CASNO HOME INSPECTION LLC
843-245-5718
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RESIDENTIAL PROPERTY INSPECTION

1234 Main Street
Florence, SC 29505

Buyer Name
02/02/2023 9:00AM

Inspector
Steven McCormick
CPI
843-245-5718
mccormicksteven7@gmail.com

Agent
Agent Name
555-555-5555
agent@spectora.com

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SUMMARY

These summary pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

1: INSPECTION INFORMATION

Information

In Attendance
Client(s)

Occupancy
Occupied

Type of Building
Single-Family

Inspection Type
Pre-purchase

Applicable Standards of Practice
InterNACHI

Weather Conditions
Clear

Temperature at the Time of Inspection	Precipitation in the Last 48 hrs?	Ground Condition
50-60 Degrees	Yes	Damp

Structure Orientation

For the sake of this inspection, the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

Important Information/Limitations: Inspection Overview

The Inspection Company strives to perform all inspections in substantial compliance with the applicable Standards of Practice. As such, I inspected the structures' readily accessible, visually observable, installed systems and components as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. **This inspection is neither technically exhaustive nor quantitative.**

There may be comments made in this report that exceed the required reporting standards; these comments (if present) were made as a courtesy to give you as much information as possible about the structure. Exceeding the Standards of Practice will only happen when I feel I have the experience, knowledge, or evidence to do so. There should be no expectation that the Standards of Practice will be exceeded throughout the inspection. Any comments made that exceed the standards will be followed by a recommendation for further evaluation and repairs by applicable tradespeople.

This report contains observations of those systems and components that were not functioning properly, significantly deficient, or unsafe in my professional judgment. **All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients' contingency period** to determine the total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" Inspection.

This inspection is not equal to extended day-to-day exposure. It will not reveal every concern or issue that may be present, but only those significant defects that were accessible and visible at the time of inspection. This inspection can not predict future conditions or determine if latent or concealed defects exist. The statements made in this report reflect the conditions as **existing at the time of the inspection only** and expire at the completion of the inspection. The limit of liability of The inspection company and its employees, officers, etc., does not extend beyond the day the inspection was performed. This is because time and differing weather conditions may reveal deficiencies that were not present at the time of inspection, including but not limited to: roof leaks, water infiltration into areas below grade, leaks beneath sinks, tubs, and toilets, water running at toilets, the walls, doors, and flooring, may be damaged during moving, etc. Refer to the Standards of Practice and the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is **NOT** intended to be considered a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, regarding the operation, function, or future reliability of the structure and its components. AND IT SHOULD NOT BE RELIED ON AS SUCH.** This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report. It should be used alongside these documents, along with quotes and advice from the tradespeople recommended in this report to better understand the structure's condition and expected repair costs. Some risk is always involved when purchasing a property, and unexpected repairs should be anticipated, which is, unfortunately, a part of homeownership. One Year Home Warranties are sometimes provided by the sellers and are **highly recommended** as they may cover future repairs on major items and components of the home. If a warranty is not provided by the seller(s), your Realtor can advise you of companies that offer them.

Important Information/Limitations: ©Copyright Notice

Important Information/Limitations: Items Not Inspected and Other Limitations

EXCL - ITEMS NOT INSPECTED: Some items are not inspected in a home inspection, such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors, and storm windows, screens, window AC units, gas furnace heat exchangers, central vacuum systems, water softeners, alarm, and intercom systems, and any item that is not a permanently attached component of the home. Also, drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks.

Water and gas shut-off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't know why a component may be shut down and can't be liable for damages that may result from activating said components/appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; Recalled appliances, items, and/or components; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; The insurability of the structure or any of its items or components; Any component or system that was not observed; Calculate the strength, adequacy, design, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility. Also excluded is the proper installation of Stucco and EIFS and the repercussions of improper installation, including water damage to the structure.

Lastly, a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (termites, etc.), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Important Information/Limitations: Recommended Contractors Information

CONTRACTORS/FURTHER EVALUATION Information - It is HIGHLY recommended that licensed professionals are used for repairs or replacement of deficiencies referenced in this report, and copies of their receipts/invoices are provided to you for warranty purposes. Professional Home Inspections **does not** perform re-inspections of repairs as they can be invasive in nature, limiting what I can visually see and report to you.

The use of the term "Qualified Professional" or "Qualified Person" in this report relates to an individual, company, or contractor who is either licensed or certified in the field of concern. If I recommend evaluation or repairs to be performed by contractors or other licensed professionals, they may discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and/or exhaustive list of problems or areas of concern.

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in my opinion, only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies and the best methods of repairs due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Important Information/Limitations: Specialty Tools Information

LMT - Specialty tools, testers, meters, and the like may have been used during this inspection and photographed in this report. The use of any of these tools is beyond the scope of a home inspection and was done as a courtesy to provide you with as much information as possible about the property.

Quantitative readings will not be provided in this report. Although readings or other quantitative values may be represented in photographs, these values should not be wholly relied upon as they can change from day to day, with differing conditions.

Important Information/Limitations: Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. I can make no representations regarding conditions that may be present in these areas that were concealed or inaccessible for review. With access and an opportunity for inspection, **reportable conditions or hidden damage may be found in areas that were not accessible or only partly accessible. These conditions or damage are excluded from this inspection.**

QUALITATIVE vs. QUANTITATIVE - A home inspection is not quantitative. When multiple or similar parts of a system, item, or component are found to have a deficiency, the deficiency will be noted in a qualitative manner such as "multiple present," etc. A quantitative number of deficient parts, pieces, or items will not be given as the repairing contractor will need to evaluate and ascertain the full amount or extent of the deficiency or damage. **This is not a technically exhaustive inspection.**

REPAIRS VERSUS UPGRADES - I inspect homes to today's safety and building standards. Therefore some recommendations made in this report may not have been required when the home was constructed and could be considered non-conforming. Building standards change and are improved for the safety and benefit of the home's occupants. Therefore, **any repairs and/or upgrades mentioned in this report should be considered for safety, performance, and the longevity of the home's items and components.** Although I will address some recommended upgrades in the report, this should not be construed as a full listing of items that could potentially be upgraded. To learn of **ALL** the ways the home could be brought up to today's building and safety standards, full and exhaustive evaluations should be conducted by qualified tradespeople.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection but may fail at any time due to their age or lack of maintenance, which couldn't be determined by the inspector.

PHOTOGRAPHS: Several photos are included in your inspection report as a courtesy and are not required by The Standards of Practice. These photos are for **informational purposes only and do not attempt to show every instance or occurrence of a defect.**

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

Please acknowledge once you have completed reading this report. At that time, I will be happy to answer any questions you may have or provide clarification. Non-acknowledgement implies that you understood all information contained in this report.

Important Information/Limitations: Personal Belongings Information

LMT - Personal belongings were present in the home at the time of inspection. These personal belongings were not moved or altered in any way. These belongings can block visual accessibility of several items throughout the home, including but not limited to wall and floor surfaces, receptacles, air registers, closets, cabinet floor, and wall surfaces, under sink plumbing, etc. This inspection is limited to visual portions only, as furniture is not moved, rugs are not lifted, and cabinet and closet storage is not rearranged for the sake of visual accessibility. **It is highly recommended that you evaluate areas where personal belongings were present for defects during your final walk-through or at some point after these belongings have been removed.** If any concerns are noticed during your final walk-through, feel free to contact me.

Important Information/Limitations: Comment Key - Definitions

This report places deficiencies into three categories; **Significant/Major Defects**, **Marginal Defects**, and **Minor Defects/Maintenance Items/FYI**.

Significant Defects - Items or components that were not functional, represent a serious safety concern, and/or may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor **prior to the end of your contingency period.**

Marginal Defects - Items or components that were found to include a safety hazard or a functional or installation-related deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, and/or the defect may lead to further problems (most defects will fall into this categorization). Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor **and are not considered routine maintenance or DIY repairs.**

Minor Defects/Maintenance Items/FYI - This categorization will include items or components that may need minor repairs that can improve their functionality, and/or items found to be in need of recurring or basic general maintenance. This categorization will also include observations, important information, recommended upgrades to items, areas, or components.

These categorizations are based on my professional judgment and experience and based on what I observed at the time of inspection. These categorizations should not be construed to mean that items designated as "**Minor defects**" or "**Marginal Defects**" do not need repairs or replacement. **The recommendations made in each comment are more important than the categorization**. Due to your perception, opinions, or personal experience, you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again, it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement. **Neglecting attention, repairs, servicing, and/or maintenance can allow items designated as Blue to turn to Orange, and Orange items to Red.**

Other designations include:

LMT: Limitation - The item, system, area, or component contained inspection limitations which may include, but is not limited to: visibility limitations, accessibility limitations, items being shut-off, etc. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

EXCL: Excluded - The item, system, area, or component is excluded from this inspection due to being outside the scope of a home inspection, was not accessible or visible, and/or other reasons. Please read the corresponding comment for more information. Follow-up evaluations should be performed on any items or areas designated in this manner, as desired by you, prior to the end of your inspection contingency period.

SFTY: Safety Concern - The item, system, area, or component represented a safety concern or hazard and should be addressed as soon as possible by a qualified professional.

AGED: AGED - The item, system, or component was nearing, at, or past the end of its typical service life, but may have been still functional to some degree at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being at, or past the end of their typical life. Depending on the item these repair or replacement costs can represent a major expense; i.e. HVAC Systems, Water Heaters, Plumbing pipes, Aged wiring, and electrical panels, etc.

2: UTILITY SHUTOFF LOCATIONS

Information

Main Breaker / Service Disconnect Location
At Main Breaker in the Electrical Panel

Water: Water Shutoff Valve Location
Presumed

Gas/LP: Main Gas Shutoff Valve Location
Left Side of Home

Electrical Service Disconnect Information

The pictured electrical service disconnect will shut off all power to the home in the case of an emergency, or for servicing.

Water: Water Shutoff Valve Information

The pictured water shutoff valve will shut off the water supply in the home in the case of an emergency, or for servicing.

Gas/LP: **Gas Shutoff Valve Information**

The pictured main gas shutoff valve will shut off the gas supply to the home in the case of an emergency, or for servicing.

3: GROUNDS

Information

Driveway and Walkway Condition: **Driveway Material**
Concrete

Driveway and Walkway Condition: **Walkway Material**
Concrete

Grading/Lot Drainage: **Grading/Drainage Conditions**
Satisfactory Grading

Gas Meter/LP Tank Information: **Fuel Source**
Gas Meter

Gas Meter/LP Tank Information: **Location of Fuel Source**
Left Side of Home


Driveway and Walkway Condition: Driveway/Walkway Information

The driveway(s) and walkway(s) (as applicable) were inspected to determine their effect on the structure of the home only. Any visible deficiencies that may be present will also be reported on, such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy. They may not be an all-inclusive listing, as the Standards of Practice only require that driveway(s) and walkway(s) be reported on with their respected effect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Driveway and Walkway Condition: Parking Area Information

The parking area and walkway(s) were inspected to determine their effect on the structure only. I will also report on any visible deficiencies that may be present such as; cracking, displacement, or other damage. Any comments relating to damage to the concrete, asphalt, and/or masonry surfaces should be viewed as a courtesy and may not be an all-inclusive listing, as the Standards of Practice only require that driveway(s) and walkway(s) be reported on with their respected effect on the structure. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Grading/Lot Drainage: Grading / Drainage Overview

The grounds in contact with the structure were inspected to determine that they were sloped to allow rainwater to drain away from the structure adequately. The soil is recommended to slope away from the foundation, with a 6-inch drop in elevation, in the first 10 feet away from the structure (5% grade). When the 5% grade can not be achieved, swales or drains should be used as needed to divert and/or manage rainwater runoff properly. Any flat or low areas around the structure should be backfilled and sloped away from the foundation to prevent potential moisture infiltration into areas below grade (as applicable). No significant grading deficiencies were present at the time of inspection unless otherwise noted in this report.

Grading/Lot Drainage: Grading Limitations

LMT - The grading and lot drainage performance is limited to the conditions existing at the time of the inspection only. I cannot guarantee this performance as conditions constantly change. Heavy rain or other weather conditions may reveal issues that were not visible or foreseen at the time of inspection. Furthermore, items such as leakage in downspouts and gutter systems are impossible to detect during dry weather and can add moisture to the soil in the area around the foundation. The inspection of the grading and drainage performance in relation to moisture infiltration through foundation walls or under slabs is limited to the visible conditions at the time of inspection and evidence of past problems. I recommend consulting with the sellers as to any previous moisture intrusion into the structure and reading over the Sellers Disclosure, which should list any such issues.

Vegetation Observations: Vegetation Information

Vegetation was inspected around the home to ensure that it had adequate clearance from the structure and was not impacting the structure. No significant deficiencies were observed unless otherwise noted in this report.

Decks: Deck Information

The deck(s) were inspected, looking for water-related damage, construction-related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is common to find multiple deficiencies in relation to deck construction, and there are a few reasons for this:

- Primarily, most decks are built by laborers during the construction of the home. While they can build a "functional" deck, multiple important details are typically missed due to the lack of knowledge about building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it would not now.

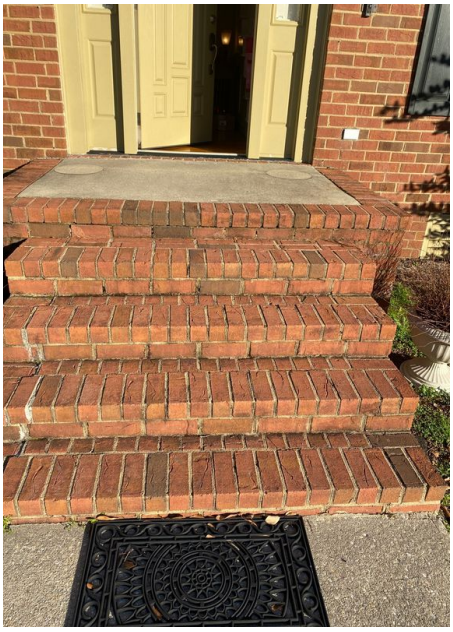
Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why all decks will be evaluated by today's standards, as safety can not be compromised, and safety is what I inspect for. While multiple deficiencies may be listed, a competent deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.

Porch(es): Masonry Slab Porch/Stoop Information

Masonry/slab porch(es) or stoop(s) were inspected looking for damage or any other significant defects. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Stairs & Steps: Stairs Information

The stairs were inspected by looking at their construction, attachment, risers, and treads, applicable railings, etc. No significant deficiencies were observed at visible portions at the time of inspection unless otherwise noted in this report.



Guardrails, Stair Rails, & Handrails: Railing Information

The guardrails, stair rails, and handrails were inspected for their presence, proper sizing and spacing, looking for damage and securement, and other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Porch/Deck Roof Condition: Porch/Deck Roof Information

Visible portions of porch/deck roofs were inspected looking for any significant defects, leaks, etc. No visible deficiencies were present at the time of inspection unless otherwise noted in this report.

Sunroom/Screened-In Area: Sunroom/Screened in Room Information

The sunroom or screened-in area was inspected at visible portions looking for significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Exterior Spigots: Spigot(s) Information

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were visibly observed unless otherwise noted in this report.

Gas Meter/LP Tank Information: Gas Meter Information

The gas meter was inspected, looking for damage and the regulator vents' clearance from ignition sources and air inlets into the home. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.

Fence: Fences Not Inspected

EXCL - A fence was present at the home. Fences and gates are not inspected per the standards of practice, and the fence's condition is excluded from this inspection. Any comments made in relation to the fence should be viewed as a courtesy, and not be construed as an all-inclusive listing of deficiencies present.

Recommendations

3.2.1 Driveway and Walkway Condition

Marginal Defect

TRIP HAZARD(S) PRESENT

SFTY - Cracking, heaving, settlement, movement, deterioration, and/or other deficiencies resulting in trip hazards were present on the referenced surface(s). Repairs are recommended to be conducted to these area(s) as needed for safety by a qualified contractor.

Recommendation

Contact a qualified professional.

3.2.2 Driveway and Walkway Condition

Marginal Defect

CONCRETE - SPALLING (HEAVY DAMAGE)

Heavy spalling damage was present on portions of the concrete surface. Repairs or replacement to the concrete as needed is recommended to be performed by a concrete contractor.

Recommendation

Contact a qualified concrete contractor.

3.4.1 Vegetation Observations

Minor Defect, Maintenance Item, or FYI Item

VEGETATION - AGAINST/NEAR THE HOME

There was vegetation in contact with, or in close proximity to the home in areas. Pruning or removal of any plants within 1-2 feet of the home is recommended to be conducted by a qualified person to eliminate pathways of wood-destroying insects and allow moisture to adequately dry behind these areas after rainfall events.

Recommendation

Contact a qualified landscaping contractor

3.8.1 Guardrails, Stair Rails, & Handrails

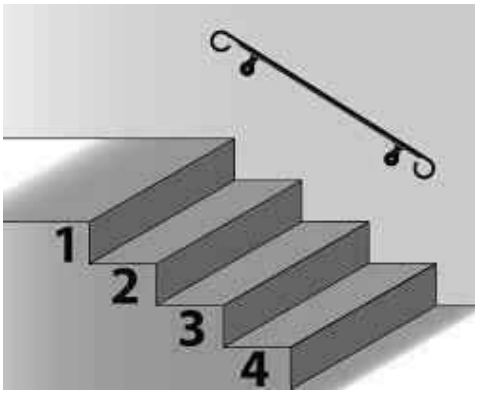
Marginal Defect

HANDRAIL - NOT PRESENT 4 OR MORE RISERS

SFTY - A handrail was not present for the stairs. Stairs four or more risers in height are recommended to have a handrail installed on at least one side for safety. The installation of a proper handrail is recommended to be conducted by a qualified person for safety.

Recommendation

Contact a qualified professional.



4: ROOF

Information

General Info: Roof Views

General Info: Roof Covering Material

Architectural Composition Shingles

Inspection Method: Inspection Method

From The Ground with Binoculars

Inspection Method: Amount of Roof Safely Walkable

0%

Shingles: Shingles Stage of Life Estimation

Undetermined

Vents/Roof Protrusions: Roof Protrusion Type(s)

Plumbing Stack Vent(s)

Chimney: Chimney Material

Brick

General Info: Roof Limitations

LMT - The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

Inspection Method: Inspected From Ground

LMT - The roof was inspected from ground level. This inspection should be viewed as a limited inspection of visual portions only. If a more thorough inspection is needed, I recommend consulting a roofing contractor.

Shingles: Shingles Stage of Life Information

I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection.

3-tab asphalt composition shingles typically have a 12-15 year life span. This would equate to:

- First Third of Life: 1-5 years in age
- Second Third of Life: 5-10 years in age
- Last Third of Life: 10-15 years in age

Architectural Composition shingles typically have a 21-24 year life span. This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age

Shingles: Shingle Age Undetermined

FYI - The age of the shingles could not be determined. I recommend consulting with the seller(s) as to the age of the shingles.

Shingles: Shingles Information

The shingles were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Shingles: Shingles Information - Viewed from Ground, a Ladder, or Drone

LMT - The shingles were inspected from the ground, a ladder, or aerial drone at visibly accessible portions looking for excessive granule loss, signs of curling or delamination, and/or any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Vents/Roof Protrusions: Roof Protrusions Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Vents/Roof Protrusions: Protrusion(s) Viewed From Ground Level, Ladder, or Drone

LMT - The roof protrusions were viewed from ground level, a ladder, or by a drone and no deficiencies were observed at visible portions at the time of inspection unless otherwise noted in this report. The protrusions are also looked at from the attic (if accessible), to look for signs of leaks, etc.

Roof Flashings: Roof Flashing Information & Limitations

LMT - Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Chimney: Chimney Information

The chimney(s) were inspected looking for an adequate and functioning chimney crown, the condition of the masonry and flashings, the condition of visible portions of the flue liner(s), etc. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Chimney: Chimney - Flashing Limitations

LMT - The chimney flashing was inspected for significant defects at visible portions. At the time of inspection no reportable conditions were visibly present unless otherwise noted in this report. Unfortunately the full installation of the flashing was not visible due to being covered by the shingles on a masonry chimney, while cladding can obscure all visibility on framed chases. The inspection of this flashing is limited to visible portions only along with an inspection of ceilings in the area looking for moisture staining, and/or the roof decking in the attic (as accessible). Going forward I recommend monitoring the ceilings in the chimney area looking for moisture staining and having an initial (pre-purchase) or annual evaluation of this flashing performed by a qualified roofing contractor as desired, to ensure it is performing as intended. This is the most common area for roof leaks, which can allow for substantial damage if not caught early.

Gutters/Downspouts: Gutters Not Present

Gutters were not present on the home, and no indications of repercussions were observed due to the lack of their presence. Gutters can be added in the future to mInimize rainwater at the foundation, if desired.

5: EXTERIOR

Information

Walls/Cladding: Cladding Material
Brick Veneer

Walls/Cladding: Wall Construction Type
Wood Framed

Walls/Cladding: Vegetation Obscuring Wall(s) Visibility?
Partial

Eaves/Overhangs/Fascia: Soffit & Fascia Material
Wood Fascia & Soffit

General Info: Representative Number Inspected

The Standards of Practice state that a representative sample of exterior components shall be inspected on each side of the home when multiple pieces make up an item or component (i.e., cladding, windows, overhangs, etc.). We try to ensure that all portions are inspected, but the height from the ground, vegetation, or other factors may prevent full accessibility or visibility of some items.




General Info: Probing of Wood

The Standards of Practice require any areas of wooden trim, siding, or other wood components to be probed if water damage (wood rot) was suspected. Any photos of a screwdriver stuck into wood represents water damage/wood rot to some extent. **Hidden damage is always a possibility in these areas.** These areas of damage will require further evaluation to determine the extent of the damage, along with repairs made as deemed necessary by a qualified contractor.


General Info: Upper Level Surfaces

LMT - Due to their height from the ground, the upper-level exterior surfaces and details of the sections of the home were physically inaccessible for thorough review. Reportable conditions may be present which I was unable to observe.

Walls/Cladding: Wall and Cladding Information

The walls and wall cladding were inspected, looking for significant damage, proper flashings, potential water entry points, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Walls/Cladding: Vegetation Obscuring Exterior Walls

LMT - Vegetation was present in areas around the home that prohibited visual accessibility of some exterior wall surfaces and may obscure spigots, receptacles, and other items. Plants and shrubbery are not moved for visual accessibility of any areas or items. This inspection is limited to visual portions only. Although not suspected, reportable conditions could be present in areas that were not visually accessible.

Window Exteriors: Windows Information

The exterior components of the windows (trim, flashing, etc.) were inspected looking for damage, lack of proper flashing, clearance from grade, etc. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.


Window Exteriors: Window Screens Information

EXCL - Window screens are not required to be reported on during a home inspection and their presence and/or condition is excluded from this inspection. If the window screens are of concern, it is recommended that you consult with the seller(s) as to their presence and condition.

Wall Flashings: Wall Flashing Information & Limitations

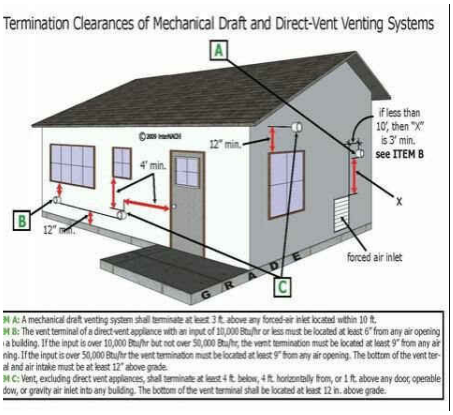
LMT - Visible portions of the flashings were inspected looking for significant deficiencies (Z-flashings, drip cap, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the wall claddings.** Therefore functionality has to be determined by looking for moisture intrusion or damage at areas where they should be, or are presumed to be in place. No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Eaves/Overhangs/Fascia: Overhangs Information

The roof overhangs were inspected at visible portions looking for any water damage or other significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. The possibility of hidden damage exists on any structures with fascia and/or soffit that is clad with vinyl/aluminum.

Gas Sidewall Vent(s) : Sidewall Vent(s) Clearance Information

All gas sidewall vents were inspected to ensure they had proper clearances from air inlets and/or combustibles. No deficiencies were present at the time of inspection unless otherwise noted in this report.



Exterior Doors: Doors Information

All exterior doors were inspected by looking for damage, lack of proper flashing, deficiencies with their operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

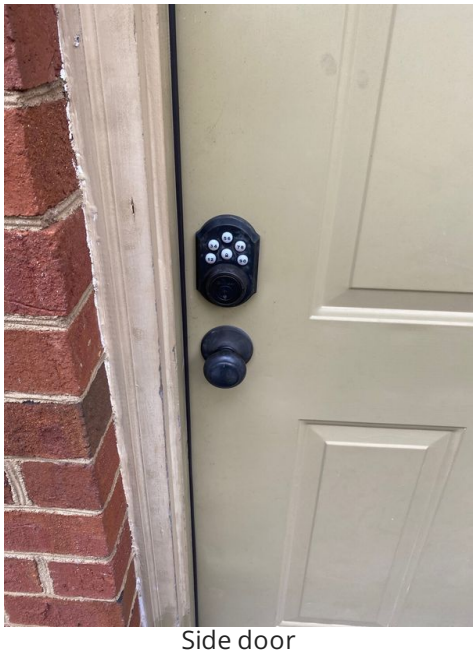

Front door


Side door

Exterior Doors: Handleset Information

LMT - Handlesets (deadbolts & door handles) are not inspected for their functionality with keys, as replacement or re-keying of any deadbolts and handles is recommended due to not knowing who may possess keys to the home. Therefore deadbolts and handles will be reported on with respect to their misalignment with the door only, preventing them from latching or locking properly.


Front door


Side door

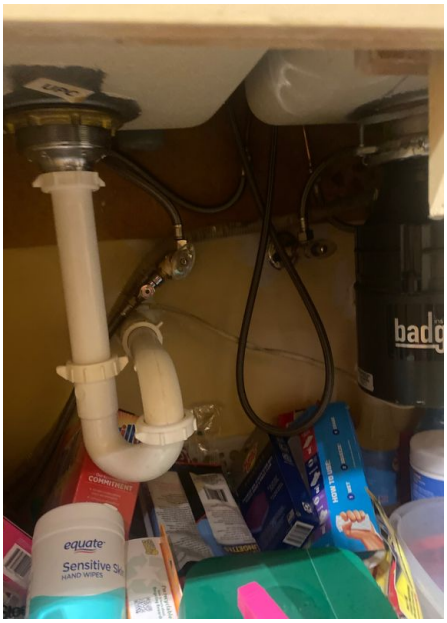
6: KITCHEN

Information

Undersink Plumbing - Kitchen: Undersink Plumbing Visibly Obstructed?
Partially

Oven/Range: Energy Source
Electric/Gas

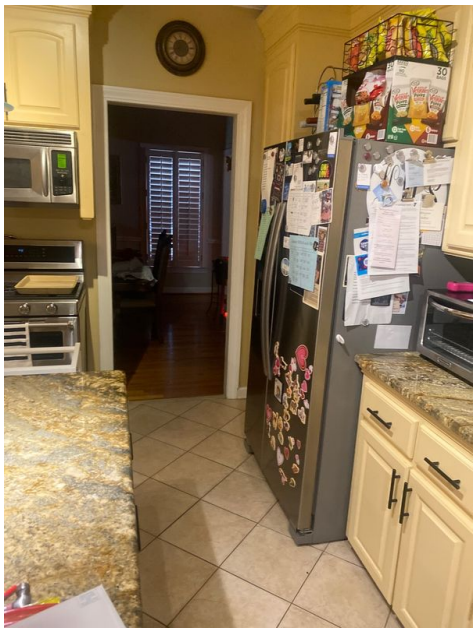
Oven/Range: Range Anti-tip Bracket Presence
Not Tested Due to Gas Line



Cooktop: Cooktop Energy Source
Gas

Exhaust Fan: Fan Type
OTR Recirculating

General Info: Kitchen View

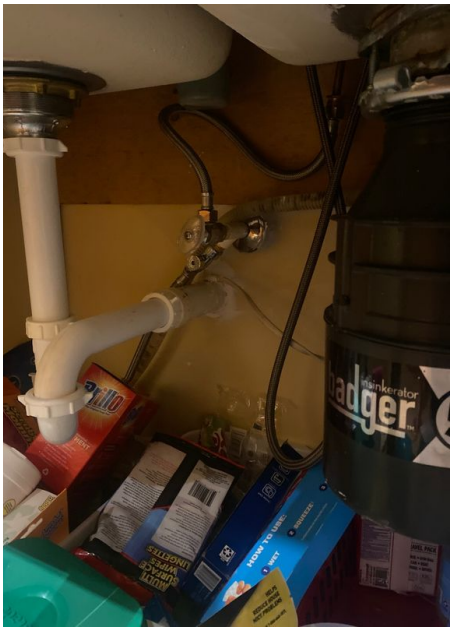


Sink(s): Kitchen Sink Information

The kitchen sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

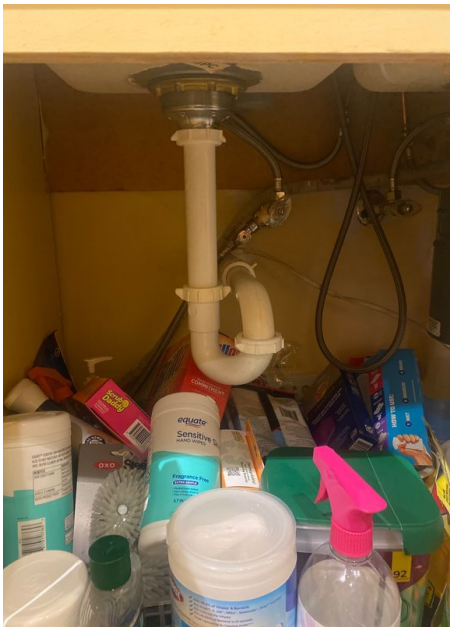
Undersink Plumbing - Kitchen: Plumbing Information

The supply and drain pipes were inspected looking for leaks, improper installation, and other deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.



Undersink Plumbing - Kitchen: Under Cabinet Storage Present

LMT - Stored items were present in the undersink cabinet(s). This may obscure visual accessibility of some areas; including the plumbing and cabinet floor. The inspection of this area is limited to visual portions only.

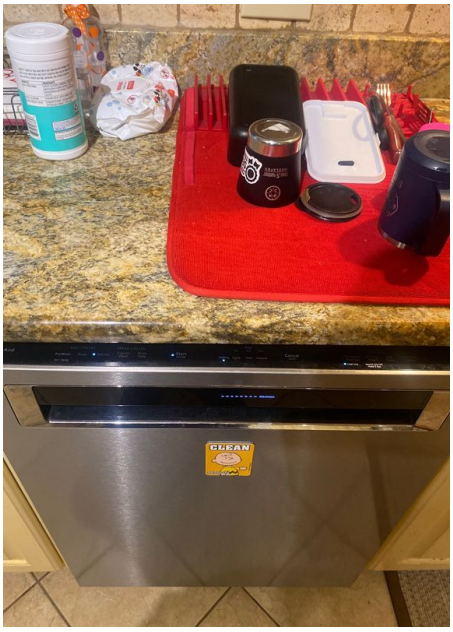


Disposal Unit: Disposal Information

The garbage disposal was inspected by activating it at normal controls and ensuring the motor ran, while also looking for leaks from the unit, an exposed power cord, heavy rust, or other deficiencies. The unit is not tested to determine if it can effectively "grind" food waste. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Dishwasher : Dishwasher Information

The dishwasher was operated by running a rinse cycle and was functional at the time of inspection. No leaks or water was present at the unit's base at the cycle's completion. The unit's efficiency of cleaning dishes is not tested. No deficiencies were observed with the unit unless otherwise noted in this report.



Oven/Range: Heating Elements Information

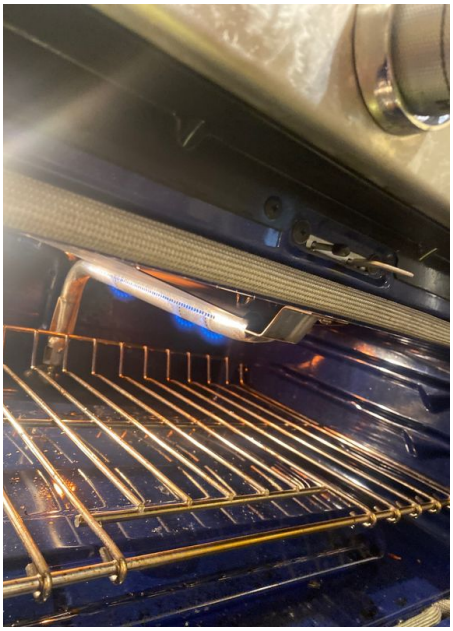
All of the heating elements on the range were turned to "High", and were functional at the time of inspection. No indications of deficiencies were observed unless otherwise noted in this report.

Oven/Range: Oven Information

The oven was operated by placing it into "Bake" mode, and confirming heat was produced from the element(s). Temperature calibration, "clean" options, and other functions are not tested for. It's recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Oven/Range: Gas Burners Information

The gas burners were inspected by turning the knob to the ignite setting and ensuring they properly lit. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.



Oven/Range: Gas Oven Information

The oven was operated by placing into "Bake" mode to ensure heat was produced from the burner(s) and/or elements. Temperature calibration, "clean" options, and other functions are not tested for. You are recommended to seek further evaluation of additional functions if desired/needed. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Oven/Range: Anti-tip Not Tested - Personal Belongings

EXCL - The unit was not tested for the presence of an anti-tip bracket due to personal belongings being present on the range. The oven has to be "tipped" to test for this bracket and doing so would have caused the personal belongings to fall. The presence or absence of an anti-tip bracket is excluded from this inspection.

Cooktop: Gas Burners Information

All burners on the gas cooktop were ignited and were functional at the time of inspection. No deficiencies were observed if not followed by additional comments in this report.

Exhaust Fan: Exhaust Fan Information

The kitchen exhaust fan was inspected by operating normal controls, checking for proper operation. The fan's type (recirculating or exterior) will also be reported on. No deficiencies were observed at the time of inspection if not otherwise noted in this report.

Microwave: Microwave Information

The microwave was tested by initiating it on "Cook" mode, and the unit powered on at the time of inspection. The efficiency of the unit or other functions are not tested for. No reportable conditions were present unless otherwise noted in this report.

Island: Kitchen Island Information

The kitchen island was inspected looking for any significant deficiencies. No reportable conditions were present unless otherwise noted in this report.

Refrigerator: Refrigerators Not Inspected

EXCL - Refrigerators are not inspected during a Home Inspection as they are considered transient, "unattached" items. They are also not moved to look at the condition of the floor under them, or the cabinetry around them. Therefore their water line and power receptacle are not visible and excluded from this inspection. If the refrigerator is of concern, you are recommended to have an evaluation performed by an appliance repair company or other qualified professional prior to closing.

7: BATHROOM(S)

Information

Ventilation: Ventilation Sources
Ventilation Fan(s)

Undersink Plumbing - Bathroom: Undersink Plumbing Visibly Obstructed?
Partially

General Info: Bathroom View(s)


Master Bathroom


Up stairs bathroom


1st Floor Bathroom

General Info: 360 Room View(s)

FYI - These photo(s) can be "clicked" on, which will allow you to view the entire area by dragging on the photo with your finger (on phone or tablet), or your mouse on a PC.


Master Bathroom

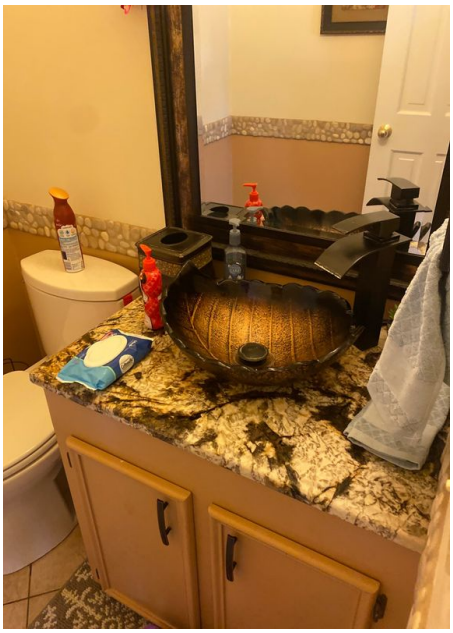

Master Bathroom


Master Bathroom


Upstairs bathroom


Up stairs bathroom

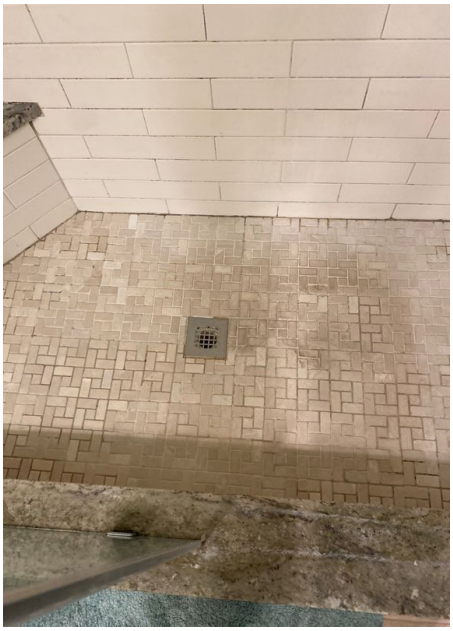

Up stairs bathroom



First floor bathroom First floor bathroom First floor bathroom

General Info: Shower Pan Limitations

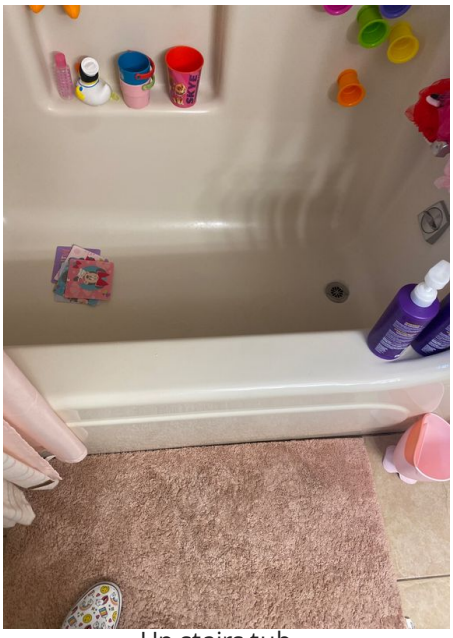
LMT - Shower pans are not tested for leaks as this would be a technically exhaustive test. The only way to test shower pans for leaks is to block off the drain and fill the shower pan with 1-2" of water, looking for leaks on drywall or framing below, which would cause damage to the home. Therefore the shower is operated as normal and the areas under the bathroom are examined for indications of leaks. These pans are known to leak and can potentially be a major expense to correct. A licensed plumber should be consulted if more invasive testing is desired.



General Info: Tub and Shower Drain Information

LMT - Water was run through the drains of tubs and showers for an extended period of time, and the areas under these drains (if applicable) were then inspected with thermal imaging looking for indications of leaks. No leaks were observed at the time of inspection unless otherwise noted in this report.

What can't be replicated are the effects of weight applied to these drains. When showering or bathing the forces from weight can put strain on gaskets or joints on the drain pipes that can possibly result in leaking, this can be even more likely if the home has been vacant for an extended period of time. Therefore any leaks that occur from these areas after the time of inspection are excluded.

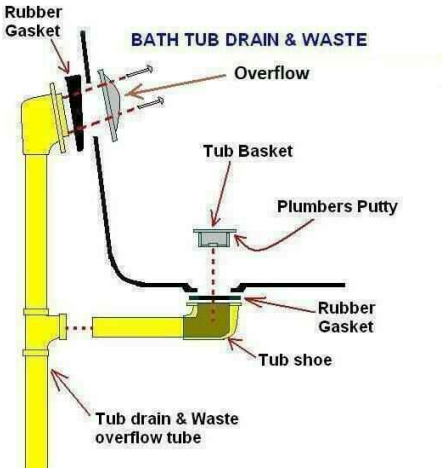


Up stairs tub

General Info: Tub and Sink Overflow Limitations

LMT - Tub and sink overflows are not tested for functionality due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of

water, some amount of leaking should be anticipated. As an improvement, a licensed plumber could check the gaskets and make repairs deemed necessary. Again, it should be assumed these overflows will not be water tight.

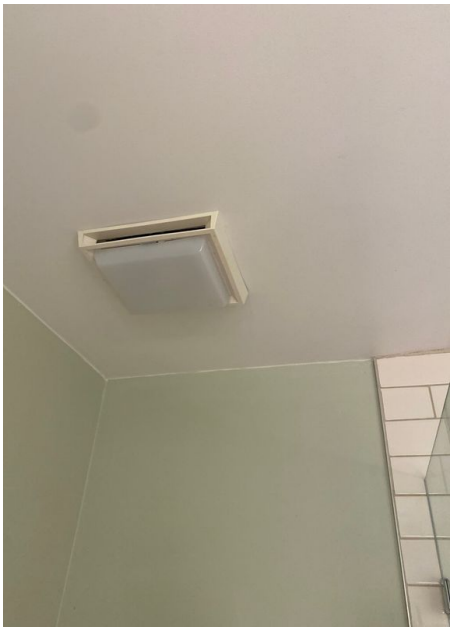


Mirror(s): Mirror Information

The bathroom mirror(s) were inspected looking at their attachment to the wall and for any damage. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ventilation: Ventilation Information

Bathroom ventilation is reported on by its source; windows or ventilation fans are acceptable forms of ventilation for bathrooms containing a tub and/or shower. If fans are present they will be tested by operating the switch and listening for proper air flow. Although windows in a bathroom can substitute for a fan, a fan is still recommended due to not utilizing windows in colder winter months. No deficiencies were observed with the ventilation at the time of inspection unless otherwise noted in this report.




Sink(s): Sinks Information

The sink(s) were inspected by operating the faucet water valves and checking for proper flow and drainage, looking for leaks, operating pop-ups, etc. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.


Upstairs hall bath

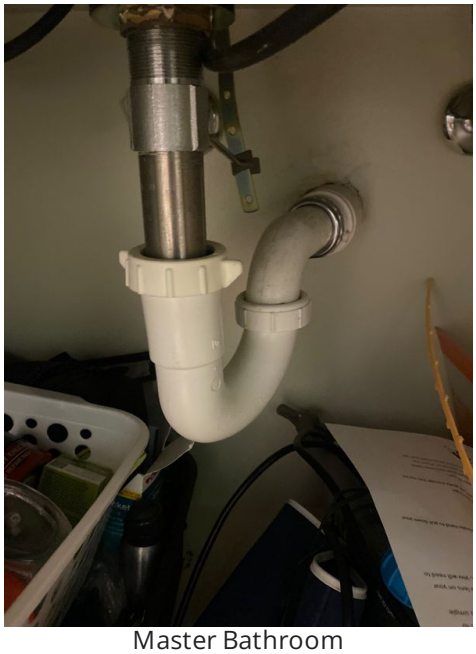

Master Bathroom


Master Bathroom

Undersink Plumbing - Bathroom: Sink Plumbing Information

The visible portions of the sink plumbing was inspected by running water through the drain pipe for over one minute and looking for leaks from the drain pipe / trap assembly, water supply lines, and areas underneath of the sink area (ceiling below/basement/crawl space). Other significant defects are also looked for with the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.


Master Bathroom


Master Bathroom


Upstairs hall bath

Undersink Plumbing - Bathroom: Personal Belongings Under Sink(s)

LMT - Stored items were present in the undersink cabinet(s). This may obscure visual accessibility of some areas; including plumbing components and cabinet floor/wall surfaces. The inspection of these areas is limited to visual portions only.

Bathtub(s): Bathtub(s) Information

The bathtub(s) were inspected by operating the faucet valves checking for proper flow and drainage and looking for leaks and/or any cracks or damage to the tub itself. No deficiencies were observed at the time of inspection unless otherwise noted in this report.


2nd Floor hall bath

Shower(s): Showers Information

The shower(s) were inspected by operating the water valve(s) and ensuring proper flow and drainage was present, looking for leaks, and/or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.


Upstairs hall shower


Master Bathroom

Shower Walls: Shower Walls Information

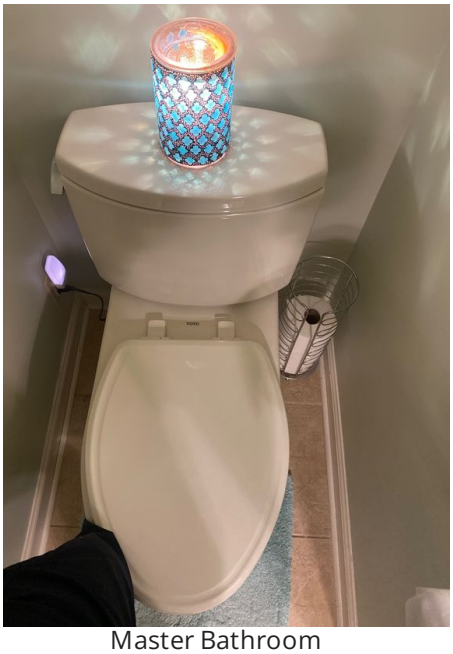
The shower walls were inspected looking for any significant damage or areas that could allow for water infiltration behind the walls. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Shower Doors/Enclosures: Shower Door / Enclosure Information

The shower enclosure and door was inspected by running water in the shower for a few minutes and looking for visible signs of leaks. Lived in conditions can not be replicated during an inspection and if leaks are noticed after taking possession the door tracks will need to be sealed as needed to rectify any leaking. No reportable conditions were present unless otherwise noted in this report.

Toilet(s): Toilet(s) Information

LMT - The toilets were inspected by flushing them to ensure they were flushing adequately and to determine that no leaks were present at the water supply line or tank location. No deficiencies were observed at the time of inspection unless otherwise noted in this report. Toilets are not tested for their attachment to the closet flange/anchor bolts as pushing on or manipulating a toilet can "break" the wax seal allowing for leaks. The securement of the toilets is excluded from this inspection.


Master Bathroom


Upstairs hall bath


First floor bath

8: INTERIOR AREAS AND ITEMS

Information

General Info: Room Views

Windows: Window Glazing
Single Pane

Closets: Closet Surfaces Visually Obstructed?
Yes

General Info: Bedroom Locations

Bedrooms are determined by starting with the Master, after walking out of the master bedroom, bedroom 2 will be the first bedroom you come to, bedroom 3 the next, and so on.

Cabinets, Countertops: Countertop/Cabinets Information

The kitchen cabinetry, bathroom cabinetry, and any other cabinets and countertops were inspected looking for significant damage and by testing a representative number of doors and drawers evaluating their operation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.


Windows: Windows Information

The windows were inspected by operating a representative number (I will try and operate every window in the structure, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Windows: Glass Seal Failure Limitations

LMT - Reporting on double pane glass seal failure is not required by the Standards of Practice and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

Windows: Some Not Tested - Personal Belongings

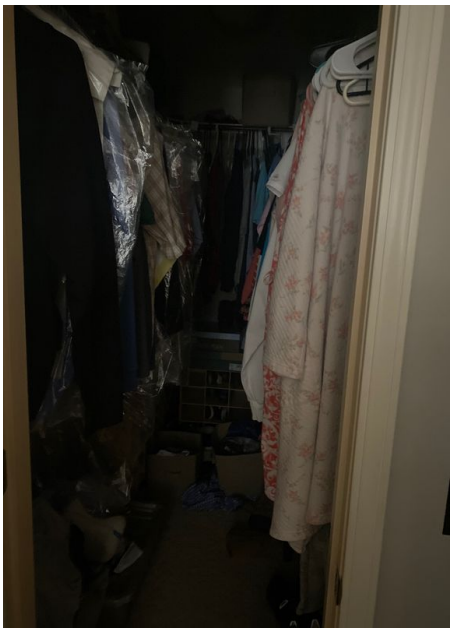
LMT - Window(s) were present that were not able to be operated due to personal belongings blocking accessibility. I recommend confirming proper operation of these windows on your final walkthrough, or sometime after personal belongings have been removed.

Closets: Closets Information

The closets were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Closets: Personal Belongings in Closet(s)

LMT - Personal belongings were present in some closet(s), this limited visual accessibility of wall and floor surfaces.

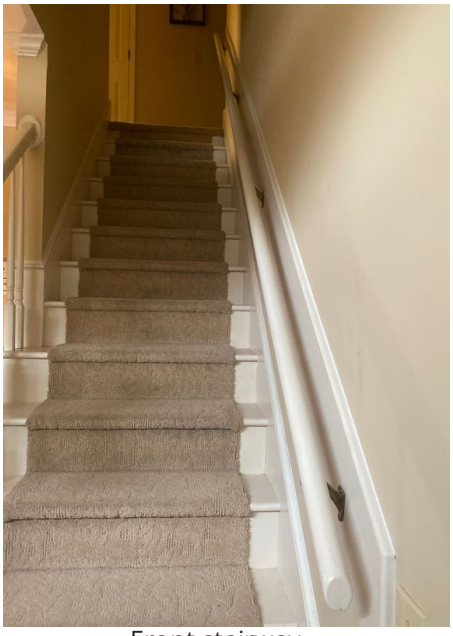


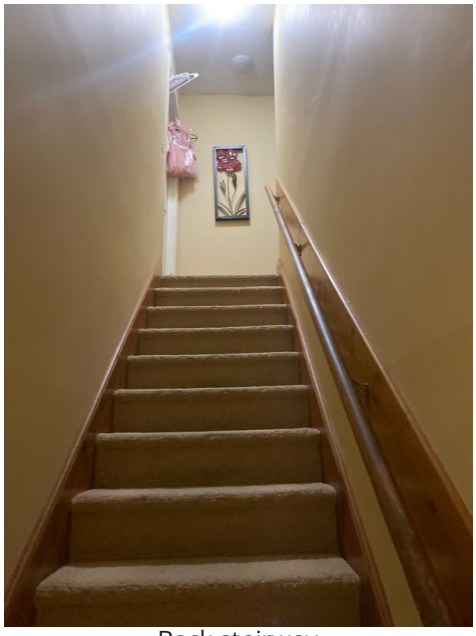
Interior Doors: Interior Doors Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Stairs, Handrails, & Guardrails: Stairs Information

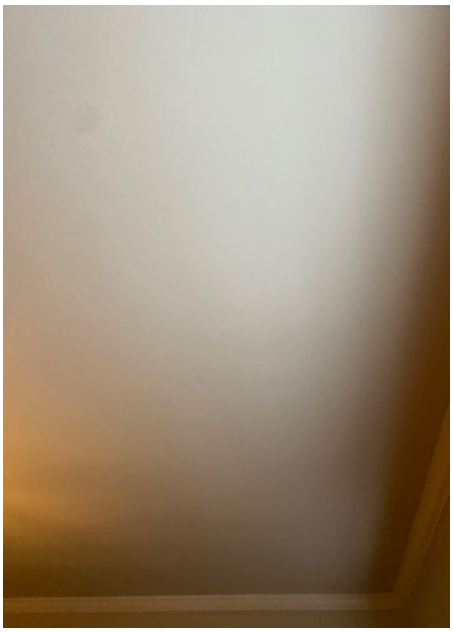
The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.


Front stairway


Back stairway

Wall and Ceiling Surfaces: Wall and Ceiling Surfaces Information

Visible portions of the interior wall and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but maybe noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

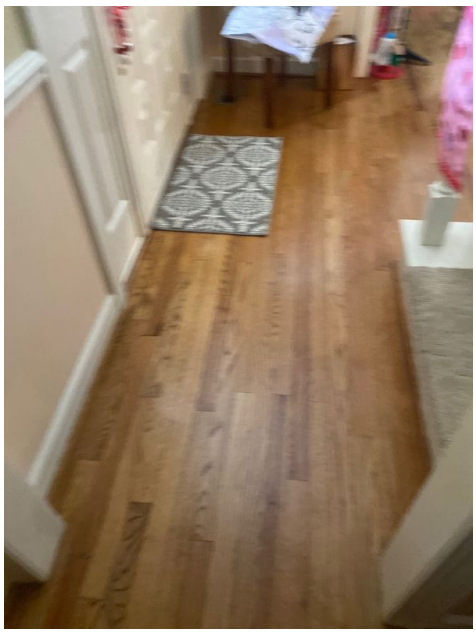


Wall and Ceiling Surfaces: Cosmetic Deficiencies to Surface(s)

EXCL - Cosmetic deficiencies were present to wall, floor, and/or ceiling surfaces and are typically not reported on. If these cosmetic deficiencies are a concern, an evaluation and repairs as needed should be conducted by qualified tradespeople.

Floor Condition: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.



9: LAUNDRY

Information

General Info: Dryer Energy Source
Electric, Gas

Dryer Vent: Dryer Vent Termination Point
Exterior

General Info: Washer / Dryer Present

LMT - A washer and/or dryer was present. This washer and dryer may block accessibility of electrical receptacles and plumbing components, as well as wall and floor surfaces. The inspection of the laundry area is limited to visual portions only, as the washer and/or dryer are not moved for accessibility. Washers and dryers are also not tested for functionality.

Visible Plumbing - Laundry: Plumbing Information - Washer Present

LMT - The washing machine water supply valves and visual portions of the drain (standpipe) were visually examined for leaks from the valves or other deficiencies, but were not operated or tested for functionality or leaks due to the washer hoses being connected (washing machines are not tested during a home inspection). No indications of deficiencies or leaks were present at the time of inspection unless otherwise noted in this report.

Dryer Vent: Dryer Vent Information

The dryer vent was inspected to ensure it terminated to the exterior of the home and that no damage was present at visible portions. No deficiencies were observed with visible portions of the vent unless otherwise noted in this report. **It is highly recommended to have the duct cleaned prior to using the dryer as this maintenance is rarely performed by homeowners. Lint build-up or a blockage in the duct is a common cause of home fires annually.**

10: GARAGE

Information

General Info: Garage View(s)

Garage Door(s): Garage Door Type(s)
Aluminum Sectional

Garage Door Opener(s): Opener Drive Type
Chain Drive

Garage Door Opener(s): Control(s) Proper Height
Yes

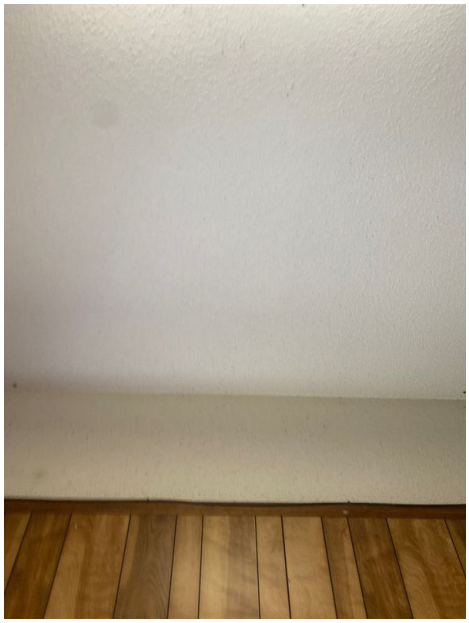
Garage Separation: Door Type
Steel (1 3/8" Thick)

Garage Separation: Proper Separation Door Present
Yes

Garage Separation: Separation Wall(s) Material
Paneling

Garage Separation: Proper Separation Wall(s) Present
Yes

Garage Separation: Ceiling Material
Drywall



Garage Separation: Proper Ceiling Separation Present
Yes (Presumed)

General Info: Heavy Amount of Personal Belongings Present

LMT - A heavy amount of personal belongings and storage was present in the garage. These items covered the majority of the walls and concrete slab floor surface. The condition of these items are excluded from this inspection. I highly recommend taking a final walk through of the home once vacant, to observe any areas that were not accessible during the inspection.

Garage Door(s): Garage Door Information

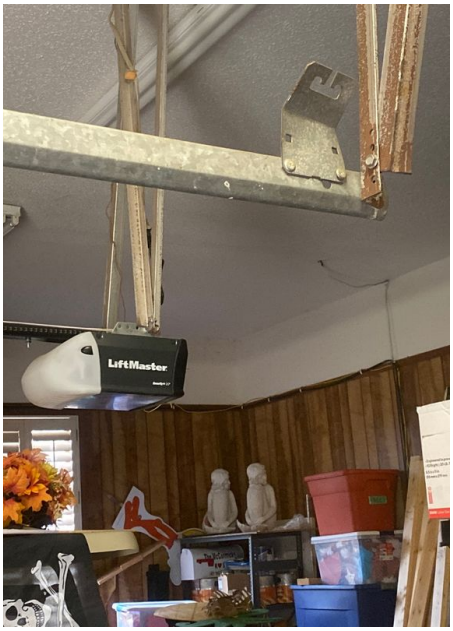
The garage door(s) were tested by operating the wall-mounted transmitter and checking for proper operation. The door(s) were examined for significant damage or installation-related deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Door Parts: Garage Door Parts Information

The rollers, brackets, door panels, springs, and tracks were inspected looking for damage or loose components. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

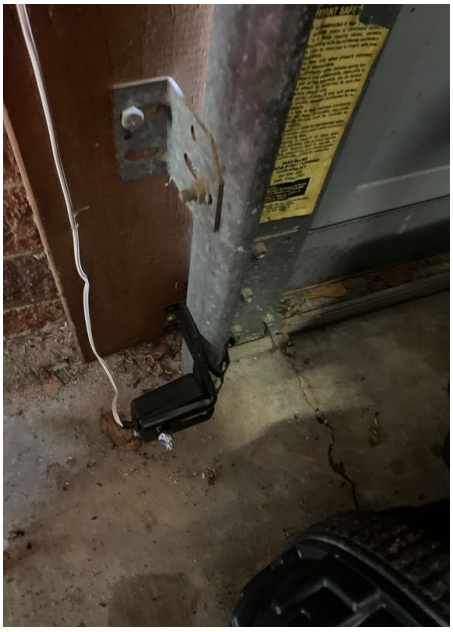
Garage Door Opener(s): Garage Door Opener Information

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Garage Door Safety: Eye Beam(s) Information

The safety eye beam(s) were inspected by closing the garage door and "breaking" the path of the eye beam(s) to ensure the door auto-reversed properly. The system was functional unless otherwise noted in this report.



Garage Door Safety: Resistance Not Tested

EXCL - The "Resistance" test of the garage door(s) was not conducted due to the possibility of damaging the door and/or the opener, should the resistance feature not function properly, and this functionality is excluded from this inspection. Garage doors contain two safety measures to prevent someone from being injured or pinned by a closing garage door. Photoelectric eyes, and the ability to auto-reverse, if the door meets resistance or a solid object. I recommend testing this feature for functionality once taking ownership of the home. The test can be conducted by placing a 2" X 4" laid on the ground, underneath of the door. When the door is closed, it should contact the 2" X 4", and auto-reverse. If it does not, adjustments to the "force close" setting on the opener may need to be made, and/or a garage door contractor should evaluate.

Garage Separation: Garage Area to Living Space Separation Information

SFTY - Current building standards for homes require "garage to living space separation". This separation helps to slow a garage oriented fire and to help prevent CO gases from entering living areas. This is achieved by the installation of a steel or solid wood door between the garage and living areas measuring no less than 1 3/8" thick, or a 20 minute fire rated door. The walls require the installation of 1/2" drywall, and the installation of 5/8" Type X drywall on the ceiling (if living areas are overhead), 1/2" if no living areas are overhead. No protrusions should be present on the walls and/or ceiling in the area unless properly sealed with an approved fire rated foam or sealant. **These items are recommended to be upgraded for safety if not present,** and a qualified contractor can be consulted for more information.

Garage Separation: Door Information - Separation

Current standards require that door(s) in between living areas and the garage are constructed of steel or solid wood, measuring at least 1 3/8 inches thick or that the door is 20-minute fire rated. ***Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended for safety.***

Garage Separation: Walls Information - Separation

Current standards require that walls adjacent to living areas in a garage are covered with 1/2" drywall for proper separation of garage to living space. ***Homes built prior to 2006 (year dependent on local municipality) may not have this protection, but upgrades are recommended for safety.***

Garage Separation: Ceiling Information - Separation

The overhead framing in the garage is required to be covered with 5/8" type X drywall *if living areas are overhead*, and 1/2" drywall if no living areas are overhead, and the home was constructed after 2006 (year dependent on local municipality). Confirmation of the proper drywall is not possible in a "visual only home inspection", but the presence or lack of drywall will be reported on. ***Homes built prior to 2006 were not required to meet these requirements but upgrading to proper drywall is recommended for safety.***

Interior Door : Interior Garage Door Information

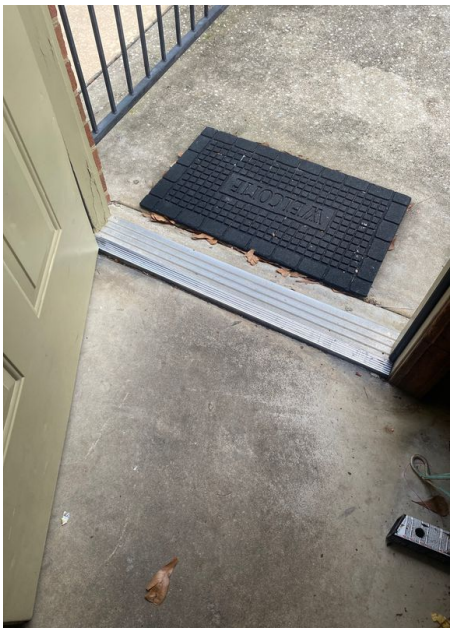
The door between the garage and living areas was in satisfactory condition at the time of inspection. Current safety standards require the interior door to be comprised of steel or solid wood measuring at least 1 3/8" thick, or a door that is 20 minute fire rated, for proper garage to living space separation. ***Interior doors in homes built prior to 2006***

(dependent on local municipality) may not meet these standards and should be upgraded for safety. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Garage Slab: Slab Information

Visible portions of the concrete slab was inspected looking for significant deficiencies and/or significant cracking. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.



11: HEATING, COOLING

Information

Exterior Unit(s) - Split System :
Exterior Unit Location
Left side of home

Exterior Unit(s) - Split System :
Exterior Unit Energy Source & Type
Electric Condensing Unit (Heat Pump)

Exterior Unit(s) - Split System :
Exterior Unit Manufacturer
Ruud

Exterior Unit(s) - Split System : Exterior Unit Max Circuit Breaker Amperage
30amps

Exterior Unit(s) - Split System : Exterior Unit Overcurrent Protection Amperage
30 amps

Interior Unit(s) - Split System : Interior Unit(s) Location
Attic

Interior Unit(s) - Split System : Interior Unit(s) Energy Source and Distribution
Electric Forced Air

Interior Unit(s) - Split System : Interior Unit Manufacturer
Ruud

Auxiliary Drain Pan: Auxiliary Drain Pan Present
Yes

Condensate Drain Pipe: Condensate Drain Termination Point
Not Found

Thermostat(s): Thermostat Location(s)
Foyer, Hallway (Upstairs)

Air Filter/Return Plenum: Filter Location(s)
Dining Room, Foyer, Hallway (Upstairs)

Air Filter/Return Plenum: Filter Size
20 X 24, 16 X 20

Return Air Temp: Return Air Temp
75-80

Air Supply Differential: Temperature Differential Cooling Mode
5-10 Degrees

Air Supply Differential: Temperature Differential Heating Mode
Less Than 10 Degrees

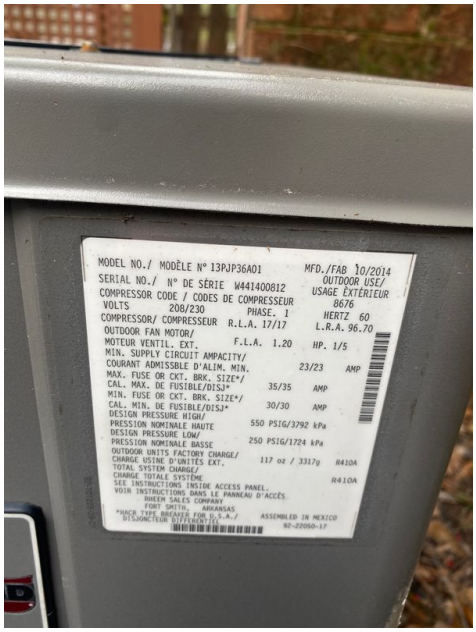
Fireplace(s): Fireplace Type(s)
Vent-Free Gas Logs

Fireplace(s): Fireplace Location(s)
Living Room

Fireplace(s): Fireplace Flue Termination Point
Roof

General Info: HVAC Testing Information

The inspection of the HVAC system is limited to the response of the system at normal operating controls (the thermostat) in both heating and cooling modes (weather permitting); a non-invasive visual observation of the exterior and interior equipment, and the removal of any access panels made for removal by a homeowner (not requiring ANY tools). If a more thorough inspection is desired, an HVAC contractor should be consulted.



General Info: Split System HVAC Present

This home contained a split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat
- And Interior ductwork to distribute conditioned air throughout the home


General Info: HVAC Servicing Information

FYI - Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be performed by an HVAC contractor prior to the end of your inspection contingency period.

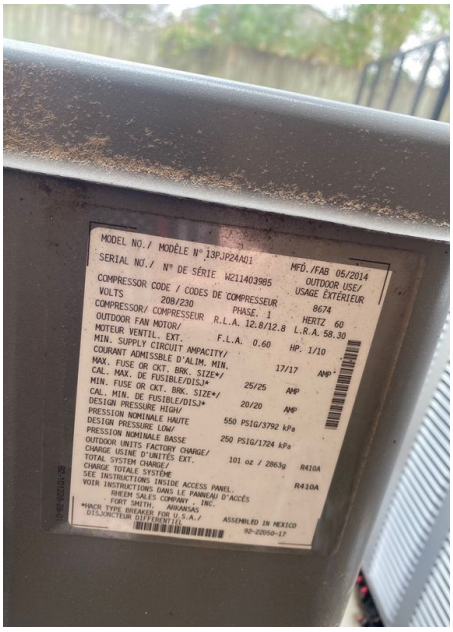
Exterior Unit(s) - Split System : Exterior Unit Manufacture Year

2014

The typical life expectancy of exterior units is approximately 13-15 years.

Exterior Unit(s) - Split System : Exterior Unit Information

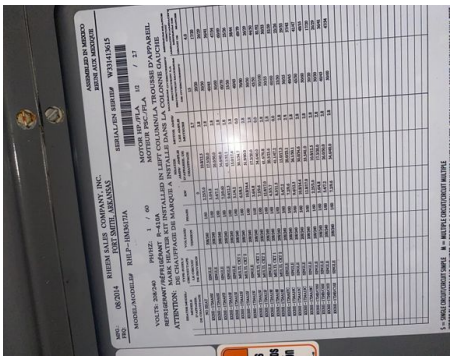
The exterior unit(s) were inspected visually and tested by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.



Interior Unit(s) - Split System : Interior Units Manufacture Year

2014

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units.



Interior Unit(s) - Split System : Interior Unit(s) Information

The interior unit(s) were inspected visually and tested by ensuring they responded to normal operating controls (at the thermostat), and that conditioned air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Auxiliary Drain Pan: Auxiliary Drain Pan Information

The interior HVAC unit(s) were inspected for the presence of an auxiliary drain pan if they were located in or adjacent to finished areas. These pans may contain a float switch to sense when the pan fills with water, shutting the unit off, or may contain a drain pipe that will allow any accumulated water to drain to the exterior. The functionality of either the float switches or drain pipes are not tested for. No deficiencies were present at visible portions unless otherwise noted in this report.

Auxiliary Drain Pan: Auxiliary Drain Pan - Drain Pipe

An auxiliary drain pan was present that had a drain pipe that was plumbed to the exterior. No deficiencies were observed unless otherwise noted in this report.

Condensate Drain Pipe: Drain Pipe Information

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visual portions, at the time of inspection, unless otherwise noted in this report.

Refrigerant Lines: Refrigerant Line Information

The refrigerant lines were inspected at visible portions to ensure no damage was present and that pipe insulation was continuous on the lines. No deficiencies were observed unless otherwise noted in this report.

Thermostat(s): Thermostat Information

The thermostat was operated to determine it activated the HVAC system. No indications of any deficiencies were observed at the time of inspection unless otherwise noted in this report.

Thermostat(s): Thermostat Information - Multiple

The thermostats were operated and they initiated the HVAC systems at the time of inspection. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

1st Floor

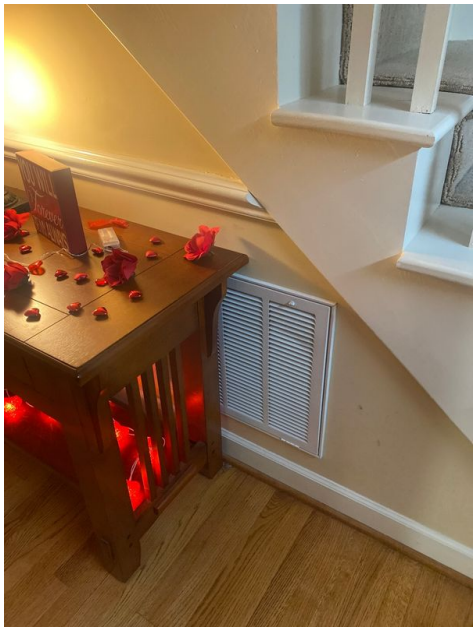
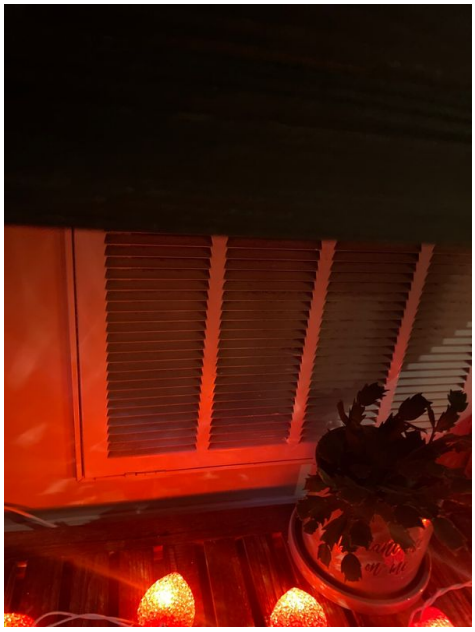
2nd Floor

Air Filter/Return Plenum: Filter/Plenum Information

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. Changing the filter every 30 days - 3 months depending on the style of filter used is recommended. This is one of the most important "maintenance" items you can perform, as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

Air Filter/Return Plenum: Multiple Registers Providing Return Air

The air return system used multiple registers throughout the home to return air to the air handling unit, with filtration occurring in the air handling unit itself.

Air Return Information: Temperature Reading

A temperature reading of the return air was taken at the time of inspection to provide a baseline to compare output temperatures to, showing the system(s) responded to normal operating controls.

Air Supply Information: Air Supply Information

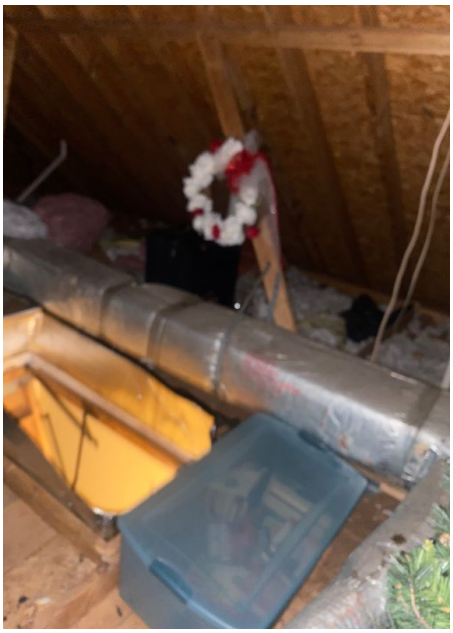
An infrared camera was used to show the system(s) responded to normal operating controls, at the time of inspection. **These images are not intended to show the exact temperature differential produced, the efficiency, or performance of the system, which lies beyond the scope of a home inspection.** HVAC thermometers (wet bulb) are required for accurate readings, and measurement points would be carried out at a different location by an HVAC contractor. Typical temperature differentials between return and supply air is 12 - 20 degrees in cooling mode, and 15 - 25 degrees in heating mode. Several factors can affect these numbers, such as, but not limited to: indoor ambient air temperature, exterior ambient air temperature, humidity, cleanliness of the air filter and evaporator, etc.

HVAC Supply Registers: HVAC Supply Information

Accessible and visible HVAC registers were inspected to determine conditioned air supply was produced (CFM air flow is not tested for). No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Visible Ductwork: Ductwork Information

The ductwork was inspected at visible portions looking for damage, loose connections, or other significant defects. No reportable deficiencies were observed unless otherwise noted in this report.



Fireplace(s): Fireplace Information

The fireplace was inspected by a visual examination of the firebox, hearth extension, mantle, and by operating the flue damper (if applicable). **An NFPA Level 2 inspection is recommended to be conducted by a chimney sweep during the transfer of ownership of a home, and is highly recommended prior to the end of your inspection contingency period.** This Level 2 inspection is invasive utilizing remote cameras and can uncover issues not seen during a home inspection, particularly the condition of the flue liner. No significant deficiencies were observed at visual portions unless otherwise noted in this report.

Recommendations

11.1.1 General Info

Minor Defect, Maintenance Item, or FYI Item

HVAC SERVICING DOCUMENTATION NOT PRESENT

Servicing and/or maintenance documentation was not present at the interior unit for the HVAC system(s). Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units.
I recommend asking the seller(s) for the service records. If the records can not be produced or servicing has not occurred in the last year, servicing of the HVAC system is recommended to be conducted by an HVAC contractor prior to the end of your inspection contingency period.

Recommendation

Contact the seller for more info

12: WATER HEATER

Information

Water Heater Condition: Water Temperature

110-120 Degrees

Water Heater Condition: Water Heater Location

Exterior

Water Heater Condition: Water Heater Manufacturer

Rinnai

Water Heater Condition: Energy Source

Gas

Water Heater Condition: Capacity

Tankless Unit

Water Heater Condition: Manufacture Year

2017

The typical life expectancy of a water heater is 13-15 years.

TPRV Discharge Pipe: TPRV Discharge Tube Material

Aquapex

Water Heater Condition: Water Heater Information

The water heater was inspected by looking at the overall condition of the unit, its power source, the water pipes, etc., and that it produced heated water at the time of inspection. No reportable deficiencies were visibly present with the unit unless otherwise noted in this report.

Water Heater Condition: Water Temp Information

FYI - The maximum recommended water temperature produced at faucets in the home is 120 degrees due to the possibility of scalding at temperatures above this. But to prevent the formation of Legionellae bacteria in the water heater, tank temperatures are recommended to be kept between 135-140 degrees.

A tempering valve can allow for this combination, keeping water at faucets in the home to safe levels while keeping tank temperatures high enough to kill harmful bacteria. We recommend consulting with a licensed plumber regarding

the installation of a tempering valve.

TPR Valve: TPR Valve Information

LMT - The water heater was inspected for the presence of a TPR valve. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches an internal pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

TPRV Discharge Pipe: Discharge Pipe Information

The water heater was inspected for the presence of a TPR valve discharge pipe. No deficiencies were observed unless otherwise noted in this report.

Water Pipes: Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

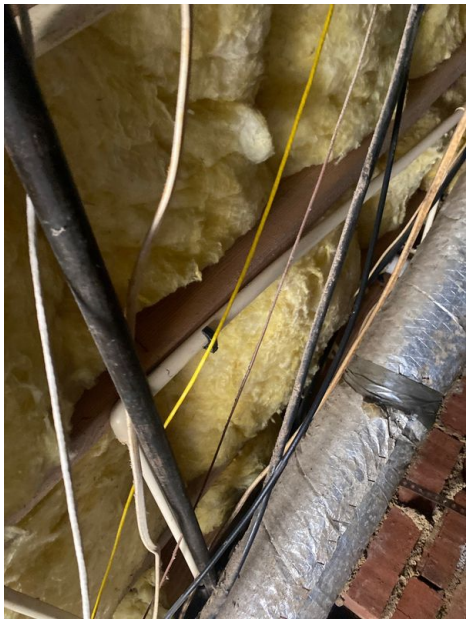
13: PLUMBING

Information

Water Pressure: Water Pressure (Approx.)
75-80psi

Water Pipes: Service Pipe Material (Visible Portions)
PVC

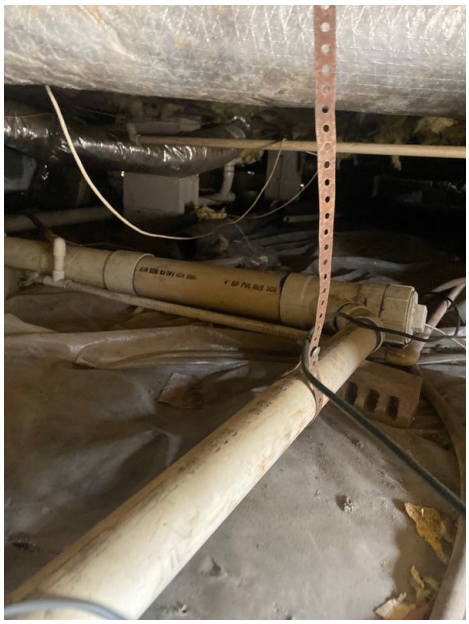
Water Pipes: Water Distribution Pipe Material (Visible Portions)
PVC



Water Pipes: Approx. Percentage of Water Distribution Pipes Visible
70-80%

Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions)
PVC

Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions)
PVC



Drain, Waste, and Vent Pipes (DWV): Approx. Percentage of Drain/Waste Pipes Visible
80-90%

Main Cleanout: Cleanout Location
Front of home

Functional Flow: Functional Flow
Yes

Functional Drainage: Functional Drainage

Yes

Gas Pipes: Gas Pipe Material

Black Iron

General Info: Shutoff Valves Operation

EXCL - Homes contain multiple water shutoff valves; including the main water shutoff valve, and shutoff valves for sinks, toilets, dishwashers, etc. These valves are not operated for any reason and their ability to properly shut off the water is excluded from this inspection. These types of valves are rarely used, and due to that fact, the neoprene washers and other internal components become brittle with age, which can allow for leaking of these valves once operated. I recommend having the seller(s) demonstrate the operation of any of these valves that are of concern, and to expect leaking to occur once operated.

Main Water Shutoff Valve : Main Shutoff Information

The main water shutoff valve was inspected by reporting on its location as well as looking for any significant deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report. The valve is not operated to test its functionality.

Pressure Regulator: Pressure Regulator Information

The pressure regulator was inspected visually for leaks or heavy corrosion and/or rust. No indications of deficiencies were present at the time of inspection unless otherwise noted in this report.

Pressure Regulator: Pressure Regulator Not Visible

The pressure regulator was not visible. Its presence is suspected due to water pressure under 75psi. The condition of the regulator is excluded from this inspection.

Water Pressure: Water Pressure Information

The water pressure was tested at an available spigot on the exterior of the home, or at the washing machine spigots (if not in use). 80psi or less is recommended to protect appliances, distribution pipes, and fittings/connections from leaking (60 - 70psi is preferred). Most pressure regulators are adjustable from 25 - 75 psi, and any readings over 75psi indicate a missing or defective pressure regulator. The pictured reading is only applicable to what was present at the time of inspection, as several factors can allow for pressure changes, including the use of appliances and fixtures in the home, and the water use of the neighbors and surrounding areas.

Water Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

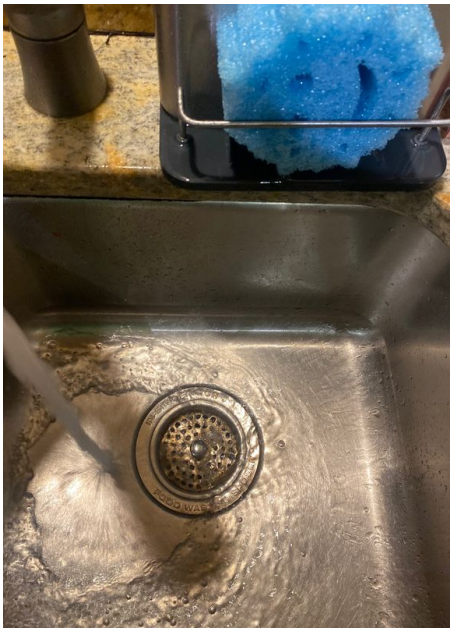
Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around $250.00, but can save thousands if a problem is found.

Functional Flow: Flow Information

Water was ran from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.


Functional Drainage: Drainage Information

Water was run through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. ***Lived-in conditions can not be adequately replicated during an inspection and I have no control over future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).***




"Other" Sinks: "Other" Sink Information

The bar sink, wash basin, or utility sink was inspected by operating the faucet valves and faucet looking for any leaks or signs of significant deficiencies, as well as inspecting any visible portions of the plumbing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Gas Pipes: Gas Pipes Information

Visible portions of the gas pipes were inspected looking for significant defects. No reportable conditions were observed unless otherwise noted in this report.

14: ELECTRICAL

Information

Service Entrance: Service Entrance Type
Underground Service Lateral

Service Amperage: Service Entrance Conductors Type
2/0 Copper

Service Amperage: Service Amperage
200amps 120/240VAC

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Location
Kitchen

Distribution Panel: Distribution Panel(s) Location
Kitchen

Distribution Panel: Distribution Panel Manufacturer
Challenger

Service Grounding/Bonding: GEC Present
Yes

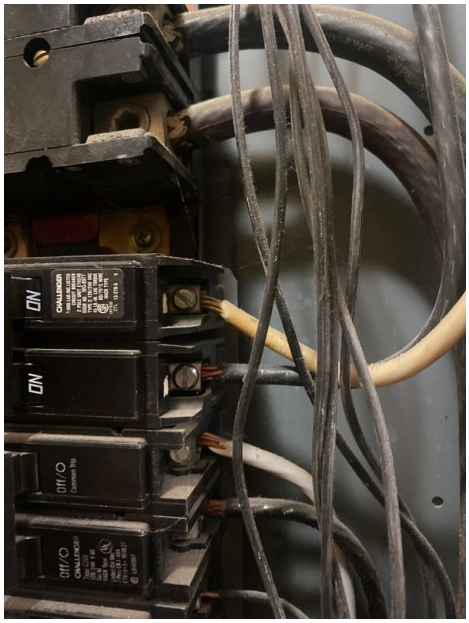
Service Grounding/Bonding: Grounding Electrode Type
Ground Rod

Service Grounding/Bonding: Water Pipe Bonding Present
Not Visible

Service Grounding/Bonding: Gas Pipe Bonding Present
Not Visible

Branch Wiring : Visible Branch Wiring Type
NM Sheathed Cable

Branch Wiring : 15 & 20amp Branch Wiring Metal Type
Copper



Breakers: AFCI Breakers Present
No

Breakers: Breakers in Off Position
1

GFCI Protection: GFCI Missing/Damaged - Installation/Repairs Recommended
Kitchen

GFCI Protection: GFCI Protection Not Confirmed/Visible
Garage

Smoke Alarms/Detectors: Smoke Alarm Presence
Present

CO Detectors: CO Alarm Presence
Present

General Info: Low Voltage Systems/Wiring Not Inspected

EXCL - Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

Service Entrance: Underground Service Lateral Information

Power was supplied to the home via an underground service lateral. The meter and conduit appeared to be in satisfactory condition. No deficiencies were observed at visible portions unless otherwise noted in this report.

Service Disconnect: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

Service Amperage: Service Amperage

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

Service Equipment/Electrical Panel: Electrical Panel Manufacturer

Challenger

No defects are found at time of inspection. There is a safety recall on this challenger panel.

Service Equipment/Electrical Panel: Electrical Panel / Service Equipment Information

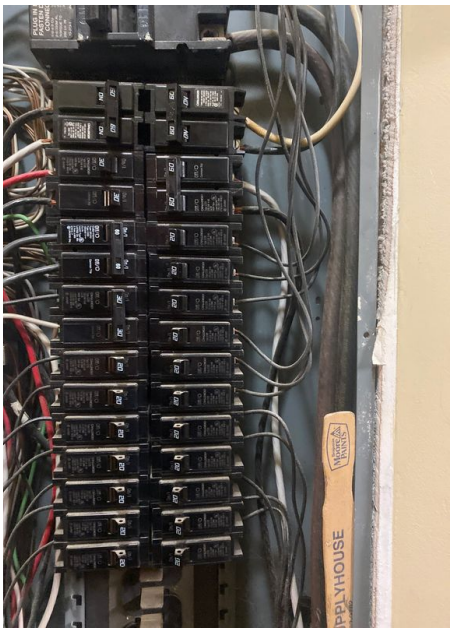
The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Distribution Panel: Distribution Panel Information

The distribution panel(s) were inspected to ensure all distribution panel rules were followed; that a 4-wire feed was present, that the EGC's and grounded conductors were isolated, that the grounded conductors were floating, that the EGC's were bonded, etc. No significant deficiencies were present in the panel(s) at the time of inspection, unless otherwise noted in this report.

Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.



Breakers: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Breakers: AFCI Not Present

SFTY - AFCI breakers were not present in the electrical panel and were not required on homes built prior to 2004-2008, depending on the local municipality. The installation of AFCI breakers is recommended to be performed on any home as a **safety upgrade** for circuits servicing bedrooms and living areas due to their ability to sense damage to wiring and "shut off" if an arc fault is detected in conductors, their connections, or items plugged into receptacles. A licensed electrician can be consulted for more information. It may not be possible to install AFCI breakers in some older panels, and an upgrade of the panel should be considered in these situations.

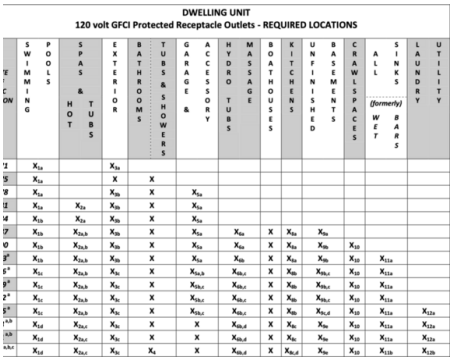
GFCI Protection: GFCI Information

Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of the edge of a sink or where something plugged into a receptacle could come into contact with water, including bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive.

GFCI protection is only tested for if the circuit is protected by a visible receptacle containing a "Test" and "Reset" button, or a GFCI breaker in the electrical panel, as the UL (underwriters laboratory) only recognizes testing this protection by depressing the "Test" button on the receptacle or breaker and not by the use of a polarity tester.

As well, testing with a polarity tester can trip a hidden GFCI leaving the circuit inoperable. Please see above for area(s) that were not able to be tested or confirmed for GFCI protection, and these area(s) are recommended to be tested for GFCI protection when personal belongings have been removed from the home.

More information on GFCI protection and the year's certain areas were required to be protected can be viewed here: https://prohitn.com/gfci-protection/



DWELLING UNIT
120 volt GFCI Protected Receptacle Outlets - REQUIRED LOCATIONS

	SWIMMING	POOLS	SPAS & HOT TUBS	EXTERIOR	BATHROOMS	TUBS & SHOWERS	GARAGE &	ACCESSORY	HYDRO TUBS	MASSAGE	BATHOUSES	KITCHENS	UNFINISHED	BASEMENTS	CRAWLSPACES	ALL (formerly) WET	SINKS BARS	LAUNDRY	UTILITY
'1	X_{1a}			X_{1a}															
'5	X_{1a}			X	X														
'8	X_{1a}			X_{8a}	X	X_{8a}													
'1	X_{1a}	X_{1a}		X_{8a}	X	X_{8a}													
'4	X_{1b}	X_{1a}		X_{8a}	X	X_{8a}													
'7	X_{1b}	$X_{1a,b}$		X_{8a}	X	X_{8a}		X_{8a}	X	X_{8a}	X_{8a}								
'0	X_{1b}	$X_{1a,b}$		X_{8a}	X	X_{8a}		X_{8a}	X	X_{8a}	X_{8a}	X_{10}							
3[a]	X_{1b}	$X_{1a,b}$		X_{8a}	X	X_{8a}		X_{8b}	X	X_{8a}	X_{8b}	X_{10}	X_{11a}						
6[a]	X_{1c}	$X_{1a,b}$		X_{8a}	X	$X_{8a,b}$		$X_{8b,c}$	X	X_{8b}	$X_{8b,c}$	X_{10}	X_{11a}						
9[a]	X_{1c}	$X_{1a,b}$		X_{8a}	X	$X_{8a,c}$		$X_{8b,c}$	X	X_{8b}	$X_{8b,c}$	X_{10}	X_{11a}						
2[a]	X_{1c}	$X_{1a,b}$		X_{8a}	X	$X_{8a,c}$		$X_{8b,c}$	X	X_{8b}	$X_{8b,c}$	X_{10}	X_{11a}						
5[a]	X_{1c}	$X_{1a,b}$		X_{8a}	X	$X_{8a,c}$		$X_{8b,c}$	X	X_{8b}	$X_{8b,c,d}$	X_{10}	X_{11a}					X_{12a}	
a,b	X_{1d}	$X_{1a,c}$		X_{8a}	X	X		$X_{8b,d}$	X	X_{8c}	X_{8e}	X_{10}	X_{11a}					X_{12a}	
a,b	X_{1d}	$X_{1a,c}$		X_{8a}	X	X		$X_{8b,d}$	X	X_{8c}	X_{8e}	X_{10}	X_{11a}					X_{12a}	
a,b,c	X_{1d}	$X_{1a,c}$		X_{8a}	X_4	X		$X_{8b,d}$	X	$X_{8c,d}$	X_{8e}	X_{10}	X_{11b}					X_{12b}	

Receptacles: Receptacle Information

A representative number of receptacles throughout the home were tested with a polarity tester to confirm proper wiring. No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Receptacles: 220V/240V Receptacle(s) Not Tested

EXCL - 220V/240V receptacles and 20amp dedicated receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

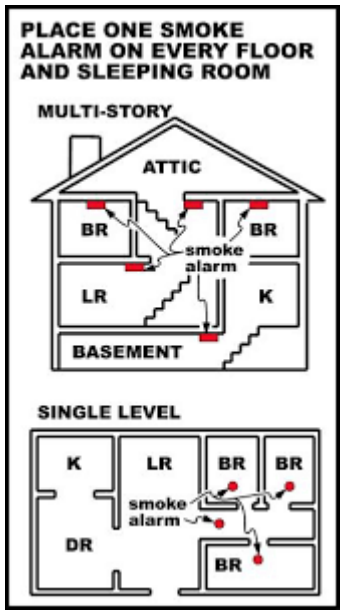
Doorbell: Doorbell Information

The doorbell was tested by depressing the button and listening for a chime. No indications of deficiencies were observed at the time of inspection unless otherwise noted in this report.

Smoke Alarms/Detectors: Smoke Alarms Information

Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. **I recommend replacing the batteries and testing the smoke alarms before spending your first night in the home.** Several other recommendations relating to smoke alarms and fire safety are recommended by the NFPA, and can be found here:

http://www.nfpa.org/public-education/by-topic/smoke-alarms/installing-and-maintaining-smoke-alarms



Smoke Alarms/Detectors: Smoke Alarms Testing Information

LMT - The Standards of Practice recommend depressing the "test" button(s) to determine the functionality of the smoke alarms. **This, unfortunately only tests the functionality of the audible alarm, and not the ability of the unit to detect smoke and/or a fire. A true test of the alarm(s) would require the use of a smoke can and is beyond the scope of a Home Inspection.** I highly recommend either testing these detectors with a smoke can, or replacing all of the alarms as soon as you move in, and then testing them monthly thereafter, replacing the batteries every six - twelve months, and replacing the alarms again every five to ten years (manufacturer specific).

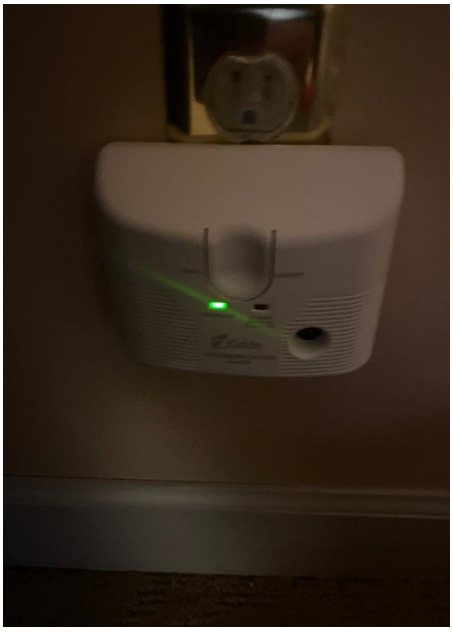
Dual sensor alarms incorporating both an ionization sensing chamber and photoelectric eyes are recommended for optimal safety.

http://www.amazon.com/Kidde-Pi9010-Battery-Photoelectric-Ionization/dp/B00PC5THCU

CO Detectors: CO Alarm Information

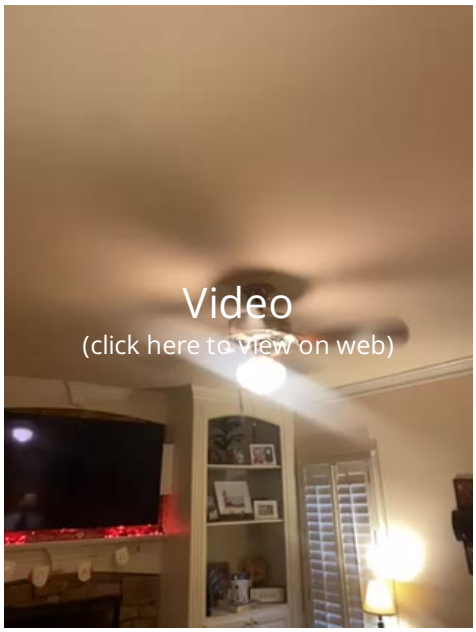
Carbon Monoxide (CO) detectors are recommended to be installed outside of each sleeping area, in the area(s) of any gas appliances, and any fireplace(s). CO alarms are recommended if any gas appliances are present in the home or if

the home contains a garage. More information about CO detectors and there requirements can be found here: https://www.nfpa.org/Public-Education/By-topic/Fire-and-life-safety-equipment/Carbon-monoxide



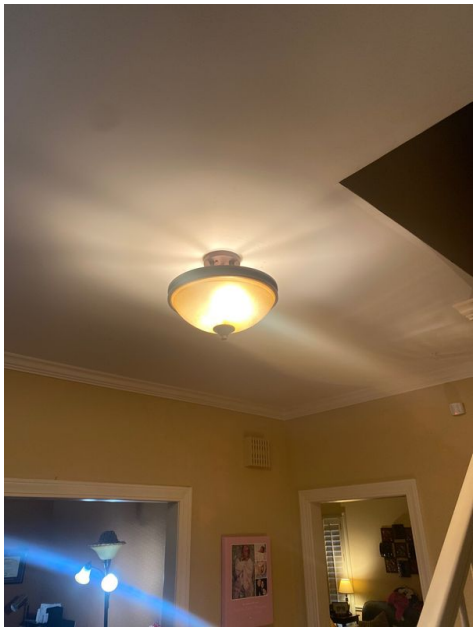
Ceiling Fans: Ceiling Fan Information

A representative number of ceiling fans were inspected by ensuring they powered on and did not wobble excessively, as well as looking for other deficiencies. No reportable conditions were present at the time of inspection unless otherwise noted in this report.



Switches, Lights: Switches, Lights Information

A representative number of switches and lights were tested throughout the home and were found to be in good working order. No deficiencies were observed unless otherwise noted in this report.

Switches, Lights: Lights Not Tested

EXCL - Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

Recommendations

14.8.1 Branch Wiring

Marginal Defect

SERVICE DISCONNECT - OPEN KNOCKOUT(S)

SFTY - There were open knockout(s) present on the referenced service disconnect. This is a potential electrocution hazard. Snap in blanks are recommended to be installed by a licensed electrician

Recommendation

Contact a qualified electrical contractor.

15: ATTIC, ROOF STRUCTURE, & VENTILATION

Information

General Info/Limitations: Attic View(s)

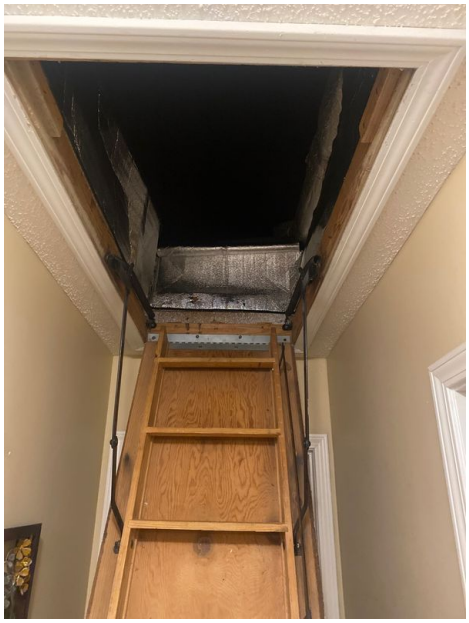
General Info/Limitations: Attic Accessibility Hindrances/Limitations
Low Clearance

Inspection Method: Amount of Attic Physically Accessible
80-90%

Inspection Method: Amount of Attic Visually Accessible
80-90%

Attic Access: Access Location(s)
Hallway (Upstairs)

Attic Access: Access Type(s)
Pull Down Stair(s)



Ventilation: Ventilation Types
Ridge Exhaust Venting, Soffit Inlet Vents, Gable Vents

Roof Structure/Framing: Roof Structure Type
Rafters / Ceiling Joists, OSB Sheathing

Insulation: Insulation Type
Blown-in Cellulose

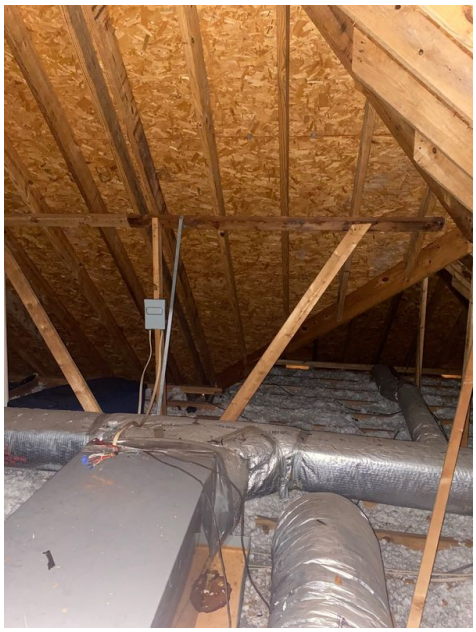
Insulation: Insulation Amount (Average)
Less than 6"

Exhaust Fan(s): Exhaust Fan Vent(s) Termination Point(s)
Soffit Vents

General Info/Limitations: Accessibility Limitations

LMT - Attics are navigated as best I can and all related components are inspected visually from an area that does not put either myself or the home at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, insulation levels, stored items, temperature, etc. The amount of the attic that was able to be physically and visually inspected safely will be listed as an approximate percentage above. The inspection of this area is limited to visual portions only, and any areas that were not visible are excluded from this inspection. Hidden attic damage is always possible, as no attic can be fully evaluated at the time of the inspection due to physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.

Inspection Method: Inspection Method
Walked/Crawled Where Possible



Inspection Method: Areas of Attic Not Visibly Accessible or Fully Accessible
Right Side of Home


Attic Access: Attic Access Information

The attic access(es) were inspected by reporting on their location and type, as well as looking for any significant defects in association with the access. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Ventilation: Ventilation Information

The attic ventilation was reported on by a visual inspection of the above-designated ventilation sources and looking for indications of improper ventilation. Measurements of ventilation sources are beyond the scope of a home inspection and were not conducted. No indications of inadequate ventilation was observed at the time of inspection unless otherwise noted in this report.

Attic ventilation is a frequently-misunderstood element of residential construction. All roof cavities are required to have ventilation. The general default standard is 1 sq ft of ventilation for every 150 sq ft of attic area and ideally, this comes from at least 60% lower roof cavity ventilation and 40% upper. The most important elements for healthy attic spaces are:

- Make sure the ceiling between the living space and the attic is airtight.
- Ventilate consistently across the whole lower part of the roof cavity with low, intake soffit venting.
- Upper roof cavity venting is less important and if over-installed can exacerbate heat loss into the attic from the living space.
- Avoid power ventilators which can depressurize the attic and exacerbate air migration from the house into the attic.

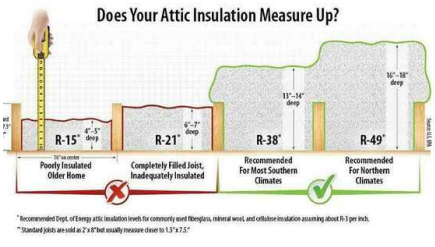
For more information, please see: https://www.greenbuildingadvisor.com/article/lstibureks-rules-for-venting-roofs

Roof Structure/Framing: Roof Structure Information

The roof structure was inspected at visible portions looking for any signs of moisture infiltration, damage, or other deficiencies. No reportable conditions or indications of past or present leaks were observed at the time of inspection unless otherwise noted in this report.

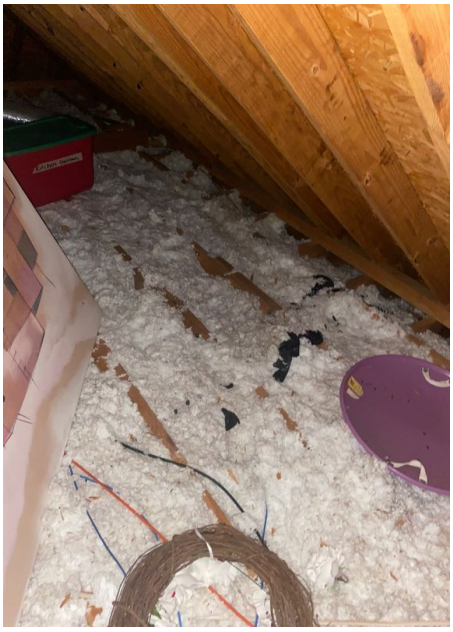
Insulation: Insulation Information

The insulation was inspected to determine the approximate depth and type. Current energy star standards recommend between 10 - 17 inches of insulation (dependent upon type) to achieve an R-38 rating. Depending on when the home was constructed anywhere from 6 - 14 inches may be present. No reportable deficiencies were observed with the insulation unless otherwise noted in this report.



Recommended Specifications by Insulation Type

	Cellulose	Fiberglass	Rock Wool
R-value/inch	3.2–3.8	2.2–2.7	3.0–3.3
Inches (cm) needed for R-38	10–12 (25–30)	14–17 (35–43)	11.5–13 (29–33)
Density in lb/ft³ (kg/m³)	1.5–2.0 (24–36)	0.5–1.0 (10–14)	1.7 (27)
Weight at R-38 in lb/ft² (kg/m²)	1.25–2.0 (6–10)	0.5–1.2 (3–6)	1.6–1.8 (8–9)
OK for 1/2" drywall, 24" on center?	No	Yes	No
OK for 1/2" drywall, 16" on center?	Yes	Yes	Yes
OK for 5/8" drywall, 24" on center?	Yes	Yes	Yes



Exhaust Fan(s): Exhaust Fan(s) Information

Bathroom and kitchen (as applicable) exhaust fan ducts were inspected at visible portions ensuring that they vented to exterior air and that no damage was present to their ducts. No indications of deficiencies were present unless otherwise noted in this report.

Plumbing Stack Vents: Vent Stack(s) Information

Visible portions of the plumbing stack vent(s) were inspected looking for any disconnected portions and looking at the condition of the sheathing or decking surrounding them for indications of past or present leaks. No reportable conditions were present at the time of inspection unless otherwise noted in this report.


16: FOUNDATION AREA

Information

Foundation General Information: **Foundation Type**
Crawl Space

Foundation General Information: **Floor Structure Visual Obstructions**
Insulation, Plumbing Pipes

Crawl Space Access: **Access Location**
Rear of Home

Crawl Space Inspection Method: **Inspection Method**
Crawled Where Possible

Crawl Space Inspection Method: **Amount of Crawl Space Physically Accessible**
70-80%

Crawl Space Inspection Method: **Amount of Crawl Space Visibly Accessible**
80-90%

Crawl Space Inspection Method: Areas of Crawl Space Not Visibly Accessible or Fully Accessible
Under HVAC Trunk Lines

Crawl Space Inspection Method: Crawl Space Obstructions/Safety Concerns
HVAC Ductwork

Foundation Walls: Foundation Wall Material
CMU Piers

Foundation Walls: Amount of Foundation Walls Visible
Approximately 80-90%

Framing/Floor Structure: Floor Structure Materials
Wood Floor Joists

Framing/Floor Structure: Amount of Floor Structure Visible
Approximately 70-80%

Floor Structure Support: Floor Structure Support Type
Brick Piers

Subfloor: Subfloor Material
OSB

Ground Cover/Vapor Barrier : Vapor Barrier Condition
Lacked Full Coverage

Insulation: Insulation Present at Unfinished Areas
Yes

Basement Garage Door Opener(s): Opener Drive Type
Chain Drive

Basement Garage Door Opener(s): Control(s) Proper Height
Yes

Foundation General Information: Visual Limitations Information

LMT - The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

Foundation General Information: Insulation Between Joists/Trusses

LMT - Insulation was present between the floor joists/trusses. This insulation obscured visual accessibility of the subfloor, as well as most portions of the floor structure (joists, etc.). Portions of the plumbing, wiring, and HVAC ductwork, as applicable, are also typically partially covered. This insulation is not moved or manipulated in any way to observe hidden components. The possibility of hidden defects exists in areas that were not visible.

Crawl Space Info: 360 View(s)

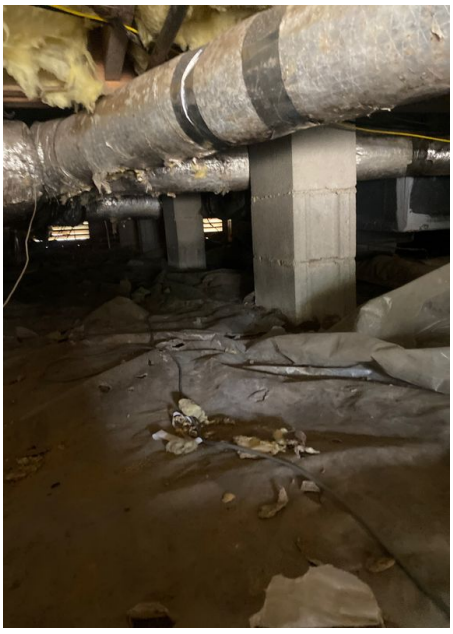
FYI - These photo(s) can be "clicked" on, which will allow you to view the entire area by dragging on the photo with your finger (on phone or tablet), or your mouse on a PC.

Crawl Space Access: Crawl Space Access Information

The crawl space access was inspected by reporting on its location as well as inspecting for any significant defects. No reportable conditions were present at the time of inspection, unless otherwise noted in this report.

Crawl Space Inspection Method: Crawl Space Inspection Information

LMT - Crawl spaces are navigated as best I can and all related components are inspected visually from an area that does not put the inspector at risk. The method of inspection is at my sole discretion and depends on a number of factors including, but not limited to: accessibility, clearances, perceived safety hazards, etc. The amount of the crawl space that was able to be safely physically and visually inspected will be listed as an approximate percentage above. The inspection of the crawl space is limited to visual portions only, and any areas that were not visible are excluded from this inspection. Hidden damage is always possible, as no crawl space can be fully evaluated at the time of the inspection due to physical and visual obstructions and safety limitations. Insulation is not moved or disturbed for visual accessibility of any items.



Crawl Space Inspection Method: Inspected Where Possible - HVAC Ductwork

LMT - The crawl space was inspected where possible but HVAC ductwork prevented accessibility to portions of the crawl space. The inspection of the crawl space area is limited to visual portions only. Any items or components not visible due to inaccessible areas are excluded from this inspection.

Foundation Walls: Foundation Walls Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Framing/Floor Structure: Floor Structure Information

Visible and accessible portions of the floor structure were inspected looking for damage or other significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Framing/Floor Structure: Floor Structure - Portions Not Visible

LMT - Portions of the framing were not visible due to the referenced obstructions above. The possibility of reportable deficiencies exists in areas that were not visible/accessible.

Floor Structure Support: Floor Structure Support Information

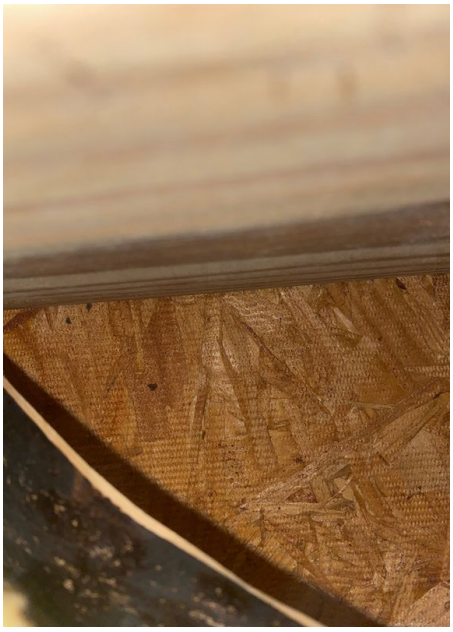
The floor structure support(s) were inspected at visible portions looking for significant defects. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Floor Structure Support: Pier(s) Information

The visible portions of the piers were inspected looking for deficiencies, damage, etc. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Subfloor: Subfloor Not Fully Visible

LMT - The subfloor was not fully visible for evaluation due to a lack of visual accessibility from the referenced visual obstructions.



Slab Condition: Slab Information

The concrete slab was inspected looking for irregular cracking, signs of moisture, or significant deficiencies. No reportable conditions were present at visible portions, at the time of inspection unless otherwise noted in this report.

Any references to cracks on basement or garage concrete slabs will need to be sealed with an appropriate material by a qualified person at a minimum, regardless of the cracks size. This will prevent the possibility of moisture/water infiltration rising through the crack(s) during periods of heavy rainfall.

Ground Cover/Vapor Barrier : Vapor Barrier Information

Vapor barriers also called ground covers (if present) are inspected to ensure they cover the entirety of the soil in the crawl space, that they are not damaged or dry rotted, and contain no gaps. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Insulation: Insulation Information

Current standards require for R-19 insulation to be installed between the joists of unconditioned areas and living areas of the home for energy efficiency. The presence or lack of insulation will be reported on. No significant deficiencies were present at visible portions unless otherwise noted in this report.

Ventilation: Ventilation Information

The crawl space ventilation was reported on by stating its presence and looking for indications of improper ventilation. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Exterior Door: Exterior Basement Door Information

The exterior basement door was inspected by looking for damage, lack of proper flashing, deficiencies with its operation, etc. No reportable deficiencies were present at the time of inspection unless otherwise noted in this report.

Basement Garage Door Parts: Garage Door Parts Information

The rollers, brackets, door panels, springs, and tracks were inspected looking for damage or loose components. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Basement Garage Door Opener(s): Garage Door Opener Information

The garage door opener(s) were inspected by depressing the wall mounted transmitter and observing the openers functionality (remote transmitters are not tested). No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Recommendations

16.10.1 Ground Cover/Vapor Barrier

Marginal Defect

VAPOR BARRIER - GAPS

There were gaps present in the vapor barrier. Full coverage of the vapor barrier, eliminating any visible dirt, is recommended to minimize moisture, humidity, and possible condensation in the crawl space. Repairs to the vapor barrier are recommended as needed for full coverage by a qualified person.

Recommendation

Contact a qualified professional.

17: WATER, MOISTURE, & CONDENSATION (WMC)

Information

Interior Areas - WMC: Moisture Stains Present on Ceilings
Not at Visible Portions

Plumbing Leaks - WMC: Plumbing Leaks Present?
Not at Visible Portions

Roof Structure - WMC: Indications of Condensation Present?
Not at Visible Portions

Roof Structure - WMC: Indications of Leak(s) Present?
Not at Visible Portions

Foundation - WMC: Indications of Moisture at Visible Portions
None Visible

Foundation - WMC: Indications of Condensation at Visible Portions
Not at Visible Portions

General Information: Water, Moisture, & Condensation Information

This section of the report will focus on concerns and/or deficiencies associated with water leaks and/or water infiltration from the exterior and cover condensation concerns. The exterior, interior, attic, and foundation areas were inspected at visible and accessible portions focusing on any signs of leaking, water infiltration, or indications of condensation. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

WMC - This acronym will be used in areas of this report to shorten the reference for **"Water, Moisture, and Condensation"**.

Exterior Areas - WMC: Exterior Leaks Information

Exterior components, particularly appurtenance roofs were inspected for indications of leaking and related damage. No indications of leaks were present at visible portions unless otherwise noted in this report.

Interior Areas - WMC: Moisture Stains Information

The ceilings, walls, and floors throughout the home were inspected looking for moisture stains from roof leaks, plumbing leaks, or other sources. No moisture stains were visible at the time of inspection unless otherwise noted in this report.

Plumbing Leaks - WMC: Plumbing Leaks Information

Visible and accessible components of the home's plumbing system were inspected looking for leaks or indications of past leaking. No leaking or indications of leaking were present at the time of inspection if not otherwise noted in this report.

Roof Structure - WMC: Roof Leaks & Condensation Information

The roof structure from within the attic was inspected at visible portions looking for leaks and indications of condensation. No concerns were visibly present at the time of the inspection, at accessible portions, unless otherwise noted in this report. *Please see the Attic section of this report regarding any visibility and accessibility limitations.

Foundation - WMC: Moisture Infiltration Information - Areas Below Grade

LMT - Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil, looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion were present at visible areas below grade unless otherwise noted in this report. Only conditions as they existed at the time of inspection can be reported on, and a guarantee that water will not infiltrate this area at a future time due to heavy rain or changes in conditions cannot be given. **I have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later, water infiltration occurred due to a rainfall event.** For this reason, it is highly recommended to inquire with the seller(s) as to prior moisture infiltration into areas below grade.

18: CRACKING, SETTLEMENT, & MOVEMENT (CSM)

Information

Exterior Hardscapes & Flatwork - CSM: Hardscape Cracks Present?
Yes, Heavy

Exterior Walls - CSM: Exterior Wall Crack(s) Present?
Not at Visible Portions

Interior Areas - CSM: Interior Indications of CSM's Present
No

Foundation Walls - CSM: Foundation Wall Crack(s)

Present?

Not at Visible Portions

General Information - CSM: Cracking, Settlement, & Movement Information

This section of the report will focus on concerns and/or deficiencies in association with cracking, settlement, or movement. The exterior, interior, and foundation areas were inspected at visible portions focusing on any cracking and indications of movement or settlement. No visible indications of these conditions were present at the time of inspection unless otherwise noted in this report.

CSM - This acronym will be used in areas of this report to shorten the reference for **"Cracking, Settlement, and Movement"**.

Exterior Hardscapes & Flatwork - CSM: Hardscape/Flatwork Cracking Information

LMT - Exterior hardscapes and flatwork were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate, foundation), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly cracking can continue to worsen if left unrepaired and for this reason alone, evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.



Interior Areas - CSM: Interior CSM Information

The interior of the structure was inspected looking for any indications of movement or settlement. This can include cracking of drywall or plaster over windows and doors, on ceilings, and other areas. The floors were also inspected to ensure they were visibly level. No indications of movement or settlement was visibly present unless otherwise noted in this report.

Foundation Walls - CSM: Foundation Wall Cracks Information

LMT - The foundation walls were inspected for cracking, settlement, and movement at visible portions and any such conditions will be listed in this report if visibly present.

CSM's are reported on by their presence and visual condition as existing at the time of inspection only. Determining the acceptability of foundation CSM's is beyond the scope of a home inspection, as determining a crackings cause, recent activity, and severity requires invasive inspections, quantitative measurements, and consultations with the seller(s) regarding its history.

A major limiting factor is the recent activity of cracking; it is not possible during a home inspection to determine if a crack has been present for years or longer with no continual movement or if it is still active. And honestly, no one can truly tell you that a crack is not active other than time itself. Most structural engineers I have seen that evaluate cracking will recommend monitoring the area for further movement over a period of time.

It is recommended to consult with the seller(s) regarding any cracking activity and having an evaluation conducted by a foundation contractor or structural engineer. Foundation contractors can quote repairs on basically any crack no matter their severity; if you want any cracks repaired and/or to ensure no further movement

occurs (stabilization), you are advised to obtain quotes from a foundation contractor before the end of your inspection contingency period.

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the size of the crack.

Slabs (Garage & Basement) - CSM: Slab Cracking Information

LMT - The garage and basement slab(s) (as applicable) were inspected for cracking and indications of movement and settlement. The acceptability of any cracking is dependent upon the client and is beyond the scope of a home inspection. Cracks will be reported as being minor, moderate, or significant in nature as they appeared on the day of the inspection and associated repairs are the decision of the client. Cracking to any degree is the result of some underlying condition which can include but is not limited to: improper preparation of the slab's support (soil, aggregate), improper concrete mixtures, undermining/erosion of the soil supporting the slab, the lack of relief, control, and/or expansion joints, etc. Lastly cracking can continue to worsen if left unrepaired and for this reason alone, evaluation and repairs to any cracking mentioned in this report is recommended to be performed by a qualified contractor.

19: ENVIRONMENTAL INFORMATION

Information

Odors Present: Odor(s) Present in the Home

No Discernible Odors

Fungal Growth: Fungal Growth Present

Not at Visible Portions

Odors Present: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Fungal Growth: Fungal Growth and Mold Information

EXCL - In accordance with the Standards of Practice reporting on the presence of mold is excluded from a home inspection. **If I see obvious signs of fungal growth, I will recommend further evaluation and testing as a courtesy, but these individual references should not be construed as an all-inclusive listing of areas of fungal growth present**. Furthermore, the removal of personal belongings or any remodeling or repairs that may take place in the future may reveal fungal growth or mold that was not visible at the time of inspection. **If mold is a concern, you are advised to have a mold inspection and indoor air quality testing conducted by a certified mold inspector or industrial hygienist prior to the end of your inspection contingency period.**

Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

EXCL - Inspecting for and reporting on the presence of WDI activity (wood destroying organisms), including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc., is beyond the scope of a home inspection, is excluded by the Standards of Practice, and is excluded from this inspection. **It is highly recommended that you have a WDI-Termite inspection prior to the end of your inspection contingency period. Any comments made in this report in regards to any such activity were done as a courtesy only, should not be viewed as an all-inclusive listing of activity, and requires further evaluation by a licensed pest control company.**

20: FINAL CHECKLIST

Information

Oven/Cooktop Turned Off
Yes

Photo of Oven/Cooktop in Off Position

All GFCI Receptacles Reset?
Yes

Thermostat Initial Setting
Auto, 70

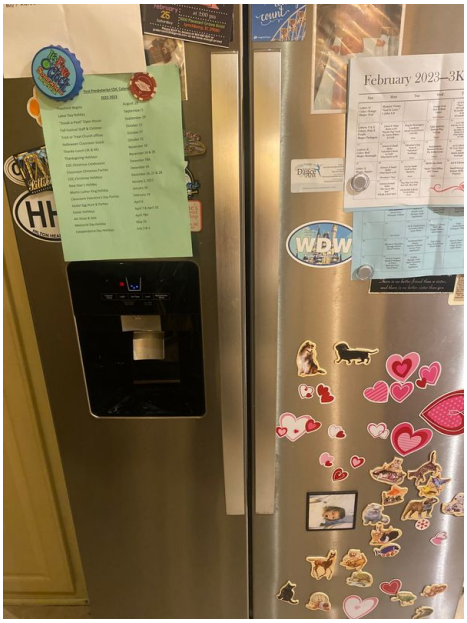
Thermostat Setting After Testing
Auto, 72

Photo Of Thermostat After Testing

Refrigerator/Freezer Powered
Yes

Photo Of Refrigerator/Freezer Powered

All Lights Turned Off?
Yes



Lights Left as Found

All lights were on upon arrival and were left as found.

Gate(s): Gate(s) Closed

Yes

All Exterior Doors Locked?

Yes

Water Fixtures: Water Fixtures Off

All water fixtures in the home were left in the off position after testing.

Dishwasher: Dishwasher Final Check

The dishwasher was turned off upon leaving, and the floor preceding it was checked to ensure no leaking was present.

STANDARDS OF PRACTICE

Inspection Information

Grounds
In accordance with the Standards of Practice, the home inspector **shall observe** Exterior electrical receptacles and the presence of GFCI protection (GFCI protection was not required prior to 1975, but upgrading is recommended for safety). Decks, balconies, stoops, steps, areaways, porches and applicable railings that are directly attached to the structure. Vegetation, grading and drainage of grounds, driveways, patios, walkways, and retaining walls will be inspected with respect to their effect on the condition of the structure.

The home inspector is **not required to observe**: Fences and gates, 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 the Presence or condition of buried fuel or waste 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.

Roof
In accordance with the Standards of Practice, the home inspector shall observe: The roof covering, roof drainage systems, visible flashings, skylights, chimneys, and roof penetrations; and report on signs of leaks or abnormal condensation on building components. **The home inspector shall**: Describe the type of roof covering materials and Report on the method used to observe the roofing.

The home inspector is not required to: Walk on the roofing (although every safe attempt to do so will be taken), report on the age or remaining life of the roof covering, or move leaves, snow, or other items on the surface that may block visual accessibility, or observe attached accessories including but not limited to solar systems, antennae, satellite dishes, and lightning arrestors. No claims will be made as to remaining roof material life expectancy, and no guarantee or warranty should be expected from comments or observations. The sellers or the occupants of a residence will generally have the most relevant knowledge of the roof and of its history. Therefore, I recommend that you consult with the sellers about the age of the roof covering and that you either include comprehensive roof coverage in your home insurance policy or that you obtain a roof certification from an established local roofing company.

Exterior
In accordance with the Standards of Practice **the home inspector shall observe from ground level:** - Wall cladding, flashings, and trim; entryway doors and a representative number of windows; eaves, soffits, and fascias. **The home inspector shall**: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and probe exterior wood components where deterioration or damage is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening/screens, shutters, awnings, and similar seasonal accessories; the Presence of safety glazing in doors and windows; Detached buildings or structures; or the Presence or condition of buried fuel storage tanks, water tanks, or septic 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.

Kitchen
In accordance with the Standards of Practice the inspector will examine and report on the condition and operation of the dishwasher by initiating a cycle, the range by testing heating elements and the oven, the mounted microwave by starting a warm-up cycle, test the hot/cold water supply at the fixture, look for leaks in the plumbing and fixtures/faucet, examine counters, walls, ceilings, floors, a representative number of cabinets, windows, doors, and the presence of GFCI receptacles and their operation, if applicable. Homes built prior to 1987 were not required to have GFCI receptacles in the kitchen, but upgrading is recommended for safety.

The home inspector is not required to report on: Clocks, timers, self-cleaning oven functions, 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.

Bathroom(s)
In accordance with the Standards of Practice the inspector will examine and report the condition of the: sinks, showers, tubs, enclosures, toilets, exposed plumbing, presence of leaks from plumbing, fixtures, and/or faucets. As well as the walls, floors, ceilings, a representative number of windows and doors, heating/cooling source, ventilation, and presence

of GFCI protection, if applicable. GFCI protection in bathrooms was not required in homes built prior to 1975, but upgrading is recommended for safety.

The home inspector is not required to: Operate any valve except water closet flush valves, fixture faucets, and hose faucets; or Inspect the system for proper sizing, design, or use of proper materials.

Interior Areas and Items
In accordance with the Standards of Practice **the home inspector shall observe** walls, ceilings, and floors; steps, stairways, balconies, and railings; counters and a representative number of installed cabinets; and a representative number of doors and windows; fireplaces by examining the firebox, operating the damper, and reporting on the presence of a gas shut off valve. **The home inspector shall**: Operate a representative number of receptacles, switches, windows, and interior doors; and report on 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, tile; or Draperies, blinds, or other window treatments. Gas fireplaces are not tested for functionality, and the pilot light will not be lit if it's off at the time of inspection. An evaluation by a gas company is recommended before using any gas appliances in the home.

Laundry
In accordance with the Standards of Practice **the inspector will examine and report on the condition of**: the exposed plumbing; the presence of a 240-volt receptacle, GFCI receptacles, dryer vent condition, and termination, as well as the walls, floors, ceilings, doors, cabinets, counters, and windows, if applicable.

The inspector is not required to: Inspect or move washers and dryers, operate water valves where the flow end of the faucet is connected to an appliance, or Inspect the plumbing for proper sizing, design, or use of proper materials.

Garage
In accordance with the Standards of Practice **the inspector will examine**: the Attached garage and report the condition of the: garage door(s) (including related parts), the garage door opener, the presence and operability of photoelectric eyes (safety feature), and the doors ability to auto-reverse when met with resistance, doors, ceilings, floors, a representative number of windows and receptacles, and the presence of GFCI receptacles. Current safety standards require the presence of 1/2" Type X drywall for wall/ceiling surfaces, as well as a steel or fire-rated door between the garage and living areas for fire safety. We recommend that these improvements be considered for the safety of the occupants. The home inspector is **not required to inspect**: Remote-controlled garage door opener transmitters.

Heating, Cooling
In accordance with the Standards of Practice **the home inspector shall observe**: the permanently installed heating and cooling systems including Heating and cooling equipment that is central to the home; visible ducts and piping, air filters, registers, and the presence of an installed heating and cooling source in each room. **The home inspector shall describe** the energy source and heating equipment. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily accessible 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 Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. The efficiency of the units and load testing is not conducted. Air conditioning units can not be tested when temperatures are lower than 60 degrees due to the possibility of damaging the compressor. Clients are advised to have an HVAC company perform maintenance on the system on an annual basis.

Water Heater
In accordance with the Standards of Practice the inspector will examine and report the condition: of the water heater enclosure, plumbing supply, energy source, venting, and TPR valve, if applicable. The inspector is not required to: activate the system if it is powered down or the pilot flame is not lit, Inspect the system for proper sizing, design, or use of proper materials.

Plumbing
In accordance with industry standards, **the home inspector shall observe at visible portions**: Interior water supply and distribution system, including piping materials and supports; fixtures and faucets; functional flow; leaks; and cross-connections. Interior drain, waste, and vent system, including traps; drain and waste lines; leaks; and functional drainage. **The home inspector shall describe** Water supply and distribution piping materials; Drain, waste, and vent piping materials; and the Location of the 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.

Electrical
In accordance with the Standards of Practice, **the home inspector shall observe** Service entrance conductors; Service equipment, grounding equipment, the main over-current device, and main and distribution panels; Amperage and voltage ratings of the service (if the conductors' sizing text is present/legible); Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages. **The home inspector shall describe** Service amperage and voltage (if known); Service entry conductor materials, Service type as being overhead or underground; and the location of main and distribution panels. **The home inspector shall report on**: the presence of any observed aluminum branch circuit wiring.

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: Motion or Dusk to Dawn lighting, 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.

Attic, Roof Structure, & Ventilation
In accordance with the Standards of Practice, **the inspector will examine**: the attic area and report on the condition of the access opening (including location), insulation type (and current depth), ducts, visible electrical components, exhaust terminations, plumbing components, and ventilation if applicable.

The inspector is not required to: move or disturb insulation, report on the adequacy of current ventilation, or Calculate the strength, adequacy, or efficiency of any system or component including framing. Enter any attic that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons. Therefore, I do not attempt to enter attics with less than 36" of headroom, where insulation obscures the ceiling joists, or where ducts block access. In these cases I will evaluate from the access opening as best I can.

Foundation Area
In accordance with the Standards of practice, **the inspector will examine and report on the condition of** the foundation walls, the framing (including probing of any framing that looks to have damage/deterioration), columns/piers, and insulation, if applicable.

The inspector is not required to: enter any area that could be considered a safety hazard to the inspector; report on the adequacy of structural components; or report on spacing, span, or size of structural components. Ductwork, framing, plumbing, and insulation may block the visual accessibility of some areas. The inspection is limited to the conditions on the inspection day; I inspect several items to try and determine if moisture is or has infiltrated the foundation area. But, can not guarantee that water will not infiltrate the area at a future time due to conditions unforeseen at the time of inspection.

Environmental Information
Items reported on in this section are beyond the scope of a home inspection and were included as a courtesy for your information. These items should not be viewed as an all-inclusive listing of deficiencies in the related area of concern. Evaluations are recommended to be performed by qualified professionals in any environmental or pest-related field prior to the end of your inspection contingency period.

Final Checklist
Final checklist showing the home was left as it was found, and was locked when complete.