

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: May 15, 2009.
TIME OF INSPECTION: Started at - 3:00 p.m. Inspection concluded at approximately - 6:00 p.m.
CLIENT NAME: Jane Doe.
INSPECTION LOCATION:



204 Main St.

INSPECTION CITY/STATE/ZIP: Small Town USA.

CLIMACTIC CONDITIONS:

WEATHER: Overcast.
SOIL CONDITIONS: Dry.
APPROXIMATE OUTSIDE TEMPERATURE: 60-70.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: West.
ESTIMATED AGE OF HOUSE: Built in 1926.
BUILDING TYPE: 1 family.
STORIES: 3.
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Town.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Buyer's agent, Purchaser.

REPORT LIMITATIONS

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

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; 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; intercom; 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.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people 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.

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

MATERIAL: Masonry block, Vinyl siding.
CONDITION: Overall appears in good serviceable condition. Minor vinyl siding repair at rear of home.



TRIM:

MATERIAL: Metal, Some wood.
CONDITION: Maintenance required; Typical repairs as needed to trim surfaces which may include replacing any damaged / crack wood or metal trim, securing/resetting nail heads. Maintain caulking as needed around window areas.

CHIMNEY SYSTEMS:

MATERIAL 1: Brick. Services; Heating system, Water heater, Fireplace.
CONDITION 1: Chimney crown maintenance needed. Crown noted for loose mortar/cracks, ect. Repairs as needed. Comment: Chimneys often need maintenance work or repair, most commonly is the crown at the top of the chimney in need of some sort of maintenance or repair. Mortar between bricks can loosen or damage to the brick face can occur, this condition is called spalling. In time water seepage into the brick itself, combined with weather conditions over an extended period can result in this type of damage. The key is periodic maintenance and inspections on the chimney itself. Chimney sweeps are the preferred maintenance and repair contractors that specialize in this type of work. Oftentimes names of these people can be obtained from a chimney sweep or a fireplace accessory shop.



OUTLETS/LIGHTING:

CONDITION: Exterior lighting appears serviceable. No exterior outlets were noted.

BASEMENT/LOWER LEVEL:

STAIRCASES: Handrail is loose, unsafe condition.



**BASEMENT
AREA &
OBSERVATIONS:**

Basement is finished. Leakage stains or damaged area was noted from a previous plumbing problem under bathroom area. Inquire with the home owner on the nature of any past/present leakage problems.



**FOUNDATION
BASEMENT
WALLS-TYPE
CONDITION -
WALLS:**

Concrete block.

Appears serviceable. Some areas were not fully visible due to - Finished wall surfaces. The best defense against water seepage is good drainage away from the foundation walls.

**COLUMNS/
SUPPORTS:
CONDITION -
COLUMNS/
SUPPORTS:**

Support system is a bearing concrete block wall(s).

**FLOOR JOISTS:
CONDITION -
FLOOR JOISTS:**

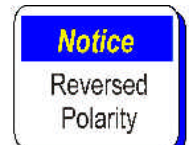
Area is not fully visible.

2x8 in place, set 16" o.c.

This item is not fully visible due to finished ceiling surface.

**LIGHTING
FIXTURES &
OUTLETS:**

Reverse polarity on some receptacles are noted on wall surfaces. Inspecting above suspended ceiling is difficult at times and these areas may hide open electrical, missing cover plate, ect, which is considered a safety hazard, we recommend that you inspect fully after you take position and make any correction. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation.



**BASEMENT
FLOOR:
DRAINS NOTED:**

Floor is concrete. Some surfaces not visible due to - Floor coverings.

None noted. Drain(s) covered over? I recommend that you consult with a plumber for further evaluation of the drain system.

WINDOWS:

Type of windows - Wood single pane. NOTICE: Security is lacking. This type of window is not considered to be good security and should be consider for improvements or replacement.

ROOF SYSTEM

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

ATTIC:

ACCESSIBILITY Attic is full size. Accessible through - Access is provided thur a stairwell.
ACCESS
CONDITION: Staircase is narrow, under the 36 inch standard. Handrail is missing, safety hazard. Viewing was limited due to finished wall surfaces.

TYPE OF FRAMING: Conventional framing. 16 o.c. Type of roof decking is: 1 inch roof boards.

ATTIC STRUCTURE: Some decking surfaces are discolored (mold surfaces), this condition is usually caused by a either a past or present lack of proper ventilation in the attic area. Consult with a qualified environmental abatement contractor for further information, evaluation testing and repairs information.



VENTILATION: Ventilation is provided through roof vents.
CONDITION: Ventilation blocked/minimal. Additional attic ventilation is recommended in accordance to today's standards. Consult with a qualified roofing and or ventilation contractor for further information on this subject.

INSULATION: Fiberglass- Blown/Loose fill. Insulation is installed in the following areas - between ceiling rafters, between floor joist

INSULATION CONDITION: I recommend that you consult with a qualified insulation contractor for further information on adding insulation to the home.

DEPTH & R VALUE: 5-6 inches. R-19.

ROOF:

STYLE: Gable.
TYPE & AGE: Composition shingles, one layer is noted. Approximate age of roof in years is - 12 to 15. Appears to be a 30 year type shingle.

ROOF ACCESS: Walked on roof.

ROOF COVERING STATUS: General condition appears serviceable in respects to the age of the roof.

EXPOSED FLASHING:

TYPE OF ROOF

FLASHING:

CONDITION

Metal.

Notice: Counter flashing is not Let-Into the mortar joints at brick chimney. This appears to be seldom done these day by roofing contractors. Corrections is recommended or at best periodic inspections are advised, additional sealant maybe be required in these areas in the future to guard against water entry.

GUTTERS & DOWNSPOUTS:

TYPE:

CONDITION:

Gutters and downspouts are - metal.

Some general maintenance needed. Gutters are not secured to home. Route downspouts away from the building. Subsurface drains noted, but Not Tested. THEY ARE NOT PART OF THIS INSPECTION. Good drainage away from the foundation is the best prevention to guard against seepage into the basement areas.

PLUMBING:

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

MAIN LINE & LOCATION:

MATERIAL:

Water supply line from street is a lead supply line. **NOTE:** Most experts on lead agree that the corrosion that has formed in the line after many years provide to a degree a protective coating against harmful deposits being taken into the drinking water supplied through the main line. However, you may wish to consider having the water tested as a precaution to find out the lead content in the water supply. Inquire as well with your local building authorities on any city government plans to replace the material and at what cost to you should it become necessary to replace this material. For further information on the subject of lead in the drinking water, you should consult with your own experts on lead and water testing.

PRESSURE:

CONDITION:

Water pressure appears serviceable. Water pressure noted at - 60 psi.

SUPPLY LINES:

MATERIAL:

Combination of materials; Galvanized, Copper, Plastic.

CONDITION:

Damage/Defects noted - Corrosion / Leakage noted at some joints and valves. Potential for major cost, obtain preliminary estimates. Have a qualified licensed plumbing contractor evaluate and make repairs as needed. This item could not be fully inspected due to covered ceiling and or wall areas.



WASTE LINES:

MATERIAL:

Cast Iron, Galvanized, some plastic.

CONDITION:

Lines not fully visible. A Plumbing contractor should be called to make a full evaluation on the plumbing vent system. Some lines may not be properly vented. Area suspected is the laundry area in basement.



HOSE FAUCET:

MATERIAL:

Number of sill cocks noted - Two. Cut off type. You may wish to consider installing frost proof and anti siphon type in future.

CONDITION:

Sample operated, appeared serviceable. **DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.** Add vacuum breakers. A vacuum breaker is a inexpensive anti siphon device that threads directly on to the end of the hose faucet to prevent contamination of the water. This may occur should a hose be left on the ground surface during storm activity.

WATER HEATER

TYPE: Gas.
BRAND: Brand name of the unit - Bradford White.
SIZE & AGE: 40 Gallon unit. Age of unit in years is approximately - 11.
LOCATION: Basement.
INSTALLMENT: A gas cutoff valve is installed. Flue vent intact. Pressure relief valve noted, not tested. A water shutoff valve is installed.
CONDITION: Unit appears serviceable.
RECOMMENDATIONS / OBSERVATIONS:

NOTED: Water temperature was noted to be far above the recommended setting and is considered a safety hazard. We recommend that you dial down to below 120 degrees Fahrenheit, 112 to 115 degrees is the recommended setting. Any temperature settings above 120 degrees could also result in injury from scalding water. High water heater settings will result in addition sediment collecting inside at the base of the tank and or corrosion to build up on the plumbing supply line entering the tank usually on the hot water supply side. Periodic maintenance and inspection of a water heater is always recommended no matter the age of the unit. Refer to manufacture's reference manual for maintenance tips on cleaning and servicing of your water heater system. These inspections will help to extent the life of the unit.

FUEL SYSTEM:

**METER / TANK -
CONDITION:**

Meter is location on - Exterior. Meter appears serviceable. Lines corrosion proofed where visible. Noted: service line is not properly capped off with a plug behind laundry wall access panel, THIS IS A SAFETY HAZARD!



ELECTRICAL SYSTEM

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

SERVICE:

TYPE: Overhead. 120/240 Volt. Meter - OK.
CONDITION: Appears serviceable. Sealant is recommended to guard against moisture from entering the meter.

ELECTRICAL PANELS:

MAIN PANEL

LOCATION: Basement.

PANEL

CONDITIONS: Appears serviceable.

MANUFACTURE: Thomas & Betts. Circuit breaker system.

PANEL SERVICE: 100 amp. Rating - 125 amp Max.

GROUNDING: Ground system appears serviceable. Grounding system noted at - bus bar, water pipe or meter, ground stake.

Inspector Notes: Main breaker/block fuse noted in panel, not tested. Circuit and wire sizing correct so far as visible. NO ANTI-OXIDANT ON ALUMINUM WIRING: Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste, applied to the exposed ends of wiring and provided to prevent the formation of non-conductive aluminum oxide. While no signs of overheating or problems are evident at this point in time, you should request your electrician apply some to the below mentioned wires the next time he is called out for other work. No room / or minimal room was noted for expansion of panel circuits. Panel is with the benefit of complete labeling list.

120 VOLT CIRCUITS: 13.

240 VOLT CIRCUITS: 3. Noted for: Air Conditioner, Stove, Pool main for sub panel.

SUBPANEL 1

LOCATION & CIRCUITS: Basement. Number of 120V circuits - 4.

SUB PANEL

NOTES: Circuit and wire sizing correct so far as visible. Panels are without the benefit of complete labeling.

CONDUCTORS:

ENTRANCE

CABLES: Aluminum. Appears serviceable.

BRANCH

WIRING: Copper. Copper Clad Aluminum. Appears serviceable.

SWITCHES & OUTLETS:

CONDITION:

The following item's were noted for repair/correction for safety purposes. See report areas for location(s) for correction if not already indicated. Reverse polarity is noted. Reversed polarity in an outlet is simply the improper connection of wires to the outlet itself, and is easily correctable. Because of the nature of this work however, I suggest you leave the repair to a licensed electrician. Some electronic appliances sustain damage when connected to reversed polarity outlets. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation in the home in accordance with today's standards at the proper locations, see report & areas noted as a recommendation for installment. GFCI's are a device designed to detect ground faults or stray currents. The device will trip like a circuit breaker in less then 1/40th of a second. Testing should be done periodically to determine if they are working properly. Few outlets were noted on some living areas. Stored items prevent access and testing at some outlets and switches. Have a licensed electrician make further evaluation and corrections as needed.

HEATING - AIR CONDITIONING

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

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

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

HEATING SYSTEM 1 DESCRIPTION:

LOCATION OF PRIMARY UNIT:	Basement.
BRAND NAME:	Make noted to be - Bryant.
SYSTEM TYPE:	Forced Air. 80% Plus energy efficient. Note: Furnaces currently being manufactured since the mid 1990's must achieve a lease a 78% efficiency rating (AFUE Annual Fuel Utilization Efficiency).
FUEL TYPE AND NOTES:	Natural Gas. Hot surface polite ignition.
CAPACITY OF UNIT:	BTU/H Input- 110,000.
AGE IN YEARS:	Approximately age of unit - 11.
PRIMARY UNIT:	Appears operational.
BURNERS/HEAT EXCHANGERS:	Closed System - Unable to inspect. Unit ignition - OK. Burner Flame(s) appear typical. A Carbon Monoxide test was taken on inspection of the heating, no readings were detected.
PUMP/BLOWER FAN:	Appears Serviceable.
COMBUSTION AIR:	Appears serviceable.
VENTING:	System appears to be lacking a proper flue liner and chimney cap or vented door for this type of efficiency heating system. It is mandatory that one be applied to prevent damage to the exterior brick due to the high moisture content in the exhaust gases. Consult with your heating contractor about the installment on one for this type of system.
AIR PLENUM:	Appears serviceable.
AIR FILTERS:	Filter is - electronic type. Suggest cleaning/changing filter.
HUMIDIFIER:	Humidifier system installed. Evaporator, plate type. Humidifier requires maintenance cleaning, filter replacement. Period cleaning of a humidifier system to remove mineral deposits is required. Refer to manufactures' instructions on replacement of evaporator pads as needed depending on the type of system installed, and what the cleaning and adjustment of the water shut off and float assemble.

**NORMAL
CONTROLS:**

Appears Serviceable. Thermostat OK. Thermostat is a programmable type-energy saver. Temperature rise within specification, appears serviceable. Limit Control safety OK.

**GENERAL
SUGGESTIONS:**

Suggest cleaning/servicing blower motor, electronic igniter or pilot light, venting system and burners. Suggest servicing annually. We further recommend the installment of a carbon monoxide detector (of good quality) at the appropriate locations as a safety device in all homes. For best results install detectors near sleeping quarters at least 5 feet above floor level is recommended. However, always refer to the manufactures specifications and recommendations on the installment requirements.



AIR CONDITIONING 1:

TYPE: Electric. Central air conditioning system. Split system type(evaporator inside and condenser outside).

MANUFACTURER: Make is a - Bryant.

**A-COIL
CONDITION:** Not Inspected. No readily means of access available, one should be provided for.

**POWER
SOURCE:** 230 Volt. Electrical disconnect present.

**COMPRESSOR
AGE IN YEARS:** Air conditioning systems of this type have expected service lives of 10 to 15 years. Any component of a central cooling and heating system which is over 10 years age is categorized as being in fair condition, primarily due to its increased likelihood of breakdown and need for replacement in the future. Any service life in excess of 15 years is in the realm of a gift and should be viewed as such. Approximate age of unit in years - 11.

**CAPACITY OF
UNIT:** 3 ton unit.

**RETURN AIR
TEMPERATURE:** 64.

**SUPPLY AIR
TEMPERATURE:** 44.

**AIR
TEMPERATURE
DROP:** A temperature test at the return & supply air ducts was made. Using a 14 to 22 degree reference scale we subtract the numbers. A 16 to 20 degree range is considered good depending on the age of the unit. Temperature reading - 20.

**SYSTEM
CONDITION:** General condition appears serviceable.

**CONDENSATE
LINE:** Condensate line installed.

**NORMAL
CONTROLS:** Appear serviceable.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the existence or source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

ENTRANCE DOORS

MAIN ENTRY

Main entrance is a solid core wood door. Adjustments/Repairs needed on door for tight closing or proper operation. Door is difficult to operate. Weather stripping Damaged/Missing. Paint/Finish needed.

STORM DOOR 1: SIDE ENTRANCE DOOR(S):

Storm door is - metal. Appears serviceable.

STORM DOOR 2:

Standard side/rear door is solid core wood. Noted: This type of exterior door is not considered a good security door and should be consider for replacement.

Storm door is - vinyl insulated type. Appears serviceable.

INTERIOR DOORS:

TYPE & CONDITION:

General conditions appear serviceable. Some doors won't Latch/Rub/Lock properly.

WINDOWS:

TYPE: CONDITION:

Wood. Double hung, Single pane.

Some windows are hard to operate or require other repairs proper operation. Some windows are hard to operate or painted closed. Damaged/broken sash cords, ropes or balances viewed. Have a qualified person or licensed contractor make a evaluation and estimate on repairs needed.

Notice

Repairs
Needed

INTERIOR WALLS:

MATERIAL & CONDITION:

Plaster. General condition appears serviceable.

CEILINGS:

TYPE & CONDITION:

Plaster. General condition appears serviceable.

FLOORS:

TYPE: Carpet. Wood.
CONDITION: General condition appears serviceable. Re- finishing the floor surface maybe required. Have a qualified floor finisher evaluate for repair and provide a estimate for cost.

ELECTRICAL:

CONDITION: Reverse polarity noted. Area(s) noted - Attic room, second story hallway.



CEILING FANS

CONDITION: Ceiling fan(s) are operational.

STAIRS & HANDRAILS:

CONDITION: Interior stairs serviceable. Stair handrail serviceable.

SMOKE / FIRE DETECTOR:

CONDITION: Smoke detectors are either damaged or loose, this is a Safety Hazard! Additional detectors are recommended. Testing of detectors should be preformed on a routine basis.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE 1; Location: Living Room. Original masonry type, Gas operated unit. Standing polite.

CONDITION 1: Some mortar joints require repair, tuck point mortar joints with a fire rated mortar mix. Damper is operational.

COMMENTS / RECOMMENDATIONS 1:

A soft copper or aluminum gas supply line was noted. These connectors are no longer approved for use as a gas line connector. As a safety precaution we recommend the use of hard steel black pipe be used as a replacement on long lengths of this tubing (which have been known to leak) and the proper (code recommended) flexible gas approved connector be used in it's place. A proper gas shut off should be installed within three feet of the appliance.
NOTED: No gas shut off was found outside the unit, consider installing one.



KITCHEN - APPLIANCES - LAUNDRY

KITCHEN AREAS:

KITCHEN SINK &

CONDITION:

Cast iron, porcelain coated. Appears serviceable, some wear is noted to the surface.

FAUCET

CONDITION:

Faucet is serviceable. Hand sprayer appears serviceable.

PLUMBING

OBSERVATIONS:

Corrosion noted on joints and or valves, monitor for leakage periodically.

DRAIN

CONDITION:

Drain is serviceable.

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable. Wiring appears serviceable.

DISHWASHER:

CONDITION:

DISHWASHER- DRAINLINE IS WITHOUT AN AIR GAP: An air gap is required in the drain hose running from the dishwasher to the main drain under the sink. Air gaps assist in positive drainage and act to prevent clogging, as well as serving to prevent back siphoning in the event the sink becomes clogged. This line, located under the sink, is usually made of rubber or copper. The easiest way to create an air gap is to raise the drain hose at some point along its route so it passes 6 inches ABOVE the elevation at which it empties into the main drain. Wire or some other means of support can easily be installed to insure the hose stays in place. A licensed plumber can make this repair in a few minutes.

RANGE/COOK TOP AND OVEN:

TYPE:

Electric. Free-standing.

CONDITION:

Good condition or newer appliance.

OBSERVATIONS

&

RECOMMENDATIO

NS:

240V line -OK. Some extension cords were noted to be in use behind stove.

VENTILATION:

TYPE AND

CONDITION:

A combination microwave and exhaust fan is installed. Fan/Hood operational. Internal venting unit.

REFRIGERATOR:

TYPE:

Electric.

CONDITION:

Appears in good serviceable condition and operating at proper temperature settings.

OTHER BUILT-IN:

**REFRIGERATOR
WATER
DISPENSER**

Saddle valve noted to be attached to bath supply line. This is not a good connection and could leak..

MICROWAVE: Appears serviceable.

TRASH COMPACTOR:

CONDITION: Appears serviceable.

INTERIOR COMPONENTS:

COUNTER TOPS: Counters are Formica (plastic laminate). Good condition.

CABINETS: Good condition.

**WALLS &
CEILING:** Plaster. Appears in good condition.

FLOORS: Hardwood. Some wear to surface is noted.

**WINDOWS/
DOORS:** Hard to operate or did not open.

**SWITCHES &
OUTLETS &
FIXTURES:** Outlets within 6 feet of the sink are not GFCI protected. Few or one outlet noted. Additional outlets maybe required in the future.



LAUNDRY/UTILITY

LOCATION: Basement.

**WALLS &
CEILINGS &
FLOORS:** Walls and ceilings appear serviceable. NOTED: Floor is built up over the concrete slab.

**SINK & FAUCET
CONDITION:** A laundry sink is provided. Faucet appears serviceable. Plumbing supply / washer hook up appears serviceable. Add vacuum breaker.

**DRAIN
CONDITIONS;** Unable to fully view drain connections due to the built up floor installment. See plumbing section report area on venting.

**LIGHTING &
OUTLETS:** Appears serviceable. Recommend Ground Fault Circuit Interrupter be added.

WASHER & DRYER:

WASHER: Washer was not operated at the time of inspection.

DRYER: Dryer was not operated at the time of inspection.

**OBSERVATIONS
&
RECOMMENDATIO
NS:** NOTICE: Venting system is- Flexible/Corrugated aluminum. We recommend only rigid metal venting material be used in it's place as a safety measure. Gas service is provided. Gas line service and shut off appear serviceable. No 240V outlet noted.

GARAGE - CARPORT

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

TYPE:

LOCATION: Detached, Two car.

ROOF:

TYPE & AGE: Composition shingles, one layer is noted. Approximate age of roof in years is - 12 to 15.

**ROOF COVERING
STATUS:**

Same as house report. Appears serviceable/within useful life.

GUTTERS & DOWNSPOUTS:

TYPE: None. Consider installing a gutter system in future to provide better drainage control away from the garage foundation.

WALLS:

MATERIAL: Vinyl siding.

CONDITION: Siding is nailed to tight and or the proper overlap was not provided for on the north side. **COMMENT:** Vinyl siding expands and contracts up to 1/4 of a inch as the weather and temperature changes. It is important that manufacture specifications be followed according to proper nailing and application procedures that would allow for expansion and contraction to that place. Otherwise, siding damage may occur when temperature change.

TRIM:

MATERIAL: Wood.

CONDITION: General condition appears serviceable. Paint/Finish needed.

FLOOR:

CONDITION: Slab appears serviceable. Typical cracks noted. Floor is not fully visible, due to stored items.

INTERIOR

**WALL AND
CEILING
SURFACES**

General conditions inside garage appear serviceable.

ELECTRICAL:

CONDITION: Recommend updating to a grounded system that meets today's standards. No/ Minimal electrical outlets were noted in garage.

GARAGE DOOR(S):

TYPE: Garage door(s)- Metal.

CONDITION: Appears serviceable. Minor damage is noted.

**AUTO OPENER &
REVERSE:**

No automatic garage door opener noted.

SERVICE DOOR(S):

CONDITION: Solid core wood. Poor Condition.

WINDOW(S):

WINDOWS: Windows appear serviceable. Paint/finish needed.

MISCELLANEOUS:

Recommend improving grading around garage for proper drainage.

BATHROOMS

BATHROOM AREA

BATH LOCATION: Upstairs.

SINK TYPE & CONDITION: Type of sink(s)- One piece (same as counter top). Good condition.

FAUCET & CONDITION: Faucet(s) is serviceable. Water shut off valves were noted under sink and operational.

DRAIN & CONDITION: Drain(s) appear serviceable.

COUNTER TOP & CABINETS: General condition appears serviceable.

CONDITION OF TOILET(S): Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Low water volume is noted at the tub area. Slow drainage. Have a qualified plumber evaluate and make the necessary repairs as needed.



TUB/SHOWER AREA:

SHOWER STALL:

Walls are tile. Tub/Shower areas appear serviceable.

Walls are tile. Shower stall and area appear serviceable. Caulking and/or re-grouting is needed to prevent water intrusion. Glass door enclosure appears serviceable.

BATH VENTILATION:

Ventilation is window. Consider installing an exhaust fan to provide additional ventilation.

WALLS & CEILING:

FLOOR:

FIXTURES & OUTLETS:

Wall and ceiling - General conditions appear serviceable.

Flooring material is Tile. Appears serviceable.

No GFCI protection, recommend one be installed.



BATHROOM AREA

BATH LOCATION: Downstairs.

SINK TYPE & CONDITION: Type of sink(s)- Wall Mount. Sink(s) appear serviceable.

**FAUCET &
CONDITION:**

Water pressure seemed lower than normal.

**DRAIN &
CONDITION:**

The following problems were noted at the drain: Rust / Corrosion noted at drain line, maintenance recommended. The potential for leakage is noted.

**CONDITION OF
TOILET(S):**

Appears serviceable.

**BATH
VENTILATION:**

Ventilation is window. Consider installing an exhaust fan to provide additional ventilation.

**WALLS &
CEILING:**

Wall and ceiling - General conditions appear serviceable.

FLOOR:

Flooring material is Vinyl Tiles. Appears serviceable.

**FIXTURES &
OUTLETS:**

Appears serviceable. A Ground Fault Circuit Interrupter is installed and operational.

GROUNDS

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

DRIVEWAY:

TYPE: Concrete.
CONDITION: General condition appears serviceable. However, drainage appears to slope toward garage and may enter during heavy rains.

SIDEWALK:

TYPE: Concrete.
CONDITION: General condition appears serviceable.

FRONT PORCH(S) & STEPS:

TYPE & CONDITION: Porch slab concrete. Appears serviceable.
STEP / RAILS: Step(s) are concrete & brick. Deterioration to the brick / mortar. **THIS MAY POSE A TRIPPING HAZARD!** A qualified masonry contractor evaluate conditions and make repairs as needed.



PATIO:

TYPE: Patio blocks.
CONDITION: General condition appears serviceable.

GRADING:

SITE: Restricted drainage noted at rear of home. improve conditions along with landscaping. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

Notice

Potential For
Water Entry

LANDSCAPING:

CONDITION: Maintained.

OUTBUILDING/SHED:

TYPE: Vinyl siding. Wood.

CONDITION: Roof appears serviceable/within its useful life.

EXTERIOR: Structure appears serviceable. Basic maintenance and repairs to surfaces as needed. Door is marginal.

**INTERIOR
OBSERVATIONS:**

No rat wall is provided. A rat wall is a concrete slab placed under the shed to prevent rodent activity which is a requirement in many communities.

FENCES & GATES:

TYPE: Chain link.

CONDITION: General fence conditions appears serviceable.