annually to prevent the valve from freezing in the on position; then, should you need the valve, it will be operable.

Visible Mineral Deposits or Encrustations:
No.

Interior Supply Piping Size:
The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

Interior Supply Piping Material:
The interior supply piping in the structure is predominantly copper.

Water Pressure:
Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Exterior Hose Bibs Functional:
The exterior hose bib(s) appeared to function normally. There are no backflow preventer valves installed. Under current standards, backflow preventer valves are required. It would be a good investment to have them installed. The hose bibs installed are not a frostproof type. Exposure to freezing temperature may result in a broken valve or piping. Locate the inside cutoff valve for these hose bibbs, and shut off the water when freezing temperatures are anticipated.

Functional Supply:
By testing multiple fixtures at one time, functional flow of the water supply was verified.

Leaks in the Supply Piping Noted:
No.

Sewage Disposal Type:
Public Sewer System, ***This inspection merely identifies the type of sewage waste disposal system. It does not comment on the adequacy or effectiveness of the system.***

The Inspector and the Inspection Company HIGHLY RECOMMEND that the Client have a qualified licensed plumber or technician perform sewer scope to determine the existing condition of the non-visible sewer/waste in the building. This is particularly true for older structures in which the sewer/waste lines/pipes may be made of material other than plastic.

Common sewer line problems are root intrusion, holes, pooling, cracks, and pipe separation. A functioning sewer line may have problems that do NOT currently affect the performance of the line and may NOT present themselves during a property inspection. However, these problems may cause a future sewer backup leading to an unexpected emergency line repair or replacement.

We HIGHLY RECOMMEND having this service performed prior to the end of your inspection contingency period and DEFINITELY before settlement is made on the purchase of the property.

Waste Line Materials:
The predominant waste line material is plastic.

Waste Piping Condition:
There were very limited or no accessible and/or visible waste lines to inspect; therefore, they are excluded from the scope of the inspection.

Vent Piping Material:
The vent material, as it passes through the roof, is plastic.

Vent Piping Condition:
There were very limited or no accessible and/or visible vent lines to inspect; therefore, they are excluded from the scope of the inspection.

Supply/Waste Piping Supports:
Action Necessary - The support straps and hangers are missing at the water supply line for the lwan sprinkler system and there is action needed to prevent collapse or breakage.

Functional Drainage:
Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable Odors Noted:
No.

Location of Waste Line Cleanouts:
Base of the stack(s) in basement level.

Sump Pump:
Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system. Installed sump pumps which are idle for long periods of time should be manually operated once a month to ensure proper operation. Check for proper operation of the float and clean any debris that may be on the float or the suction screen. Make sure that the float operates freely without any restrictions. There is a submersible type sump pump installed. There is no backup sump pump installed. The inspector highly recommends installing a battery or water powered (venturi type) backup system. Installing a backup system will ensure system functionality in event of a power failure.

Sump Pump Drain Line:
The drainage line from the sump pump is installed in such a manner that water appears to be carried far enough away from the structure to prevent reintroduction. The drain line terminates in an underground location. The inspector was unable to determine where it empties and if it is functional. It should be determined that the underground sump pump drain(s) are functional and that no blockage is present. The best way to determine functionality is to perform a flood test.

Lawn Sprinkler System:
There is a lawn sprinkler system installed. The inspection of the installed lawn sprinkler is beyond the scope of this inspection. Recommend further inspection by a licensed plumber or lawn sprinkler company. There is a backflow preventer device installed for the lawn sprinkler system.

Water Heater #1:

Location:
Basement.

Model/ Serial Number/ Size:
Unit Type: Storage Tank, System is A O Smith.

Approximate Age:
The average service life for a water heater is 10 - 12 years. This unit was manufactured about 2016.

Tank Capacity:
A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

Fuel Source for Water Heater:
The water heater is gas-fired.

Exposed Water Heater Condition:
Good - Rust free and clean. Should provide years of service.

Firebox Condition:
The underside of the tank appears to be in normal condition in relation to its age.

Drip Leg Installed for Natural Gas-Fired Unit:
Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve:
There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition:
The exhaust flue appears to be correctly installed.

Water Piping Condition:
Attention Needed - There is evidence of encrustation and/or mineral deposits that may be signs of deterioration. However, no leaks are visible. Recommendation - There is no thermal expansion tank installed at the water heater. An expansion tank is a metal tank connected to a buildings water heating appliance designed to accommodate fluctuations in the volume of a buildings hot water supply system. These fluctuations occur because water expands in volume as it gets hot and loses volume as it cools. It is recommended that a plumber properly install a thermal expansion tank at the water heater.

Water Heater Fill Valve Installed:
Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls:
The thermostat and temperature controls appear to function normally. Temperature controls for the most economical and relatively safe condition would be set at 130 degrees F. Temperatures in excess of 130 degrees F. are not recommended for both economic and safety reasons. Checking water temperatures is beyond the scope of this inspection, but it can be determined by the use of a simple cooking thermometer.

Drain Valve:
Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:
The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe:
The overflow pipe is correctly installed.

KITCHEN

Kitchen Plumbing:

Faucet and Supply Lines:

Faucets and supply lines appear functional with no leaks noted. There are shutoffs installed for both hot and cold water pipes under the basin. The dish sprayer attachment is functional.

Sink and Drain Lines:

The sink and drainage lines appear to be functional.

Caulking Water Contact Areas:

Attention Needed - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage.

Kitchen Appliances:

Dishwasher:

System is LG. The dishwasher appears to be functional. The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements. Action Necessary - The dishwasher is not properly fastened to the countertop and/or cabinet framing. The dishwasher should be securely anchored according to manufacturer's requirements. The normal service life for a dishwasher is 8 - 12 years.

Range Hood:

The exhaust hood is a filter and recirculating type that will not expel hot air from the kitchen. The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

Range/Oven Fuel Source:

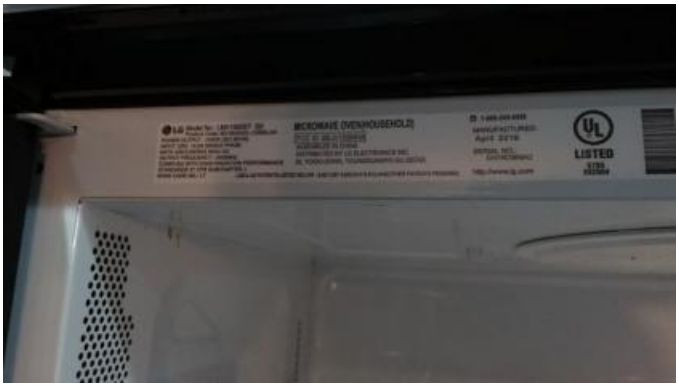
Gas - There is a gas line installed for a range/oven.

Range/Oven:

System is LG. The range/oven appears to be functional. No food was heated up during this inspection. The inspector makes no attempt to determine if the unit has accurate temperature controls. All the range top burners were tested and are functional. The oven also was functional. Temperatures of heat settings were not tested. Gas - The gas cooking elements have a spark type igniter. This eliminates the need for a standing pilot light. The oven is a self-cleaning type. Inspection of this feature requires several hours, and it is not a part of this inspection.

Microwave Oven:

There is a built-in microwave oven installed and mounted within the cabinetry. The inspector visually inspected the microwave oven and tested it using normal controls. The unit was tested by heating a cup of water or a wet paper towel. The unit functioned as intended and heated the test object. The inspection of the microwave oven is very limited and basic. No comment is made concerning how quickly the microwave oven heats, or about functionality of settings adjustments, or about microwave radiation leakage.



Refrigerator:

Water For Refrigerator:

There is a water line for the refrigerator.

Kitchen Interior:

Outside Entry Door:
The outside entry door to the kitchen is functional.

Windows:
The windows and associated hardware in the kitchen are functional.

Walls:
The walls in the kitchen appear to be without significant issues.

Ceilings:
General condition appears serviceable.

Floors:
The floor covering material is hardwood. Good - The floor covering is newer, and it should provide years of service.

Fixtures & Switches:
The ceiling lights in the kitchen are functional. A representative sampling of switches was tested. As a whole, switches throughout the room are in serviceable condition.

Electrical Outlets:
The outlets tested in the kitchen are correctly wired and grounded. As a whole, outlets throughout the room are in serviceable condition. There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within a 6 foot reach of the sink.

Countertops:
The countertops in the kitchen appear to be new, and they should provide years of service.

Cabinets, Drawers, and Doors:
Good - The cabinets in this kitchen are of a better quality than expected.

Closets:
General condition appears serviceable.

Heat Source:
There is a heat source in the kitchen. There is no comment as to the amount of air or temperature coming from the supply vent. There is also an air return vent located in this room.

LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:
Near Garage/Mudroom Entrance.

Entry Door:
The entry door to the laundry room is functional.

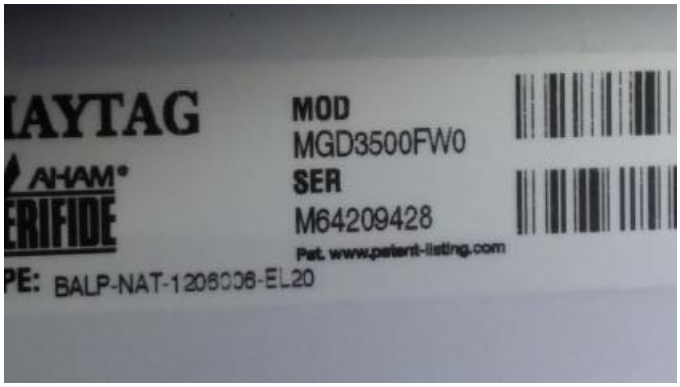
Walls:
The walls in the laundry room appear to be functional.

Ceilings:
The ceiling is functional.

Floor:
The floor coverings are functional. The floor covering material is ceramic or glazed tile.

Windows:
None.

Washer & Dryer
A washer and dryer are installed. Testing of either is not included as a part of this inspection. The inspector did not determine if the washer and dryer will convey with the property.



Washer Hookup:
There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested. Recommend - The inspector recommends that a single lever washing machine lever be installed to control the water supply to the washer. A single lever shutoff valve controls both hot and cold water simultaneously. Its single lever makes operation easy. It is recommended that the homeowner turn off the water supply to the washer whenever it is not in use.

Dryer Hookup:
Yes - There is a gas line provided for a gas dryer. If you have an electric clothes dryer, you will need to have additional electrical circuitry installed.

Dryer Ventilation:

Action Necessary - The dryer ventilation as installed is not functioning properly. Action is required to make the vent work properly. Dryer vents should not be restricted. A vent clogged with lint can create a fire hazard. The International Residential Code (IRC) has the following guidelines: The dryer exhaust ducts shall be constructed of minimum 0.016-inch-thick rigid metal ducts, having smooth interior surfaces, with joints running in the direction of air flow. Exhaust ducts shall not be connected with sheet-metal screws or fastening means which extend into the duct. This means that the flexible, ribbed vents used in the past should no longer be used. The maximum length of a clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5 feet for each 45-degree bend, and 5 feet for each 90-degree bend. The maximum length of the exhaust duct does not include the transition duct. This means that vents should also be as straight as possible and cannot be longer than 25 feet. Any 90-degree turns in the vent reduce this 25-foot number by 5 feet, since these turns restrict airflow. Exhaust ducts shall terminate on the outside of the building or shall be in accordance with the dryer manufacturers installation instructions. Exhaust ducts shall terminate not less than 3 feet in any direction from openings into buildings. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination. Exhaust ducts shall not terminate on the interior of the structure.

Laundry Basin:

No.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bathroom:

Vanity Cabinet:
The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:
The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:
Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition:
The toilet appears to be functional.

Tub:
There is a spa tub installed. The tub was filled with water and the jets activated to observe for proper action. The tub appeared to function properly.

Tub Mixing Valve & Stopper:
The tub mixing valve and the tub unit are in functional condition.

Shower/Shower Head and Mixing Valves:
Functional - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:
The fiberglass shower pan does not appear to leak at this time, Disclaimer - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.

Tub & Shower Walls:
The walls appear to be in functional condition.

Tub/Shower Drain:
Action Necessary - The shower drain cover is loose and does not properly seat on the drain. Repairs are required to properly attach the drain cover on the drain line in the shower pan.

Glass Tub/Shower Door:
Shower Yes - The shower stall has a glass door installed. The glass appears to be safety glass.

Caulking/Water Contact Areas:
The caulking in the water contact areas appears to be functional.

Heat Source:
Functional - There is a heat source in this room.

Entry Door:
Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed.

Walls:
The walls in this bathroom are functional.

Windows:
See notes in the Structural Section regarding windows.

Ceiling:
The ceiling in this bathroom is functional.

Floor:
The flooring in this bathroom is functional. The floor covering material is ceramic or glazed tile.

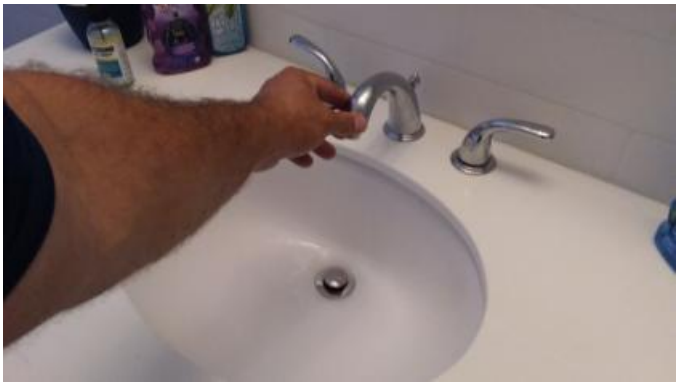
Ventilation Fans:
The ventilation fan vents at an unknown location. The inspector did not see any exterior terminations points. If the vent terminates at any location other than the exterior, this may introduce unwanted moisture into the structure. The termination points of the ventialtion system should be verified and corrected if required.

Bathroom #2:

Vanity Cabinet:
The vanity cabinet and top in this bathroom are functional.

Basin and Drain Fixture:
The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:
There are shutoffs installed for both hot and cold water pipes under the basin. ***Action Necessary - The faucet assembly is not anchored securely to the countertop. The faucet moves on its base. The faucet body should be securely anchored to the countertop.***



Toilet Condition:
The toilet appears to be functional.

Tub:
Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in functional condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

Tub Mixing Valve & Stopper:
The tub mixing valve and the tub unit are in functional condition.

Shower/Shower Head and Mixing Valves:
Functional - The shower, shower head, and mixing valves are all performing as required.

Tub & Shower Walls:
The walls appear to be in functional condition.

Tub/Shower Drain:
Functional - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:
No, There is a shower curtain installed.

Caulking/Water Contact Areas:
The caulking in the water contact areas appears to be functional.

Heat Source:
Functional - There is a heat source in this room.

Entry Door:
Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed.

Walls:
Attention Needed - The walls in this bathroom show some minor cracks. They do not appear to be a serious structural concern at this time.

Windows:
See notes in the Structural Section regarding windows.

Ceiling:
The ceiling in this bathroom is functional.

Floor:
The flooring in this bathroom is functional.

Ventilation Fans:
There is an exhaust fan installed in this bathroom, and it is functional.

Powder Room:

Basin and Drain Fixture:
The basin and drainage fixture appear to be fully functional.

Faucet and Supply Lines:
Faucets and supply lines appear functional. There are shutoffs installed for both hot and cold water pipes under the basin.

Toilet Condition:
The toilet appears to be functional.

Caulking/Water Contact Areas:
The caulking in the water contact areas appears to be functional.

Heat Source:
Functional - There is a heat source in this room.

Entry Door:
Good - Bathroom door is the quality level I expected to see, and it has a privacy lock installed.

Walls:
The walls in this bathroom are functional.

Windows:
See notes in the Structural Section regarding windows.

Ceiling:
The ceiling in this bathroom is functional.

Floor:
The flooring in this bathroom is functional. The floor covering material is natural stone.

Ventilation Fans:

The ventilation fan vents at an unknown location. The inspector did not see any exterior terminations points. If the vent terminates at any location other than the exterior, this may introduce unwanted moisture into the structure. The termination points of the ventialtion system should be verified and corrected if required.

BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor do we comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Master Bedroom:

Entry Door:
The entry door to this room is functional.

Closet:
The closet is functional and of average size.

Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Ceiling Fan:
Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.

Floor:
The floors are in functional condition. The floor covering material is carpet.

Windows:
See notes in the Structural Section regarding windows.

Telephone Access or Jack:
Yes - There is a telephone jack installed in this room. It may or may not be functional.

Cable TV:
Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

Smoke Detector:
There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated. All smoke detectors should be tested and equipped with new batteries immediately.

Bedroom #2:

Entry Door:
The entry door to this room is functional.

Closet:
The closet is functional and of average size.

Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Floor:
The floors are in functional condition. The floor covering material is carpet.

Windows:
See notes in the Structural Section regarding windows.

Telephone Access or Jack:
Yes - There is a telephone jack installed in this room. It may or may not be functional.

Cable TV:
Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

Smoke Detector:
There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated. All smoke detectors should be tested and equipped with new batteries immediately.

Bedroom #3:

Entry Door:
The entry door to this room is functional.

Closet:
The closet is functional and of average size.

Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Ceiling Fan:
Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.

Floor:
The floors are in functional condition. The floor covering material is carpet.

Windows:
See notes in the Structural Section regarding windows.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

Smoke Detector:
There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated. All smoke detectors should be tested and equipped with new batteries immediately.

Bedroom #4:

Entry Door:
The entry door to this room is functional.

Closet:
The closet is functional and of average size.

Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Ceiling Fan:
Good - There is a ceiling fan installed in this room. Used correctly, this can make the room feel more comfortable.

Floor:
Good - The floor covering is newer and should provide years of service.

Windows:
See notes in the Structural Section regarding windows.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

Smoke Detector:
There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated. All smoke detectors should be tested and equipped with new batteries immediately.

OTHER LIVING SPACES

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor do we comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

Front Entry & Main Hallway:

The Main Entrance Faces:
South.

Front Entry Door:
The main entry door to the structure is in functional condition. There is a deadbolt installed on the main entry door, and it is operational. This is a recommended safety feature.

Screen/Storm Door:
Action Necessary - There is some portion of the combination storm and screen door that needs repair or replacement.

Entry Floor:
The entry floor material appearance is good and material is functional. The floor covering material is wood.

Main Hallway:
The main hallway walls and floor are without significant issues.

Smoke Detector:
There is a functional smoke detector installed in the hallway. It was undetermined if the unit is hardwired or battery operated.

Guest Closet:
The guest closet is functional and of average size.

Main Staircase:
The main staircase is appropriately installed. There is a handrail installed. The staircase is adequately lighted.

Upper Level Hallway:
The upper level hallway walls and floor are without significant issues.

Upper Level Smoke Detector:
There is a functional smoke detector installed in the second level hallway. It was undetermined if the unit is hardwired or battery operated.

Living Room:

Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Floor:
Good - The floor covering is newer and should provide years of service. The floor covering material is hardwood.

Windows:
See notes in the Structural Section regarding windows.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

Dining Room:

Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Floor:
The floors are in functional condition.

Windows:
See notes in the Structural Section regarding windows.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

Family Room:

Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Floor:
The floors are in functional condition. The floor covering material is carpet.

Windows:
See notes in the Structural Section regarding windows.

Telephone Access or Jack:
Yes - There is a telephone jack installed in this room. It may or may not be functional.

Cable TV:
Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

Fireplace:
Yes - There is a fireplace in this room. It has a satisfactory visual appearance. An inspection was completed on the fireplace. It is under the Structural Section.

Finished Basement:

Closet:
The closet is functional and of average size.

Walls:
The walls in the room appear to be functional.

Ceiling:
The ceiling is functional.

Floor:
The floors are in functional condition. The floor covering material is carpet.

Windows:
The windows and associated hardware in this room are all functional.

Cable TV:
Yes, Jack - There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

Heat Source Noted:
There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent. There is an air return vent located in the room.

Smoke Detector:
There is a smoke detector installed in the room. It is undetermined if the unit is hardwired or is battery operated. All smoke detectors should be tested and equipped with new batteries immediately.

GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

Garage:

Garage Type
The garage is attached.

Size of Garage:
Two car garage.

Number of Overhead Doors
There is a single overhead door. The overhead doors are made of steel. The garage door is insulated. This is an energy saving benefit.

Overhead Door and Hardware Condition:
The overhead door is in satisfactory condition, and it is functional.

Automatic Overhead Door Opener:
The overhead door opener appears to function appropriately. Testing the remote control for the automatic opener is not included as a part of this inspection.

Safety Reverse Switch on the Automatic Opener:
Yes - The door opener is equipped with an automatic reverse safety switch. Attention Needed - The safety reverse switch worked, but it required more resistance than expected. Adjustment is needed to reverse with less force required. There is an electronic beam safety reverse system installed. It appears to be functional.

Floor Condition:
The garage floor is functional and has a satisfactory appearance. Due to stored items on the garage floor, I was unable to determine the condition of the portions of the floor that are not visible.

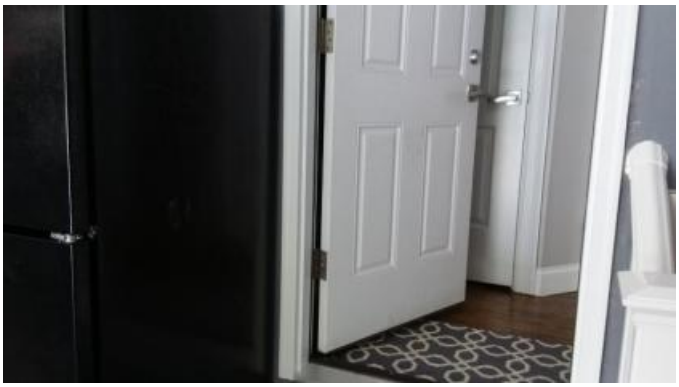
Garage Walls Condition:
I was unable to determine if the installed sheetrock is fire rated. The wall covering and framing appears to be without significant issues.

Fire Rated Ceiling:

I was unable to determine if the installed sheetrock is fire rated.

Fire Rated Entry Door to Structure:

Yes - There is a fire rated door separating the garage from the living areas of the house. For safety reasons, there should be a fire rated door or a solid core door, as a minimum, between the garage and living areas of the house. According to the National Fire Protection Association (NFPA) residential fire doors should be "Self-Closing". This means the doors should be equipped with a closing device to cause the door to close and latch each time it is opened.



Garage Foundation:

The visible portions of the foundation under the garage appear to be functional.

POOL/SPA & EQUIPMENT

Inspection was limited to those areas which are above ground or water level. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Purchasers are encouraged to ask sellers about the existence of any past or present leaks in the pool, spa or associated equipment. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Testing of backflush mechanisms is beyond the scope of this inspection. Pilot lights on LP gas pool heaters are not lit during the inspection.

General Comments:

The existing pool is an in-ground vinyl liner pool. The pool and liner system appeared to be in good condition.

Pool Surface:

Type:
Vinyl. Liner is relatively new, with little fading. When new, most vinyl pool liners have expected service lives of 8-10 years.

Condition:
Good overall condition.

Pool Coping:
There was no pool coping. The concrete pool deck extended over the edge oof the pool structure.

Skimmer & Basket:

Condition:
The skimmer(s), skimmer door(s), and basket(s). Appeared to be in good condition. ***Action Necessary - One of the weir doors is missing the flotation on the rear of the door. This minimizes the skimming action is taking place because no surface tension is being created. The flotation must be replaced or the door must be replaced.***

Hand Railings:

Condition:
Good.

Pool Light:

Operable. The pool light(s) were operable, using normal controls, at the time of the inspection.

Pumping Equipment:

Pump Motor Manufacture Date:
Unknown. Appears newer.

Pump & Motor:
Hayward brand pump. 1.5 HP motor. Good.

Evidence of Water Leakage:
None noted.

Hair/Lint Filter:
Good- no significant air bubbles noted.

Pressure:
The pressure gauge indicated normal pressure between 10 and 20 PSI.

Chlorinator:
None.

Visible Plumbing Line:

Condition:
The visible plumbing lines were all in satisfactory condition with no signs of leakage.

Heaters:

Type & Condition:

Natural gas. System has rusting within and is in fair condition, primarily due to its age. System operated properly at the time of inspection.

Gas Supply:

The gas supply was natural gas that had been hard piped from the structure. There was a shut-off valve located at the heater.

Electric Controls:

Subpanels:

Action Necessary - The bonding wire that connected to the subpanel(s), outlet(s), switches, and timer(s) appears to been disconnected (see photo). All bonding should be thoroughly evaluated and certified to be properly bonded.

Timers:

Timer is serviceable.

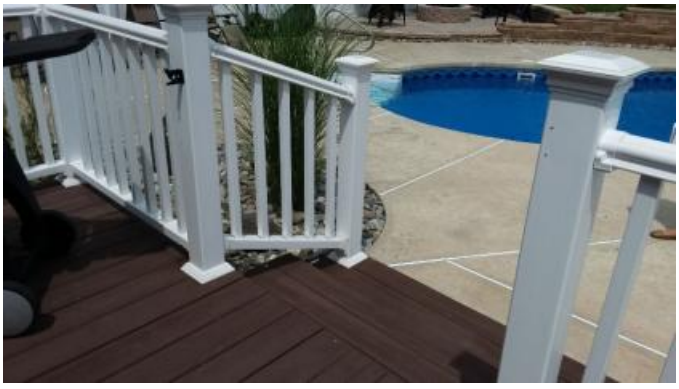
Pool Decking:

Type & Condition:

Scored concrete/Keystone.

Child Protection Fencing:

Action Necessary - Holes in the deck posts indicate a child barrier on the deck was installed in the past. The deck gates have been removed negating the child barrier from the deck. There was also no door alarm on the sidling glass door. Make inquiry with the seller about the whereabouts of any fencing materials and check with the local town Building Department as to fencing requirements with regard to the swimming pool.



Pool Enclosure Or Fencing:

Overall Condition:

There is a fence installed around the rear yard which meets the minimum height requirement. ***Action Necessary - The gate is not self-closing and the self-latching mechanism does not work properly. The gate should be modified to be self-closing and the latching mechanism should be self latching and function properly.***

Spa/Hot Tub:

Surface:

Fiberglass- Good overall condition.

Operation:

Pump and motor operate properly and hydrojet action is good at all jets. Indicator light on the flow through heater operated, signaling proper operation. Air blower is operational.