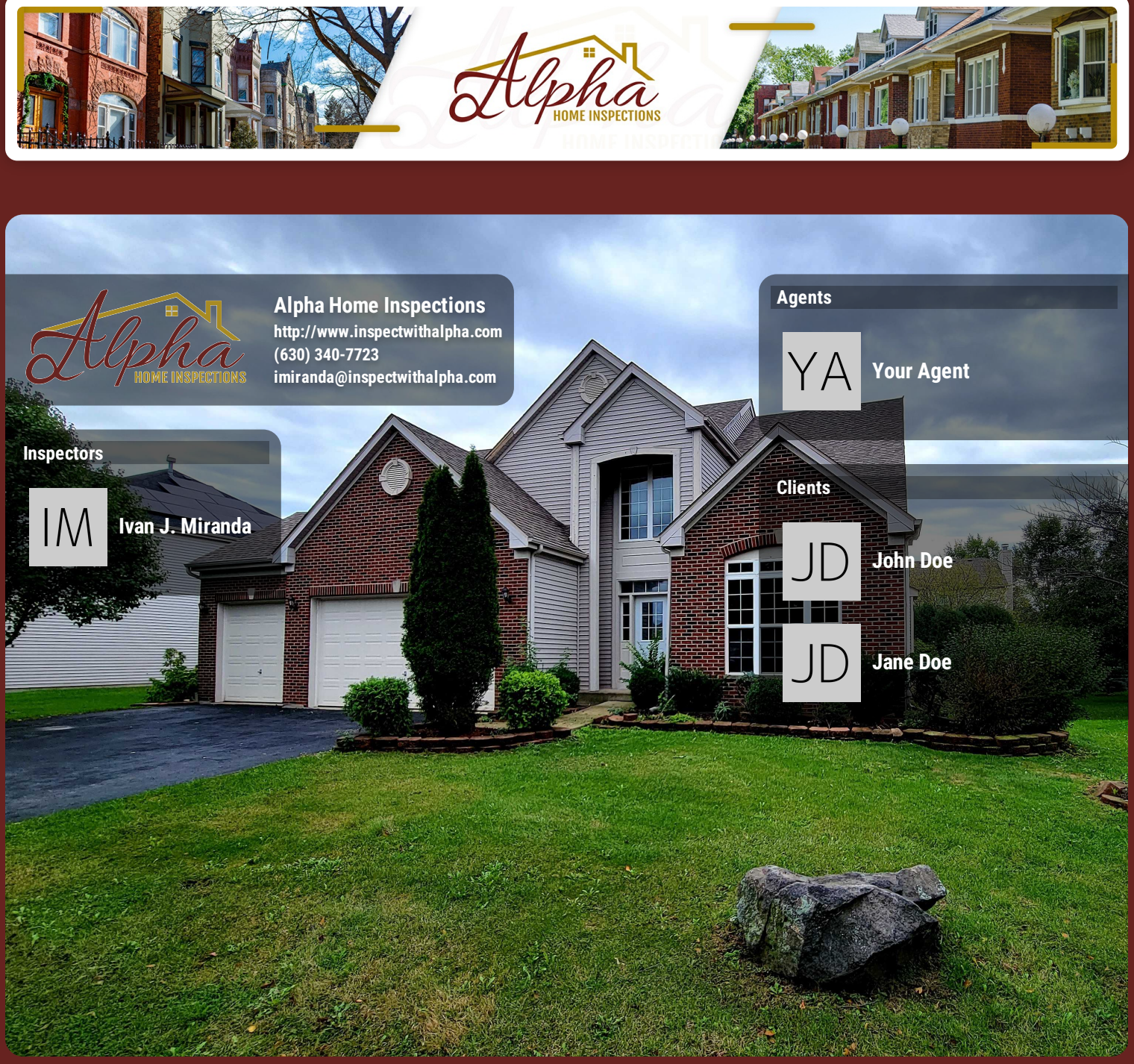


123 Main Street, Pleasantville, Illinois 12345
Residential Inspection
Prepared for
John Doe, Jane Doe
Dec 02, 2021 at 08:00 AM

Thank you for choosing the right inspector, the first time!

INTRODUCTION

PROPERTY & INSPECTION INFORMATION

Full Address 123 Main Street, Pleasantville, Illinois, 12345	**Year Built** 2003	**Square Footage** 4804
Parties present (inspection attendance) Buyer, Buyer's Agent	**Type of building** Single Family Detached (1 story)	**Style of home** Raised ranch
Home faces West	**Weather** Clear	**Temperature** Below 65 (F)

REPORT INTRODUCTION

Report Introduction

Listed below is a description of the categories used throughout the report to help understand the severity of an item. Any items listed in the below categories are based solely on the inspector's opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform our client of the current condition of the property and structure that may or may not be used in negotiations between real estate professionals.

Low Priority= The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair. Items that fall into this category can frequently be addressed by a **homeowner or qualified handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Medium Priority= The item, component, or system may or may not be functioning as intended, and is in need of **moderate** repair, service, or is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category should be addressed by a **licensed contractor of tradesman** and are not considered routine maintenance or DIY items.

High Priority= The item, component, or system poses a risk to occupants, the structure, or general habitability in or around the home. These items may or may not be costly to correct. Some listed items may have been considered acceptable at the time of construction but may now pose a current risk after wear and tear or ever-changing industry standards.

Scope of the inspection: This inspection was performed in accordance with the current InterNACHI (International Association of Certified Home Inspectors) which can be found at https://www.nachi.org/sop.htm and is subject to the terms and conditions accepted upon signature of our pre-inspection agreement. The information contained in the Standards of Practice will explain, that this inspection is a non-invasive or technically exhaustive, visual examination of the accessible areas of a residential property performed **at the time of the inspection,** for a fee. The report is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. No destructive testing or dismantling of components is performed. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not readily accessible in a competently performed inspection. The inspector does not perform engineering, architectural, or any trade related job function requiring an occupational license in the jurisdiction where the inspection is taking place. The scope of work can be modified by the client and inspector prior to the inspection process but should be documented in writing on the agreement that is signed.

No warranty, guarantee or insurance is expressed or implied by our company. This report does not include testing for, or identification of mold, lead, asbestos, radon, or wood destroying insects. The report was produced exclusively for our client, not to be used or interpreted by anyone other than our client or their representative. If you're reading this report but did not hire our company to perform the original inspection, please note that it is likely that conditions related to the home have probably changed, even if the report is fairly recent. Minor problems noted may have become worse, new issues may have occurred, and past items may even have already been corrected and improved. Different home inspectors may find different things. Not all defects will be identified during this inspection. Unexpected surprises that are not visible or are outside of the inspection process should be anticipated, should demolition and full renovation take place.

You are advised to seek three professional opinions from licensed contractors, and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs further evaluate the items or systems in question in order to discover other related problems that were not specified in the report. We strongly recommend that all inspections, repairs and cost estimates, be completed prior to closing or buying the property.

Thermal Scan: Infrared cameras or other equipment will be used, just like any other tool for portions of the inspection process, as determined by the inspector in his sole discretion and is always "limited in nature." The images are provided supplementally and complimentarily as a courtesy and are not to be construed as a full thermography. Typically, our company scans the electrical panel, switches, outlets, ceilings, and walls.

TABLE OF CONTENT

COMMENT KEY OR DEFINITION OF RECOMMENDATION

#	Image	Name	Description
1.		Inspected(I)	I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.
2.		Not Inspected(N)	I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
3.		Absent(A)	This item, component or unit is not in this home or building and I am unable to determine if it is needed.
4.		Repair/Replace(R)	The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.
5.		High	
6.		Medium	
7.		Low	
8.		Repair or Replace	The item, component or unit is not functioning as intended. Replacement may not be required if repair can be made to satisfactory condition.
9.		Safety Issues	This defect poses an immediate hazard to occupant health or well-being. Further testing or evaluation may be recommended prior to corrective action.
10.		FHA	This defect will likely be flagged for correction during the appraisal process if your loan is backed by the government through the Federal Housing Association.
11.		HOA	This defect will likely fall under the responsibility of the Homeowner Association. Please consult the bylaws with your real estate agent and attorney.
12.		Monitor	The item, component, or unit is under suspicion and needs to be watched for further development or escalation.

REPAIR OR REPLACE

2. Grounds

2.2.1 Walkway/Driveway Exterior (Deteriorated Sealant)

Low

Comment Location : RIGHT SIDE (FACING FRONT)

The walkway/driveway joint running along the bottom edge of the exterior of this home needs to sealed with an exterior grade sealant to avoid allowing water to seep down along the foundation.

3. Exterior

3.1.1 Seal penetrations

Medium

The hole(s) in brick need closing off with sealant or liquid foam where lines for system components enter the home.

Location: LEFT SIDE (FACING FRONT)

Location: REAR

1.2 Miscellaneous wiring

Location: RIGHT SIDE (FACING FRONT)

1.4 Through bolt

Location: REAR LEFT CORNER

1.5 AC lines

3.1.2 Damaged brick above windows

Medium

Comment Location : LEFT SIDE (FACING FRONT)

At the time of inspection, one or more bricks were damaged above windows due to missing/failing/rusted lintels or other reasons. I recommend the affected area(s) be evaluated and repaired or replaced as needed by a professional masonry contractor.

2.1 Unable to verify if a lintel is present

3.2.1 Damaged trim

Low

Comment Location : RIGHT SIDE (FACING FRONT)

The trim on this home was, cracked, deteriorated or damaged. I recommend the affected area(s) be evaluated and repaired or replaced as needed, by a professional contractor, to seal out moisture. Should you consider doing the repair yourself, see the DIY linked video to assist you in your decision.

1.1 There used to be a doorbell here

3.4.1 One or more cracked/broken exterior windows

Medium

Comment Location : LEFT SIDE (FACING FRONT), REAR LEFT CORNER

One or more exterior windows had cracked panes. Broken glass should should be repaired or replaced to prevent injury and further damage. I recommend the affected area(s) be evaluated and corrected as needed by a professional contractor.

Location: LEFT SIDE (FACING FRONT)

1.1 Storms

Location: REAR LEFT CORNER

3.4.2 Missing pane

Medium

Comment Location : FRONT RIGHT CORNER

One or more window panes were missing at the time of inspection. This could be because they were damaged/broken and were removed purposely. I recommend replacement as needed.

3.5.1 Paint, Wood Finish, Or Caulking(Multiple Defects)

Low

Comment Location : THROUGHOUT THE EXTERIOR

1. CAULKING DAMAGE OR DETERIORATION
At the time of inspection, caulk was missing, damaged or deteriorated in some areas around windows and doors, at siding seams or joints with trim, or at flashings/penetrations. This is a regular maintenance issue as caulk tends to shrivel and crack from weather. I recommend that the affected area(s) be evaluated and recaulked as needed by a qualified person.

2. PAINT FAILING IN SOME AREAS
There were areas of paint that were peeling off. This can lead to deterioration of the material underneath if not kept sealed. Also keep in mind that even today, many exterior paints today are still allowed to contain lead in the ingridients. Peeling paint should be scraped, sanded, and re-finished.

1.1 Windows

3.6.1 Vents and Misc. Problems(Multiple Defects)

Low

Comment Location : RIGHT SIDE (FACING FRONT)

1. MISSING VENT COVER
There were one or more missing vent covers around the exterior or soffits. We recommend that all of the missing vents be installed as needed to keep insects and nesting rodents or birds out of the home.

2. DAMAGED EXTERIOR VENTS
At the time of inspection, one or more exterior vents were damaged. I recommend the affected damaged vents be evaluated and repaired or replaced as needed by a qualified person.

3.6.2 Missing vent flapper

Low

Comment Location : LEFT SIDE (FACING FRONT)

At the time of inspection, one or more exterior vents was missing its flapper. I recommend that the missing vent flappers be replaced by a qualified person to prevent vermin intrusion or nesting.

4. Roof

4.1.1 Improper crown

Medium

Comment Location : RIGHT SIDE (FACING FRONT)

The cement crown on one or more chimney(s) is inadequate and will not direct water away from the structure. A chimney crown should overhang the stack by at least 1-2 inches and allow a capillary break for water to fall before weeping onto the brick. The cement should also be 2 inches thick and the thinnest and have a slope away from the flue opening. I recommend a qualified masonry contractor further evaluate and repair or replace as needed.

4.2.1 Damaged, loose missing flashing

Medium

Comment Location : CHIMNEY

At the time of inspection, there was visible loose, damaged or deteriorated roof flashing, allowing for potential leakage, causing damage, decay or mold,The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professionalroofing contractor.

4.5.1 Asphalt Composition Shingle(Multiple Defects)

High

1. SHINGLES (WIND DAMAGE)
At the time of inspection, one or more areas of the roof had creased/broken or missing shingle tabs from high winds. This can result in water damage to the roof framing. I recommend the affected area(s) be evaluated and repaired or replaced as needed by a qualified roofing contractor.

2. ROOF COVERING NEAR END OF LIFE
The roof covering is old, and at the end of its typical life span at the time of inspection. The covering does need to be replaced soon. While it may last a year or so, some areas may need patching with tar as leaks develop.





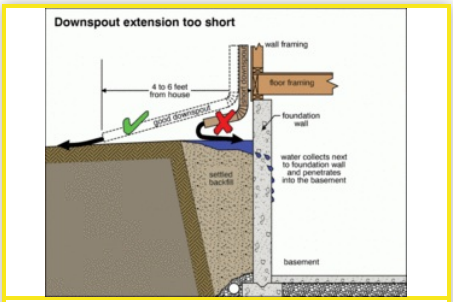



4.6.1 Downspout Extension (Short/None/Missing)

Low

Comment Location : REAR

One or more downspouts were too short around this the home, allowing roof drainage to discharge next to the foundation which can lead to further erosion, settlement, or water intrusion in these areas. I recommend proper extensions be installed by a qualified person.



1.1 Proper Extension Illustration


5. Garage

5.4.1 Water Stains

Medium

Comment Location : GARAGE

There was evidence of moisture damage at eaves. This is most likely due to a lack of drip edge flashing and gutters. I recommend repairing or replacement damaged sheathing as necessary and taking steps to prevent further damage such as gutter installation.

7. Bathroom

7.1.1 Bathroom GFCI outlet buzz during testing

Low

Comment Location : BASEMENT

At the time of inspection, one or more bathroom GFCIelectrical outletmade a buzzing sound when the reset button was tested. Recommended these GFCI receptacles are evaluated, repaired or replaced by a professional electrical contractor.

7.1.2 No bathroom GFCI (Required)

Low

The bathroom did not have GFCI electrical outlets installed. GFCI protection was first required in bathrooms in 1975. Because the outlets in this bathroom are brand new or missing from the home as it was built after 1975, I recommend the bathroom outlet(s) be replaced to include GFCI protection. All work should be done by a professional electrical contractor.

2.1 Near toilet

7.3.2 Ventilation(Multiple Defects)

Low

Comment Location : BASEMENT

1. INOPERABLE BATHROOM FAN
The bathroom fan was not operable or responding to the switch. I recommend repair or replacement as needed by a professional electrical contractor.

2. DIRTY BATHROOM FAN
The bathroom exhaust fan was dirty and restricted in air flow at the time of inspection. I recommend cleaning or replacement as needed by a qualified person.

7.7.1 Tub handle leaks when operated

Medium

Comment Location : BATHROOM

The tub shut offs or handle leaks when it is operated. We recommend that the leaking valves be repaired or replaced by a plumbing contractor.

1.2 Going behind wall

1.3 Dripping in basement

7.8.1 Shower(Multiple Defects)

Medium

Comment Location : BATHROOM

1. SHOWER CAULK/GROUT DAMAGE
The caulking and/or grout used to seal the shower surround was deteriorated or cracked. I recommend a qualified contractor repair as necessary. to prevent leaks behind the wall.

2. WINDOW SLOPE
The tile below the window is retaining water or sloping back towards the window. The tile should slope back in towards the shower so that water is not held against the outer wall/base of the window causing possible water damage and or wood rot.



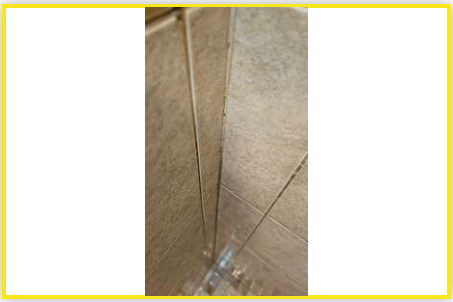

7.8.2 Cracked shower tiles

Low

Comment Location : BASEMENT

There one or more cracked tiles found in the shower at the time of the inspection. I recommend the cracked tiles be repaired or replaced as needed by a professional contractor.





8. Plumbing

8.2.1 Backdrafting Signs Identified

Medium

Comment Location : BASEMENT

There was back drafting noted at the bottom of the water heater flues. Signs can be condensate on mirror/glass, melting plastic components such as gaskets and dielectric unions, or corrosion and white deposits on or around flue. Also taking a lighter and lighting it by the diverter, the flame blows out, indicating back drafting. Back drafting allows combustion gases back into the home which can be a safety hazard. Evaluation and repairs should be made by a professional HVAC or plumbing contractor.

8.6.1 Galvanized steel

Low

Comment Location : WATER HEATER

Galvanized steel pipes were found for gas supply. When the inner galvanized coating thins or deteriorates, steel flakes may clog gas regulators and burners. In addition, galvanized steel and black iron should never touch as corrosion will be accelerated. A qualified plumbing contractor should further evaluate and replace as needed.

9. Heating

9.2.1 Furnace(Multiple Defects)

Medium

Comment Location : BASEMENT

1. FURNACE OLD AND DIRTY
The furnace was at or past its recommended lifespan. It was visibly old and dirty and should be serviced at the least. I recommend the furnace be evaluated and serviced or replaced as needed by a professional HVAC contractor to ensure the best possible working condition.

2. FURNACE FLAME CONDITION VARIED (SERVICE NEEDED)
At the time of inspection, the flames from the furnace gas burners were not a pretty blue and had orange/yellow flames. This indicates that the burners are not operating properly or efficiently and service may be needed. I recommend the burners and unit be evaluated and serviced or replaced as needed, by a professional HVAC contractor.

11. Electrical

11.9.1 Expired smoke detectors

Low

Comment Location : HALLWAY

One or more smoke detectors present in this home are past the recommended life span. It is important to replace any smoke detectors that have turned yellow in color, as this is a feature by the manufacturer indicating that they are older than 10 years.

12. Interior

12.9.1 Lighting Missing

Low

Comment Location : LIVING ROOM

Lighting was missing in one or more areas.

1.1 No switched receptacle found for lamp

12.11.1 Outlet (Worn/Intermittent)

Low

Comment Location : FRONT BEDROOM

One or more receptacles were workingintermittently or when the plug is wiggled. They can cause issuesdue to loose connections. The inspector recommends that this safety issue be repaired as needed by a professional electrical contractor.

12.11.3 Outlet (Damaged)

Low

Comment Location : BASEMENT

One or more outletswere broken or damaged. This is a potential safety concern. The inspectorrecommend that the affected outlets be repaired as needed by a professional electrical contractor.

13. Basement/Crawl Space/Foundation

13.4.1 Minor cracks, sealing needed

Low

Comment Location : REAR RIGHT CORNER

One or more areas of the exterior foundation walls had minor cracks visible. These cracks can be sealed and monitored to prevent further erosion from water intrusion or wood destroying insects intrusion. A contractor can seal these cracks with foundation approved sealant products.

13.4.2 Water intrusion

High

Comment Location : BASEMENT

One or more visible sign(s) of water intrusion were present at the time of inspection. I am unable to determine extent or how often it may occur. If not corrected, a wet basement can lead to costly issues such as foundation problems, mold and deterioration of floor system. A qualified water infiltration specialist should further investigate and repair as needed.

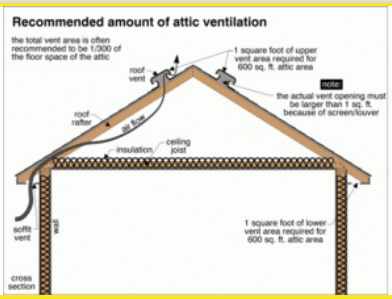
15. Attic

15.3.1 Soffit Vents (Blocked)

Low

Comment Location : ATTIC

At the time of inspection, allthe soffit vents were covered by insulation. This is an improper condition that will cause the attic to get excessively hot and age the roof material faster than needed. The inspector recommend the installation of baffles or just pulling back the insulation.



1.1 Proper Ventilation

15.4.1 Large gaps with inadequate insulation

Low

Comment Location : ATTIC

The insulation level installed in the attic was less than R-38 in areas because there were large gaps with little or no insulation. The home will be affected by the lack of insulation that will add to the cost per month for your heating and cooling needs. This will also make the home less comfortable. I recommend the attic insulation levels be updated as needed by a professional insulation contractor.

90 Day Home Warranty

90 Day Mold Warranty

5 YR Roof Leak Warranty

90 Day Sewer Warranty

Concierge

RecallChek

Life Expectancy

Measurements

Seasonal Maintenance Checklist

Tips for Homebuyers

The Safe Home

PROPERTY INFORMATION IMPORTANT INFORMATION

All On

All utilities were on at the time of inspection.

PROPERTY INFORMATION LIMITATION

House vacant

Note: The home was vacant at the time of inspection. The time in which the home has been vacant is unknown. Plumbing supply and waste pipes leaks cannot always be seen during the time frame of a typical home inspection. Any occasional problems with roots in waste lines cannot be founddue to paper products not being used during the inspection. Small leaks in shower or waste lines in walls and ceilings cannot be seen if there are no signs of previous leaks (i.e.The shower is tested for around 5 minutes, while the normal use is usually closer to20 minutes, depending on the user.) Due to the broad spectrum of items covered during this companies' inspection, it isnot possible to test each system fully as if a family were living in the home.

GROUNDS SECTION STANDARD

Grounds standards

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, or the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grade is limited to only exposed areas around the exterior 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 this report. We do not evaluate any detached structures such as storage sheds barns, or stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate decorative or low-voltage lighting nor irrigation systems. Any such mention of these items is informational only and not to be construed as inspected. If you wish to know the condition of any of the option features on the home, you should contact a qualified professional for evaluation of them before closing on the home.

GROUNDS MATERIAL

Driveway Material	Walkway Materials	Stoop type
Street parking only, Alley access	Concrete	Concrete

Patio type
Concrete

GROUNDS SECTION REPORT

Section Items	I	N	A	R	Comments	
2.1 Patio, Patio Covers				✓	1	View
2.2 Stoop				✓	1	View
2.3 Driveway And Walkways Findings	✓				0	
2.4 Grading, Drainage And Vegetation Findings				✓	1	View

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

2.1.1 Patio cracking/spalling (seal)

Low

Comment Location - REAR

Concrete patio surface had cracking or spalling visible in area(s)at the time of the inspection. Cracks should be filled with an appropriate concrete grade sealant to help prevent furtherdeterioration. Spallingcan be patched and in some cases replacement is the only repair since it will worsen over time as moisture breaks down the concrete.

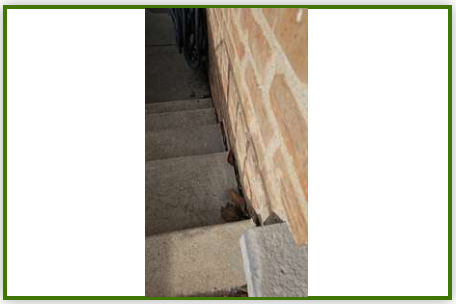
2.2.1 Walkway/Driveway Exterior (Deteriorated Sealant)

Low

Repair or Replace

Comment Location - RIGHT SIDE (FACING FRONT)

The walkway/driveway joint running along the bottom edge of the exterior of this home needs to sealed with an exterior grade sealant to avoid allowing water to seep down along the foundation.



2.4.1 Planter beds close to foundation

Low

Comment Location - REAR

One or more planter beds were found next to the foundation. This can hold excessive moisture against the foundation and cause potential foundation issues.

1.1 Negative grade (sloping toward the home)

EXTERIOR SECTION STANDARD

Exterior Standards

The home inspector shall observe: Wall cladding, flashings, and trim, Entryway doors and a representative number of windows, Garage door operators, Decks, balconies, stoops, steps, areaways, porches and applicable railings, Eaves, soffits, and fascias, and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials, Operate all entryway doors and a representative number of windows, Operate garage doors manually or by using permanently installed controls for any garage door operator, Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing, and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, Fences, Presence of safety glazing in doors and windows, Garage door operator remote control transmitters, Geological conditions, Soil conditions, Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities, Detached buildings or structures, or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

EXTERIOR IMPORTANT INFORMATION

Aluminum Siding

Comment Location - FRONT GABLE WALL

Aluminum Siding

You may think of aluminum siding as an old-fashioned option, but some builders offer it as an alternative to vinyl. Both materials are easy to maintain and fairly durable. Aluminum can dent and fade, but it won't crack the way vinyl will. Also, aluminum is fireproof and is not usually considered harmful to your health or the environment.

EXTERIOR LIMITATION

Previous Brick Point ups

There were previous brick point-up repairs noted in areas. The repairs had not re-cracked at the time of inspection. Ask the seller for your knowledge when the repair was made. If it was recent then ask who performed the repair and what was determined to be the cause and continue to monitor. If it is an old repair then the sign that it has not cracked indicates that it may just have been typical settlement for the age of the home which has not moved since the original repair. Continue to monitor.

EXTERIOR MATERIAL

Siding Material	Trim/Soffit/Fascia Material	Windows and Screen Materials
Brick	Wood, Metal	Storm windows

Basement Window Wells
No

EXTERIOR SECTION REPORT

Section Items	I	N	A	R	Comments	
3.1 Brick exterior				✓	2	View
3.2 Trim, Soffits, And Fascia				✓	1	View
3.3 Exterior Doors	✓				0	
3.4 Exterior Windows/Shutters				✓	3	View
3.5 Paint, Wood Finish, Or Caulking				✓	1	View
3.6 Vents and Misc. Problems				✓	2	View
3.7 Exterior Electrical	✓				0	
3.8 Exterior Plumbing				✓	1	View

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

3.1.1 Seal penetrations

Medium

Repair or Replace

The hole(s) in brick need closing off with sealant or liquid foam where lines for system components enter the home.

Location: LEFT SIDE (FACING FRONT)

Location: REAR

1.2 Miscellaneous wiring

Location: RIGHT SIDE (FACING FRONT)

1.4 Through bolt

Location: REAR LEFT CORNER

1.5 AC lines

3.1.2 Damaged brick above windows

Medium

Repair or Replace

Comment Location - LEFT SIDE (FACING FRONT)

At the time of inspection, one or more bricks were damaged above windows due to missing/failing/rusted lintels or other reasons. I recommend the affected area(s) be evaluated and repaired or replaced as needed by a professional masonry contractor.

2.1 Unable to verify if a lintel is present

3.2.1 Damaged trim

Low

Repair or Replace

Comment Location - RIGHT SIDE (FACING FRONT)

The trim on this home was, cracked, deteriorated or damaged. I recommend the affected area(s) be evaluated and repaired or replaced as needed, by a professional contractor, to seal out moisture. Should you consider doing the repair yourself, see the DIY linked video to assist you in your decision.

1.1 There used to be a doorbell here

3.4.1 One or more cracked/broken exterior windows

Medium

Repair or Replace

Comment Location - LEFT SIDE (FACING FRONT), REAR LEFT CORNER

One or more exterior windows had cracked panes. Broken glass should should be repaired or replaced to prevent injury and further damage. I recommend the affected area(s) be evaluated and corrected as needed by a professional contractor.

Location: LEFT SIDE (FACING FRONT)

1.1 Storms

Location: REAR LEFT CORNER

3.4.2 Missing pane

Medium

Repair or Replace

Comment Location - FRONT RIGHT CORNER

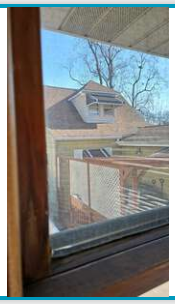
One or more window panes were missing at the time of inspection. This could be because they were damaged/broken and were removed purposely. I recommend replacement as needed.

3.4.3 Damaged window screen

Low

Comment Location - REAR BEDROOM

At the time of inspection, one or more exterior window screens were damaged. I recommend the affected area(s) be repaired or replaced as needed by a qualified person. Should you consider doing the repair yourself, see the DIY linked video to assist you in your decision.



3.5.1 Paint, Wood Finish, Or Caulking(Multiple Defects)

Low

Repair or Replace

Comment Location - THROUGHOUT THE EXTERIOR

1. CAULKING DAMAGE OR DETERIORATION
At the time of inspection, caulk was missing, damaged or deteriorated in some areas around windows and doors, at siding seams or joints with trim, or at flashings/penetrations. This is a regular maintenance issue as caulk tends to shrivel and crack from weather. I recommend that the affected area(s) be evaluated and recaulked as needed by a qualified person.

2. PAINT FAILING IN SOME AREAS
There were areas of paint that were peeling off. This can lead to deterioration of the material underneath if not kept sealed. Also keep in mind that even today, many exterior paints today are still allowed to contain lead in the ingridients. Peeling paint should be scraped, sanded, and re-finished.

1.1 Windows

3.6.1 Vents and Misc. Problems(Multiple Defects)

Low

Repair or Replace

Comment Location - RIGHT SIDE (FACING FRONT)

1. MISSING VENT COVER
There were one or more missing vent covers around the exterior or soffits. We recommend that all of the missing vents be installed as needed to keep insects and nesting rodents or birds out of the home.

2. DAMAGED EXTERIOR VENTS
At the time of inspection, one or more exterior vents were damaged. I recommend the affected damaged vents be evaluated and repaired or replaced as needed by a qualified person.

3.6.2 Missing vent flapper

Low

Repair or Replace

Comment Location - LEFT SIDE (FACING FRONT)

At the time of inspection, one or more exterior vents was missing its flapper. I recommend that the missing vent flappers be replaced by a qualified person to prevent vermin intrusion or nesting.

3.8.1 No anti-siphon device

Low

Comment Location - FRONT RIGHT CORNER

There were no anti-siphon devices installed on the exterior hose bibs. These are needed to help the pipe from freezing if a hose is attached and to prevent water from siphoning back into the house should the end of a hose be left in a pool of water. These can be purchased at most local hardware stores and screwed onto the hose bib.

ROOF SECTION STANDARD

Roof Standards

The home inspector shall observe: Roof covering, Roof drainage systems, Flashings, Skylights, chimneys, and roof penetrations, and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials, and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing, or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ROOF LIMITATION

Sub-surface drains

Comment Location - REAR

Note: Below ground drains noted, but not tested. They are not part of this inspection due to limited visibility. I am unable to determine if the drain lines are functioning properly. It is recommended to abandon the underground drain lines due to age alone. Running roof runoff into the street storm drains may also make matters worse for basement backups if the area is known to have issues keeping up with rain.

ROOF MATERIAL

Roof Access	Roof Style	Primary roof-covering type
Walked Roof	Gable, Hip	3-tab Fiberglass Asphalt Shingle
Drainage system description	**Chimney/flue material**	
Gutters and downspouts installed	Brick, Clay	

ROOF SECTION REPORT

Section Items	I	N	A	R	Comments	
4.1 Chimney at Roof				✓	1	View
4.2 Roof Flashing				✓	1	View
4.3 Roof Vents	✓				0	
4.4 Plumbing and Combustion Vents	✓				0	
4.5 Asphalt Composition Shingle				✓	1	View
4.6 Roof Drainage Components				✓	3	View

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

4.1.1 Improper crown

Medium

Repair or Replace

Comment Location - RIGHT SIDE (FACING FRONT)

The cement crown on one or more chimney(s) is inadequate and will not direct water away from the structure. A chimney crown should overhang the stack by at least 1-2 inches and allow a capillary break for water to fall before weeping onto the brick. The cement should also be 2 inches thick and the thinnest and have a slope away from the flue opening. I recommend a qualified masonry contractor further evaluate and repair or replace as needed.

4.2.1 Damaged, loose missing flashing

Medium

Repair or Replace

Comment Location - CHIMNEY

At the time of inspection, there was visible loose, damaged or deteriorated roof flashing, allowing for potential leakage, causing damage, decay or mold,The Inspector recommends that the affected area(s) be evaluated, replaced or repaired, as needed, by a professionalroofing contractor.


4.5.1 Asphalt Composition Shingle(Multiple Defects)

High

Repair or Replace

1. SHINGLES (WIND DAMAGE)
At the time of inspection, one or more areas of the roof had creased/broken or missing shingle tabs from high winds. This can result in water damage to the roof framing. I recommend the affected area(s) be evaluated and repaired or replaced as needed by a qualified roofing contractor.

2. ROOF COVERING NEAR END OF LIFE
The roof covering is old, and at the end of its typical life span at the time of inspection. The covering does need to be replaced soon. While it may last a year or so, some areas may need patching with tar as leaks develop.







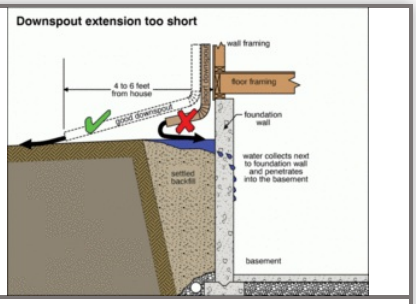

4.6.1 Downspout Extension (Short/None/Missing)

Low

Repair or Replace

Comment Location - REAR

One or more downspouts were too short around this the home, allowing roof drainage to discharge next to the foundation which can lead to further erosion, settlement, or water intrusion in these areas. I recommend proper extensions be installed by a qualified person.



1.1 Proper Extension Illustration

4.6.2 Gutters (Some Missing)

Medium

Comment Location - GARAGE

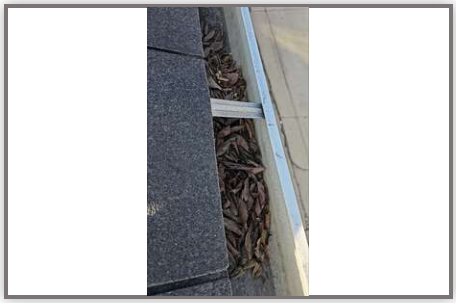
Roof drainage system is missing. Runoff can cause deterioration to fascia, roof edge and siding, water damage/intrusion, as well as foundation related problems. I recommend installation of gutters by a qualified contractor.

4.6.3 Gutters (Debris/Leaves/Granules)

Low

Comment Location - LEFT SIDE (FACING FRONT)

At the time of inspection, one or more gutter sections, were full of debris, leaves or granules. Until they are cleaned you will nor be able to see if they are corroding. I recommend they be cleaned and sealed as needed. Cleaning your gutters will be a normal maintenance that will need to be done on a regular basis.



GARAGE SECTION STANDARD

Garage Standards

Inspection of the garage typically includes examination of the following:general structure; floor, wall and ceiling surfaces; operation of all accessible conventional doors and door hardware; vehicle door condition and operation proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection; interior and exterior lighting; stairs and stairways proper firewall separation from living space; and proper floor drainage . Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

Determining the heat resistance rating of firewalls is beyond the scope of this inspection company. 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. Unless otherwise noted in this report that efflorescence is considered a cosmetic issue.

GARAGE MATERIAL

Garage/Carport Type Size	Number of Automatic Openers	Ceiling type(s)
Detached garage, Two car garage	1	Exposed framing
Wall type(s)	**Floor type(s)**	
Unfinished with exposed framing	Concrete	

5.2 Auto-Opener Manufacturer

Lift-Master

GARAGE SECTION REPORT

Section Items	I	N	A	R	Comments	
5.1 Door Issues (To Exterior)	✓				0	
5.2 Floors				✓	1	View
5.3 Walls	✓				0	
5.4 Ceiling				✓	1	View
5.5 Vehicle Doors/Operators/Switch				✓	1	View
5.6 Garage Electrical	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

5.2.1 Floor, typical cracks

Low

Comment Location - GARAGE

There were typical cracks identified throughout the garage floor. It is recommended to seal these cracks to prevent water penetration and expansion.

5.4.1 Water Stains

Medium

Repair or Replace

Comment Location - GARAGE

There was evidence of moisture damage at eaves. This is most likely due to a lack of drip edge flashing and gutters. I recommend repairing or replacement damaged sheathing as necessary and taking steps to prevent further damage such as gutter installation.

5.5.1 Auto reverse failed

Low

Comment Location - GARAGE

At the time of inspection, the garage door auto reverse feature did not work when met with resistance. This a safety concern. I recommend that this is calibrated by a professional garage door repairman.

KITCHEN SECTION STANDARD

Kitchen Standards

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle, Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal, Ventilation equipment or range hood, and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation, Non built-in appliances, or Refrigeration units. The home inspector is not required to operate: Appliances in use, or Any appliance that is shut down or otherwise inoperable. The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

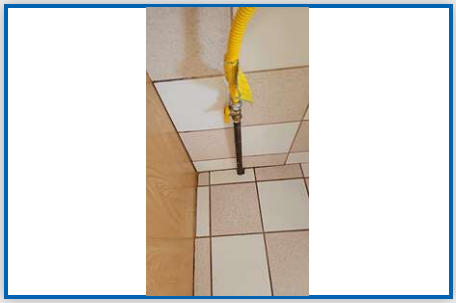
KITCHEN MATERIAL

Countertop	Cabinetry	Kitchen Sink Type(s)
Laminate	Wood	Porcelain, Stainless Steel

Oven Type #1
No stove on site

6.4 Cook Top/Range Type(s)

Gas, None Installed



6.6 Exhaust Vent Type(s)

Internal Vent Hood

KITCHEN SECTION REPORT

Section Items	I	N	A	R	Comments	
6.1 Kitchen Outlets				✓	1	View
6.2 Switches And Lighting	✓				0	
6.3 Cabinets And Counters	✓				0	
6.4 Range Hood				✓	1	View
6.5 Refrigerator			✓		0	
6.6 Fixtures, Plumbing, And Drains	✓				0	
6.7 Range And Cook Tops			✓		0	
6.8 Oven(s)			✓		0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

6.1.1 Missing cover plate

Low

Comment Location - KITCHEN

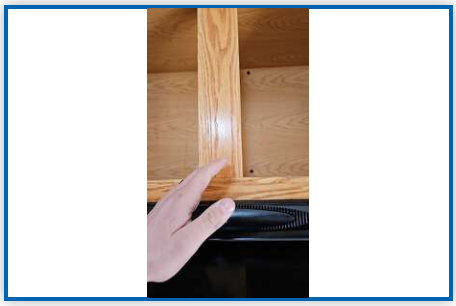
One or more receptacles or switches had a missing cover plate at the time of inspection. Outlets should be covered to prevent accidental electrical shock.

6.4.1 No exhaust system for gas range (EPA)

Medium

Comment Location - KITCHEN

The homes gas range did not have an exterior vent for the range hood or exhaust system installed. The EPA recommends gas ranges vent to the outdoors, regardless of local building codes allowing ranges to have no venting. I recommend installation of a range hood or exhaust system by a professional contractor.



BATHROOM SECTION STANDARD

Bathroom Standards

In accordance with the Standards of Practice, the inspector is not required to comment on simple cosmetic deficiencies, evaluate window coverings, steam showers or air-entrainment systems such as those in whirlpool tubs and Jacuzzis. Saunas are not operated but will be examined for visual defects. The inspector does not perform leak-testing of shower pans or shower enclosures but will comment on obvious leakage when fixtures are operated during the inspection. Inspection of bathrooms typically includes examination of the following: ROOM -Window, skylight and door (condition and operation) -Wall, ceiling and floor condition -Moisture meter survey for moisture trapped beneath vinyl or tile floor coverings around toilets, tubs and showers. CABINET -Exterior and interior -Door and drawer function SINK -Basin and overflow (overflow not tested) -Faucet valves and stopper (condition and operation) -Water supply shut-offs (not operated) -Waste pipe (condition and trap configuration) -Adequate water flow and drainage TUB and SHOWER -Tub condition -Moisture meter check for moisture behind any wall or floor tile -Faucet valve and shower head (condition and operation) -Shower diverter (diverts water from tub faucet to the shower head) Shower enclosure (condition and operation) -Adequate water flow and drainage TOILETS -Condition and operation -Secure connection to floor -Tank connection to toilet - Leakage at flapper valve -Water supply valve condition (not operated) ELECTRICAL -Switch

BATHROOM IMPORTANT INFORMATION

Tile shower

Comment Location - BATHROOM, BASEMENT

Note: When the tub/shower surround in the home is tile it will require continual maintenance around the perimeter of enclosure. The grout sealant is a typical part of home maintenance and should be resealed every 6 months to a year to prevent water penetration or concealed damage behind walls and under floors.

Location: BATHROOM

Location: BASEMENT

Shower Door installed

Note: This shower is equipped with a glass shower door. Shower doors need regular adjustment and sealing to be sure that they are water tight. Be sure to adjust/inspect your door several times a year once you move in. Do not hang your towels along the top edge of the door as this can cause undue stress on the door.

BATHROOM LIMITATION

Tub Overflow not tested

Comment Location - BATHROOM

Tub overflows are not tested at the time of inspection. I am unable to determine if the overflow is connected properly in the wall. If the overflow line is not connected properly, testing them can cause damage to the property.

BATHROOM MATERIAL

Shower and Tub	Exhaust Vent
Tile Surround, Tile Shower and Tile floor	Window Only, Fan only

BATHROOM SECTION REPORT

Section Items	I	N	A	R	Comments	
7.1 Electrical Receptacles				✓	2	View
7.2 Switches And Lighting	✓				0	
7.3 Ventilation				✓	2	View
7.4 Cabinets And Counters				✓	1	View
7.5 Bathroom Sinks And Plumbing				✓	2	View
7.6 Toilet	✓				0	
7.7 Bathtub And Whirlpool				✓	2	View
7.8 Shower				✓	2	View

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

7.1.1 Bathroom GFCI outlet buzz during testing

Low

Repair or Replace

Comment Location - BASEMENT

At the time of inspection, one or more bathroom GFCIelectrical outletmade a buzzing sound when the reset button was tested. Recommended these GFCI receptacles are evaluated, repaired or replaced by a professional electrical contractor.

7.1.2 No bathroom GFCI (Required)

Low

Repair or Replace

The bathroom did not have GFCI electrical outlets installed. GFCI protection was first required in bathrooms in 1975. Because the outlets in this bathroom are brand new or missing from the home as it was built after 1975, I recommend the bathroom outlet(s) be replaced to include GFCI protection. All work should be done by a professional electrical contractor.

2.1 Near toilet

7.3.1 Bathroom window only (Install fan)

Medium

Comment Location - BATHROOM

There was no bath fan installed in a bathroom with a shower and/or bath. A window in the bathroom may not provide sufficient ventilation especially during cold and/or windy days which could result in moisture build-up that can lead to mold, mildew, bacteria or fungal growth. While not required, I highly recommend a professional contractor install an exhaust fan in the bathroom.

7.3.2 Ventilation(Multiple Defects)

Low

Repair or Replace

Comment Location - BASEMENT

1. INOPERABLE BATHROOM FAN
The bathroom fan was not operable or responding to the switch. I recommend repair or replacement as needed by a professional electrical contractor.

2. DIRTY BATHROOM FAN
The bathroom exhaust fan was dirty and restricted in air flow at the time of inspection. I recommend cleaning or replacement as needed by a qualified person.

7.4.1 Cabinet floor minor damage (No moisture)

Low

Comment Location - BATHROOM

At the time of the inspection, the under-sink cabinet floor in the bathroom had minor damage from past moisture that appears to have been corrected. Recommended that the damaged area isrepaired as needed and monitored to minimize further damage.

7.5.1 No sink overflow

Low

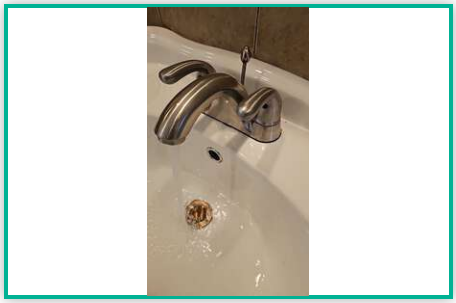
Comment Location - BATHROOM

The bathroom sink did not have an over flow installed near the top of the sink to avoid overflowing the sink. There are several European sinks that do not have this feature. Be careful not to leave the water running in this sink.

7.5.2 Poor sink stopper operation

Low

At the time of inspection, the bathroom sink stopper did not function correctly when the sink was full of water and then drained. I recommend the stopper be repaired or replaced as needed by a qualified person.



7.7.1 Tub handle leaks when operated

Medium

Repair or Replace

Comment Location - BATHROOM

The tub shut offs or handle leaks when it is operated. We recommend that the leaking valves be repaired or replaced by a plumbing contractor.

1.2 Going behind wall

1.3 Dripping in basement

7.7.2 Missing or inoperable tub stopper

Low

Comment Location - BATHROOM

At the time of the inspection, the tub stopper was missing or inoperable. Without the stopper installed, I am unable to fill the tub to check drain for slow areas or leaks.

7.8.1 Shower(Multiple Defects)

Medium

Repair or Replace

Comment Location - BATHROOM

1. SHOWER CAULK/GROUT DAMAGE
The caulking and/or grout used to seal the shower surround was deteriorated or cracked. I recommend a qualified contractor repair as necessary. to prevent leaks behind the wall.

2. WINDOW SLOPE
The tile below the window is retaining water or sloping back towards the window. The tile should slope back in towards the shower so that water is not held against the outer wall/base of the window causing possible water damage and or wood rot.




7.8.2 Cracked shower tiles

Low

Repair or Replace

Comment Location - BASEMENT

There one or more cracked tiles found in the shower at the time of the inspection. I recommend the cracked tiles be repaired or replaced as needed by a professional contractor.



PLUMBING SECTION STANDARD

Plumbing Standards

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow, leaks, and cross connections, Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage, Hot water systems including: water heating equipment, normal operating controls, automatic safety controls; and chimneys, flues, and vents, Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports, leaks, and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials, Drain, waste, and vent piping materials, Water heating equipment, and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices, Determine whether water supply and waste disposal systems are public or private, Operate automatic safety controls, Operate any valve except water closet flush valves, fixture faucets, and hose faucets, Observe: Water conditioning systems, Fire and lawn sprinkler systems, On-site water supply quantity and quality, On-site waste disposal systems; Foundation irrigation systems, Spas, except as to functional flow and functional drainage, Swimming pools; Solar water heating equipment, or Observe the system for proper sizing, design, or use of proper materials.

PLUMBING IMPORTANT INFORMATION

Water shut off location

Comment Location - BASEMENT

The main water shut off location is in the description in the photo below. This is the area where you can shut off the water to your home if you need to do repairs or in an emergency.

1.2 Found another meter in front yard

Sewer clean out location

Comment Location - REAR CATCH BASIN

The sewer clean-out is located in the home and is identified in the photo discription. It is not recommend to flush feminine hygiene products down a sanitary drain line or toilet. Materials can catch on tree roots or cracks creating a blockage and result in costly repairs to clean out the obstructions. It is also not recommended to dump cooking grease or oils down sinks or sanitary drains. Grease and oils have a tendency to cool and will collect creating a build-up and/or blockage in the main sewer line creating costly repairs.

Main fuel shut-off location

Comment Location - FRONT RIGHT CORNER

The main fuel shut-off is located outside on the gas meter. This is for your information.

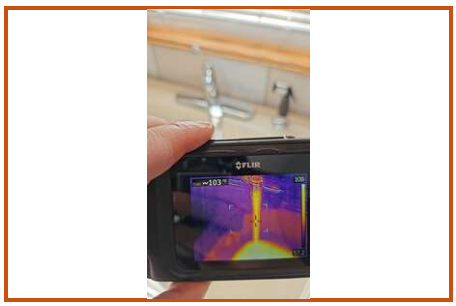
Water heater info

Comment Location - BASEMENT

Note: The water heater was equipped with a cold-water supply shut-off valve and a gas shut off valve. The valves were not operated during the inspection; however, they should be "exercised" periodically so that it will remain functional when the need arises.Maintenance note: A water heater life span varies per area and there is no set maximum expected service life. In some parts it is normal to expect between 10-15 years, while in others a homeowner is fortunate if the water heater lasts 8 years. The life span of water heaters depends upon the quality of the unit and installation, the chemical composition of the water, the long-term water temperature settings, and the quality/ frequency of past and future maintenance.

Maintenance tips: You should keep the water temperature set at a minimum of 120 degrees and a maximum of 130 degrees to prevent scalding. Hot Water can cause third degree burns:
In 1 second at 156 degrees
In 2 seconds at 149 degrees
In 5 seconds at 140 degrees
In 15 seconds at 133 degrees

You should drain your water heater a least once a year to avoid sediment build up in the tank. Excessive sediment, high heat and pressure over a period of time will cause the glass liner to crack. Once the liner is compromised, water comes in contact with the steel tank. At this point the tank will begin to rust. Eventually the tank will begin to leak or even burst.
Step 1 - You will need to connect a garden hose to the drain, and run it to the exterior of the home, or a floor drain. For newer tanks, 5 gallons should be drained from the bottom. For older tanks, you will need to shut down the gas and water supply, before draining the tank.
Step 2- After the tank is drained you will need to partially fill it again, and then drain it again. After this, you will need to shut the drain valve off.
Step 3- You will need to turn the water and gas valves back on, and re-light the water heater. Typically, the directions are on the side of the water heater.



PLUMBING LIMITATION

Did Not Test Shut offs

Note: We do not turn, test or operate the water main shut off valve or shut-off valves to individual fixtures. By turning the valves it may cause them to leak causing damage to the property.

PLUMBING MATERIAL

Water Supply Source	Main Water Supply Pipe	Water Distribution Pipes
Public Water Supply	Copper	Galvanized Steel
Sewage System Type	**Drain Waste and Vent Pipe Materials**	**Gas Pipe Material**
Public	Cast Iron	Black Steel
Type of Gas	**#1 Water Heater Type**	**#1 Water Heater Power Source**
Natural Gas	Tank (conventional)	Gas
#1 Water Heater Capacity	**#1 Water Heater Location**	**#1 Water Heater Manufacturer**
50 gallons	Basement	Rheem
#1 Water Heater Age	**Sump Pump**	
2008	None found	

8.15 Sewage Ejector

An operable sewage ejector pump was installed

PLUMBING SECTION REPORT

Section Items	I	N	A	R	Comments	
8.1 Sewage Ejector Pump	✓				0	
8.2 Flues Or Vents For Water Heaters				✓	1	View
8.3 Gas Water Heater				✓	1	View
8.4 Water Supply and Distribution				✓	1	View
8.5 Sewage and DWV Systems	✓				0	
8.6 Gas System Components				✓	2	View

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

8.2.1 Backdrafting Signs Identified

Medium

Repair or Replace

Comment Location - BASEMENT

There was back drafting noted at the bottom of the water heater flues. Signs can be condensate on mirror/glass, melting plastic components such as gaskets and dielectric unions, or corrosion and white deposits on or around flue. Also taking a lighter and lighting it by the diverter, the flame blows out, indicating back drafting. Back drafting allows combustion gases back into the home which can be a safety hazard. Evaluation and repairs should be made by a professional HVAC or plumbing contractor.

8.3.1 Near/past design life

Medium

Comment Location - BASEMENT

Water heaters typically last between 10 and 15 years before replacement is recommended. This water heater was past its expected life span at the time of inspection. The water heater tank can potentially rust through and leak water from the bottom. I recommend monitoring the current water heater and budgeting for a replacement using a qualified plumber to do the work.

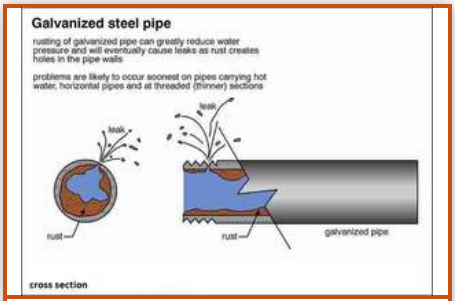
8.4.1 Water Supply and Distribution(Multiple Defects)

Medium

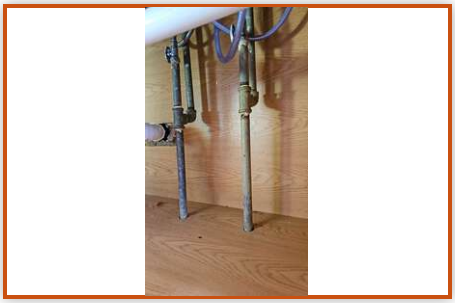
Comment Location - THROUGHOUT THE HOME

1. Galvanized piping noted in the home - Two things happen to galvanized pipes as they age. First, minerals tend to slowly build up on the inner walls of the pipe, decreasing the inside diameter. In extreme cases, this can slow the water flow to a trickle. The other common problem with galvanized pipes is corrosion at the joints. In the process of cutting the threads for the pipe fittings, the protective galvanizing is cut away, exposing bare metal. Over time, these threaded joints will corrode and eventually break. Galvanized piping has a life expectancy of 50 years. If your home has surpassed this age, you should anticipate the replacement of the piping in the not so distant future.Galvanized piping rusts from the inside out. This is what causes the water to have the rust color when operating a faucet. The life expectancy of galvanized piping is 40 to 50 years. I recommend having a licensed plumbing contractor further evaluate the plumbing supply system and make repairs or replace as needed.

2. The water pressure is overall good at the time of inspection and passed "functional flow," which is determined by running the sink, shower, and flushing toilet at the same time.



1.1 Galvanized Illustration



8.6.1 Galvanized steel

Low

Repair or Replace

Comment Location - WATER HEATER

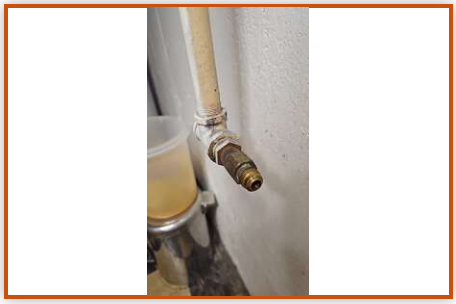
Galvanized steel pipes were found for gas supply. When the inner galvanized coating thins or deteriorates, steel flakes may clog gas regulators and burners. In addition, galvanized steel and black iron should never touch as corrosion will be accelerated. A qualified plumbing contractor should further evaluate and replace as needed.

8.6.2 Gas Line With A Shut Off (Not Capped)

Low

Comment Location - DRYER

There was a gas line found in the home with a shut off installed on it but the end was not capped off correctly. Any gas line that is not in use should be capped off for safety. I recommend a proper cap be installed as needed by a qualified person.



HEATING SECTION STANDARD

Heating Standards

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

HEATING IMPORTANT INFORMATION

Furnace use information

Comment Location - BASEMENT

The electrical equipment disconnect was located near the furnace and acts as an emergency shut-off switch or can be used while servicing. The gas supply piping included a shut-off valve in the vicinity of the furnace for service personnel and emergency use. Heating systems are usually trouble-free and easy to maintain. Efficient operation is a direct result of proper and regular maintenance. No matter what type of furnace you have, there are several things you can do to keep your heating system in top condition.
You will need to change your filter regularly or as recommended by the manufacturer. Be sure to have your ducts cleaned periodically. You should always have your furnace routinely serviced at least once a year to ensure it is functioning as intended. If you have a humidifier, keep it clean, as it can easily create unhealthy conditions such as mildew growth. Servicing your furnace will prolong its life expectancy.

Thermostat location

Comment Location - HALLWAY

The thermostat location is identified in the photo below. This is for your information. To save energy, set your thermostat back at night or when you know your home will be unoccupied for an extended period of time (be mindful of different family schedules.) Savings can be as much as 1% of your heating bill for every degree lowered every 8 hours!

Filter location/info

Comment Location - BASEMENT

See photo below for where to change your filter. Typical recommendations range depending on your needs. A filter may last 30 days for cheaper fiberglass filters, to as long as 6 months for higher-end pleated filters. These estimates assume average use and depend on the type and size of your filter. A general rule of thumb is to check your filter every 30 to 90 days and replace as needed. As your filter traps more dirt, dust, and allergens from the air, the heating unit's efficiency decreases. This is considered a normal maintenance item. Cheaper 30 day filters allow more air to flow through your unit to make the blower motor work less hard. Higher end filters are good for catching dust and allergens. The choice is yours!

HEATING LIMITATION

Note: dont inspect interior of ducts

Note: During this inspection it is impossible to determine the condition of the interior of the flue/vents. The interior of the flue/vents may be deteriorated, but during a visual inspection the interior walls were not inspected as this would require disassembly.

Faded Label

Comment Location - BASEMENT

Unable to determine the size and age of the unit due to the label being faded or missing at the time of inspection. Ask the seller the if they are aware of the age of the unit to determine an estimated life span of the unit. Note: Furnaces of this type have expected service lives of 15 to 25 years. Any component of a heating system which is over 15 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 20 years is in the realm of good fortune only and should be viewed as such.

HEATING MATERIAL

First Floor Heating Equipment Type	First Floor Heating System Manufacturer	First Floor Heating System Age
Forced Air - Mid Efficiency (old)	Unable to determine (faded data plate)	Unable to determine (faded data plate)
First Floor Heating Equipment Fuel Type	**First Floor System Ductwork Type(s)**	**First Floor Filter Type**
Natural Gas	Metal Distribution Boxes, Unable to view	Disposable
First Floor Filter Size		
16x25		

HEATING SECTION REPORT

Section Items	I	N	A	R	Comments	
9.1 Heat Source Missing/Inoperable (Interior Rooms)	✓				0	
9.2 Furnace				✓	1	View
9.3 Flues and Vents for Heat Systems	✓				0	
9.4 Duct Work Issues		✓			0	
9.5 Return And Supply Registers	✓				0	
9.6 Thermostat	✓				0	
9.7 Air Filters And Tracks	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

9.2.1 Furnace(Multiple Defects)

Medium

Repair or Replace

Comment Location - BASEMENT

1. FURNACE OLD AND DIRTY
The furnace was at or past its recommended lifespan. It was visibly old and dirty and should be serviced at the least. I recommend the furnace be evaluated and serviced or replaced as needed by a professional HVAC contractor to ensure the best possible working condition.

2. FURNACE FLAME CONDITION VARIED (SERVICE NEEDED)
At the time of inspection, the flames from the furnace gas burners were not a pretty blue and had orange/yellow flames. This indicates that the burners are not operating properly or efficiently and service may be needed. I recommend the burners and unit be evaluated and serviced or replaced as needed, by a professional HVAC contractor.

COOLING SECTION STANDARD

Cooling Standards

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor. To avoid the potential for system damage, the air-conditioning system will not be operated if the outside air temperature is below 65 degrees F (17 C).

COOLING IMPORTANT INFORMATION

Air Conditioner Information

Comment Location - REAR LEFT CORNER

The air conditioner electrical disconnect was located within arms reach at the condenser unit outside. This is the shut-off that will turn the equipment off in an emergency.

Central air conditioner maintenance and precautions:
A- Properly balance the compressor fan. Consult with a licensed HVAC Contractor.
B- Keep compressor clean of shrub and debris in a 6 foot radius.
C- Keep compressor unit level.
D- Clean the cooling fins and coils each season before using system.
E- Replace filter monthly or more often if it becomes dirty.
F- Lubricate fan motor with a non-detergent motor oil.
G- Check exterior refrigeration lines for corrosion and damage to insulation. If questionable, call a licensed HVAC contractor for service.
H- Do not run system if exterior temperature is below 60 degrees F.
I- Have a licensed HVAC contractor check the amount of refrigerant and the possibility of leaks in the system.
J- It is recommend that drain lines and condensation pan be checked for clogs and/or leaks during the time the system is in use.
K- If the house is purchased in the winter and the unit is only inspected visually, the seller should guarantee the cooling system is in working order or provide a home warranty.

COOLING LIMITATION

A/C - Below 60 degrees

Note: Unable to operate the exterior AC unit equipment or systems, if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation may damage the equipment. Note: With exterior temperatures below 60 degrees the unit(s) cannot be inspected and no other part of that unit(s)/component(s) can be inspected for efficiency, operation, and or functionality of the unit(s)/component(s). All unit(s)/component(s) require the proper source(s) to determine the efficiency, operation, and or functionality of the unit(s)/component(s).

COOLING MATERIAL

Number of cooling systems (excluding window AC)	Main Floor Air Conditioning Type	Main Floor Air Conditioning System Manufacturer
One	Central, Electric system	Comfortmaker
Main Floor Cooling System Age	**Main Floor Air Conditioning System Fuel Source**	
2022	Electric 220 Volt	

COOLING SECTION REPORT

Section Items	I	N	A	R	Comments	
10.1 Air Conditioner Units		✓			0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

ELECTRICAL SECTION STANDARD

Electrical Standards

The home inspector shall observe: Service entrance conductors, Service equipment, grounding equipment, main over current device, and main and distribution panels, Amperage and voltage ratings of the service, Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages, The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls, The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters, and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials, Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels, Test or operate any over current device except ground fault circuit interrupters, Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels, or Observe: Low voltage systems, Security system devices, heat detectors, or carbon monoxide detectors, Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system, or Built-in vacuum equipment.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

ELECTRICAL IMPORTANT INFORMATION

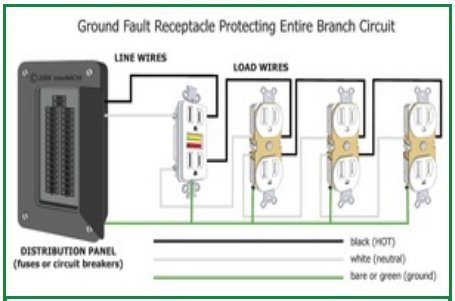
Main panel location

Comment Location - BASEMENT

The main electrical panel location is identified in the photo below. This is the area where you can shut off your electrical system at the main disconnect, in case of an emergency or need for service. All circuit breakers are much more reliable if they are exercised. Once a year you should exercise (shut them off and then turn them on) at your electrical panel including the main disconnect. Knowing if a circuit breaker is not functioning before a problem occurs can be a life saving event.

Branch circuit locations

Note - this home is equipped with GFCI outlets in "wet" locations. GFCI outlets will trip sometimes accidentally or under proper loads as they should when larger loads are suddenly applied (example: the use of a motor operated appliance or a "hotter" appliance such as a hair dryer.) If during the course of your home ownership you lose power in the kitchen, bathroom, garage or outdoor outlets, chances are you may have tripped a GFCI breaker. Check the following locations before calling an electrician to be sure that is isn't just a tripped GFCI. GFCI Outlets Testing Info: By detecting dangerous current flow and instantly shutting off power, ground fault circuit interrupters save hundreds of lives each year. But after 10 years or so, the sensitive circuitry inside a GFCI wears out. Usually, the test button on the GFCI doesn't tell you there's anything wrong: When you press the button, it shuts off the power as always. So the only reliable way to check an older GFCI is to use a circuit tester that has its own GFCI test button (sold at home centers and hardware stores.) Plug in the tester and push its test button. If the power goes off, the GFCI is working. Press the reset button to restore power. If the power doesn't go off, replace the GFCI.



2.1 GFCI Diagram

Smoke/CO Detectors

Smoke detectors should be present/installed in every bedroom and common area. The batteries should be tested every month and replaced every year.
Carbon monoxide detectors should be present/installed within 15 feet of gas-fired equipment, all sleeping quarters, or at least one on every level. The batteries should be tested every month and replaced every year.

Newer devices come with a sealed battery and are replaced every 10 years or as needed. This is for your information.





ELECTRICAL MATERIAL

Service Panel Ampacity	Service Disconnect Location
100 amps	At Service Panel

11.1 Electrical Service Conductors

Overhead service

Location: REAR RIGHT CORNER

11.3 Service Panel Manufacturer

Siemens

11.5 Service Disconnect Type

Breaker

11.6 Type of Branch Wiring

Solid Copper, Stranded Copper

11.7 Service OCPD Type

Breakers

11.8 Service Grounding Electrode

Driven rod, Water pipe

ELECTRICAL SECTION REPORT

Section Items	I	N	A	R	Comments	
11.1 Electric Meter Issues	✓				0	
11.2 Service Disconnect Issues	✓				0	
11.3 Service Entrance/Drip Loop/Mast/Attach	✓				0	
11.4 Main/Sub (Panel Cabinet/Cover/Labels)	✓				0	
11.5 Main Or Sub Panel Wiring	✓				0	
11.6 Main/Sub (Panel Breaker/Fuse Issues)	✓				0	
11.7 Visible Wiring/Junction Boxes	✓				0	
11.8 Main/Sub (Ground/Bonding System)	✓				0	
11.9 Carbon Monoxide & Smoke Detectors				✓	1	View

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

11.9.1 Expired smoke detectors

Low

Repair or Replace

Comment Location - HALLWAY

One or more smoke detectors present in this home are past the recommended life span. It is important to replace any smoke detectors that have turned yellow in color, as this is a feature by the manufacturer indicating that they are older than 10 years.

INTERIOR SECTION STANDARD

Interior Standards

The home inspector shall observe: Walls, ceiling, and floors, Steps, stairways, balconies, and railings, Counters and a representative number of installed cabinets, and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors, and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, Carpeting, or Draperies, blinds, or other window treatments.The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

INTERIOR MATERIAL

Walls and Ceilings	Floor Covering Materials	Interior Doors
Drywall	Hardwood, Tile, 9" tile (possible asbestos)	Wood Hollow Core
Window Material	**Window Glazing**	**Window Operation**
Wood	Single-pane	Double-hung

INTERIOR SECTION REPORT

Section Items	I	N	A	R	Comments	
12.1 Interior Trim				✓	1	View
12.2 Asbestos/Lead/Mold				✓	1	View
12.3 Floor Issues	✓				0	
12.4 Walls Issues				✓	1	View
12.5 Ceilings Issues	✓				0	
12.6 Windows and Skylights	✓				0	
12.7 Doors				✓	1	View
12.8 Interior Stairs	✓				0	
12.9 Lighting/Ceiling Fans				✓	4	View
12.10 Switches				✓	1	View
12.11 Electrical Receptacles				✓	3	View

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

12.1.1 Trim missing

Low

Comment Location - LIVING ROOM

Interior trim is missing in one or more areas. The inspector recommends having a qualified contractor install trim where it is missing.

12.2.1 9" vinyl tile (old)

Medium

Comment Location - BASEMENT

The 9" tile at basement possibly contains asbestos. While we did not inspect or determine that materials are asbestos, I would treat it as such until a certified specialist can further investigate and verify. Asbestos is friable and can enter the air in particles which is unhealthy to breath or can cause severe health issues. I recommend mitigation or encapsulation as needed.

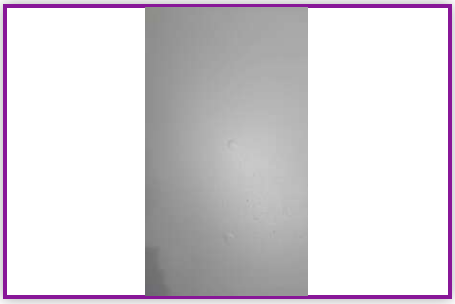



12.4.1 Damaged/poor repairs

Low

Comment Location - THROUGHOUT THE HOME

There were areas inone or more rooms in the residence where the wallshad cracking, damage, or repairs that have been done poorly. The inspector recommends that these areas areevaluated and repaired as needed by a professional contractor

12.7.1 Closet door guides

Low

Comment Location - BASEMENT

The door guides servicing the closet in one or more rooms were damaged, missing, or installed incorrectly at the time of inspection. This leaves the doors where they swing in and out and can fall of of the track. I recommend repair as needed.

12.9.1 Lighting Missing

Low

Repair or Replace

Comment Location - LIVING ROOM

Lighting was missing in one or more areas.

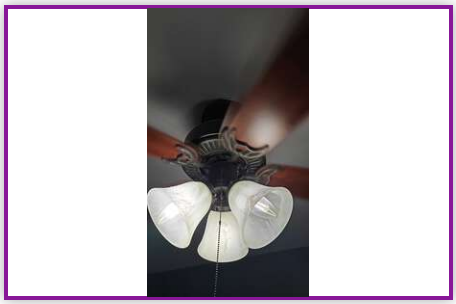
1.1 No switched receptacle found for lamp

12.9.2 Ceiling Fan Noisy During Operation

Low

Comment Location - FRONT BEDROOM

One or more ceiling fans were noisy.



12.9.3 Pull Chain Missing/Faulty/Damaged

Low

Comment Location - BASEMENT

The pull chain at one or more light fixture(s) was missing, faulty and/or damaged. As a result, the light was inoperable. I recommend repairs be made by a qualified person.

3.1 Laundry (twist bulb)

12.9.4 Damaged light bulb cover

Low

Comment Location - KITCHEN

One or more light fixtures had a damaged globe or cover for bulbs. I recommend replacement as desired.

4.1 Ceiling fan

12.10.1 Missing Knob

Low

Comment Location - BASEMENT

There were one ore more knobs that were missing or damaged from a switch that controls lights in this home. The inspector recommends that the missing switches be replaced as needed.

12.11.1 Outlet (Worn/Intermittent)

Low

Repair or Replace

Comment Location - FRONT BEDROOM

One or more receptacles were workingintermittently or when the plug is wiggled. They can cause issuesdue to loose connections. The inspector recommends that this safety issue be repaired as needed by a professional electrical contractor.

12.11.2 Cracked coverplate

Low

Comment Location - FRONT BEDROOM

There was one or more outlet(s) with a cracked coverplate at the time of inspection. I recommend the cracked or damaged coverplate(s) be replaced as needed by a qualified person.

12.11.3 Outlet (Damaged)

Low

Repair or Replace

Comment Location - BASEMENT

One or more outletswere broken or damaged. This is a potential safety concern. The inspectorrecommend that the affected outlets be repaired as needed by a professional electrical contractor.

BASEMENT/CRAWL SPACE/FOUNDATION SECTION STANDARD

Basement Standards

The General Home Inspection includes inspection of the home structural elements that were readily visible at the time of the inspection. This may include the: foundation; walls; floor structure; and/or roof structure. Soils vary in their stability and ability to support the weight of a structure. Minor cracking is normal with some common foundation materials, is typically limited to the material surface, is not a structural concern, and may not be commented on. Cracking related to soil/foundation movement indicates the potential for present or future structural concerns and will be commented on to the best of the inspector's ability.
Much of the home structure is hidden behind exterior and interior roof, floor, wall, and ceiling coverings, or is buried underground. Because the General Home Inspection is limited to visual and non-invasive methods, this report may not identify all structural deficiencies. Identification of portions of the wall structure not directly visible requires logical assumptions on the part of the Inspector that are based on the Inspectors past experience and knowledge of common building practices.
Upon observing indications that structural problems may exist that are not readily visible, or the evaluation of which lies beyond the Inspector's expertise, the inspector may recommend evaluation or testing by a specialist that may include invasive measures, which would require homeowner permission.

BASEMENT/CRAWL SPACE/FOUNDATION LIMITATION

Basement structure not inspected (finished)

Comment Location - BASEMENT

The structural components were mostly not visible or accessible due to finished wall coverings and ceilings in basement. I was unable to fully inspect the condition of foundation walls or framing.

BASEMENT/CRAWL SPACE/FOUNDATION MATERIAL

Basement access location	Method used to inspect crawl space/basement	Foundation wall type(s)
Stairwell	Same as house.	Poured concrete
Girder types	**Floor joist types**	**Post/Column/Pier types**
Unable to view - finishing materials	Wood	Steel support posts

BASEMENT/CRAWL SPACE/FOUNDATION SECTION REPORT

Section Items	I	N	A	R	Comments	
13.1 Framing, Ceiling, Joists, And Sub Floor		✓			0	
13.2 Insulation, Ventilation, And Vapor Retarders		✓			0	
13.3 Columns, Piers And Beams		✓			0	
13.4 Foundation				✓	2	View

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

13.4.1 Minor cracks, sealing needed

Low

Repair or Replace

Comment Location - REAR RIGHT CORNER

One or more areas of the exterior foundation walls had minor cracks visible. These cracks can be sealed and monitored to prevent further erosion from water intrusion or wood destroying insects intrusion. A contractor can seal these cracks with foundation approved sealant products.

13.4.2 Water intrusion

High

Repair or Replace

Comment Location - BASEMENT

One or more visible sign(s) of water intrusion were present at the time of inspection. I am unable to determine extent or how often it may occur. If not corrected, a wet basement can lead to costly issues such as foundation problems, mold and deterioration of floor system. A qualified water infiltration specialist should further investigate and repair as needed.

LAUNDRY SECTION STANDARD

Laundry Standards

Inspection of the laundry room typically includes examination of the following: -Switches and outlets (120-volt and 240-volt if installed) -Exhaust fan -Room heat -Dryer vent -Presence of clothes washer connections and waste pipe -Sink, faucet, drain, and Under sink plumbing -Cabinets, -Floor, wall and ceiling surfaces -Door and window condition and operation. Clothes washers are operated at the discretion of the Inspector.

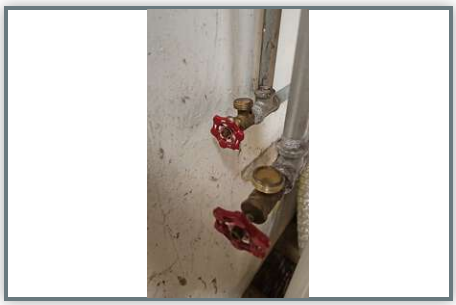
Laundry appliances are not tested at the discretion of the inspector or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if tested and therefore damage the property.

LAUNDRY LIMITATION

Washer - connections vacant

Comment Location - BASEMENT

Note: The home was vacant at the time of inspection. Determining the true conditions of the service pipes and waste pipe is virtually impossible during a home inspection of a vacant home. The washer connections are not tested at the time of inspection. The inspector visually looks at the connections and the wall around the area (when accessible or not blocked by the height of some washers) There were no signs of stains of leaks noted at the time of inspection unless noted in the findings section below for further review or evaluation. Homes which may have been painted recently can hide possible defects.



LAUNDRY MATERIAL

Clothes Dryer Vent Material	Appliances Present
Foil duct	None

14.1 Dryer Power

Gas

14.3 Washer Drain Size

1 1/2 Diameter (Undersized)

LAUNDRY SECTION REPORT

Section Items	I	N	A	R	Comments	
14.1 Laundry Plumbing & Sinks	✓				0	
14.2 Laundry Dryer Venting				✓	1	View
14.3 Washer And Dryer			✓		0	
14.4 Laundry Outlets	✓				0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

14.2.1 Foil duct vent

Low

Comment Location - BASEMENT

Corrugated foil material hose connectors are not rated for the heat that most new dryer installations put out today. The corrugated material also clogs more easily than rigid, smooth walled ducting. This may lead to a fire hazard. I recommend replacement for sheet metal such as galvanized steel or flexible, semi-rigid aluminum.

ATTIC SECTION STANDARD

Attic Standards

Inspection of the attic typically includes visual examination the following:roof structure (framing and sheathing); roof structure ventilation; thermal envelope; electrical components (wiring, junction boxes, outlets, switches and lighting)and, when temperature permits, the operation of any readily accessible thermostatic control; plumbing components (supply and vent pipes, bathroom vent terminations), Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan and HVAC components (drip pans, ducts, condensate and TPR discharge pipes). The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

ATTIC LIMITATION

Attic - Too cold to test fan

Comment Location - ATTIC

Note: Unable to test the attic power fan at the time of inspection. The power fan is controlled by a thermostat and the temperature at the time of inspection was below the thermostats lowest setting.

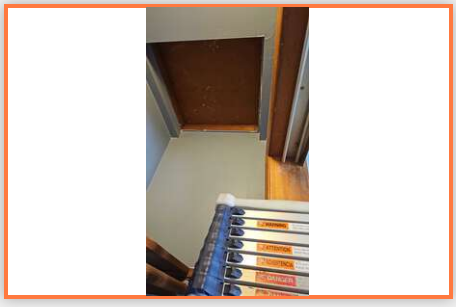
ATTIC MATERIAL

Method Used To Observe The Attic

Crawled

15.1 Attic Access Location

Bedroom Closet



15.3 Roof Structure

2/8 Rafters

15.4 Attic Insulation Type

Blown, Fiberglass

15.5 Attic Ventialtion System

Soffit Vents, Thermostatically Controlled Fan, Roof vents

ATTIC SECTION REPORT

Section Items	I	N	A	R	Comments	
15.1 Roof Rafters/Stick Built (In Attic)	✓				0	
15.2 Roof Sheathing (In Attic)	✓				0	
15.3 Attic Ventilation				✓	1	View
15.4 Attic Insulation				✓	1	View
15.5 Attic Electrical	✓				0	
15.6 Attic Plumbing	✓				0	
15.7 Attic Side Wall Issues	✓				0	
15.8 Attic Ducts/Fan Termination/Flues		✓			0	

I = Inspected, N = Not Inspected, A = Absent R = Repair/Replace,

COMMENTS

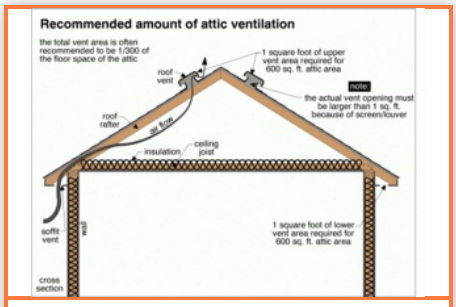
15.3.1 Soffit Vents (Blocked)

Low

Repair or Replace

Comment Location - ATTIC

At the time of inspection, allthe soffit vents were covered by insulation. This is an improper condition that will cause the attic to get excessively hot and age the roof material faster than needed. The inspector recommend the installation of baffles or just pulling back the insulation.



1.1 Proper Ventilation

15.4.1 Large gaps with inadequate insulation

Low

Repair or Replace

Comment Location - ATTIC

The insulation level installed in the attic was less than R-38 in areas because there were large gaps with little or no insulation. The home will be affected by the lack of insulation that will add to the cost per month for your heating and cooling needs. This will also make the home less comfortable. I recommend the attic insulation levels be updated as needed by a professional insulation contractor.

Final Walkthrough

Final Walkthrough & Other Information

This report should be used supplementally to the seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions or concerns. We are always attempting to improve quality of our service and our report.

The walk-through prior to closing is the time for you to re-inspect the property with or without the help of your licensed/InterNACHI certified home inspector. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the final walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to or at the closing.

The following are only recommendations for the final walk-through of your new property. Feel free to use the checklist provided on the home maintenance manual given to you at the time of inspection:

1. Use the thermostat to check the heating and cooling system is working. Air conditioners should not be checked if the temperature is below 65 degrees.

2. Verify all appliances included in the real estate contract are present and in working condition.

3. Run water at all fixtures and flush toilets.

4. Visually examine for any signs of water intrusion in basement that may have happened after the inspection or cosmetic damage that may have occurred during seller move-out.

5. Ask for all keys/remote controls to any garage door openers, fans, gas fireplaces, etc.

6. Ask seller questions about anything that was not covered during the home inspection or areas that may have been restricted at the time of the inspection.

7. Re-visit seller disclosure and ask seller about any prior/ongoing pest infestation treatment, maintenance plans and manuals for mechanical equipment, and warranties that may be transferable.

SINCERELY,

ALPHA HOME INSPECTIONS