



Prepared For: ABCDEF

Property Address: 123 Main Street

Inspector: WIN Home Inspection
Company: WIN Home Inspection
www.wini.com

Services Included in this Report:

Standard Full Home Inspection

NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND, NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of condition that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions which are concealed from view or inaccessible to us at the time that the services were performed.

THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.

THIS REPORT IS FOR THE EXCLUSIVE USE OF OUR CLIENT AS NAMED IN THE INSPECTION AGREEMENT. It may not be used or relied upon by any other person unless that person is specifically named by us in the Inspection Agreement as a recipient of this report. Distribution of this report to any third party without the written consent of the inspector and WIN Home Inspection is prohibited. As the client, you agree to maintain the confidentiality of this report and to reasonably protect the report from distribution to any third party. You agree to indemnify, defend and hold us harmless if any third party brings a claim against us relating to the inspection or to this report.

EXPLANATION OF TERMS

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report.

FUNCTIONAL: Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indication of failure at the time the services were performed.

SATISFACTORY: Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

ATTENTION: Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

MAINTENANCE: Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

ACTION REQUIRED: Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

PRESENT: Items marked Present were visible at the time the services were performed and were not tested or inspected due to either the type of device or access limitations.

NOT INSPECTED: Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, weather condition or the inspection of the item is not within the scope of the services performed.

N/A: Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.

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WIN Home Inspection

Standard Full Home Inspection

This report contains confidential information and is supplied solely for use by the client(s) of:

WIN Home Inspection dba
12345678 | wini.com

Work Order Number: 12345678

Service Date: 6/26/2022

Time: 2:00 PM

Site Address:

123 Main Street

Site Information:

Weather: 78 °F - Sunny

Approximate Year Built: 1991

Structure: SF - Wood

Foundation: Poured concrete

Bedrooms: 3

Bathrooms: 3

Floors: 2

Occupied: Yes

Approximate Square Footage: 2166

Client:

Name: WIN Home Inspection

Address:

Work Phone:

Home Phone:

Mobile Phone:

Email Address:

Client Present at Inspection: Yes

Buyer's Agent:

Name: WIN Home Inspection

Company:

Address:

Phone:

Email:

Buyer's Agent Present at Inspection: Yes

Seller's Agent:

Name:

Company:

Address:

Phone:

Email:

Seller's Agent Present at Inspection: No

Inspector:

WIN Home Inspection dba

WIN Home Inspection

License / Certification:

Email: info@wini.com

Notes:

INSPECTION NOTICE

The inspection is to be considered **preliminary in nature** and the inspector may make recommendations for further evaluation by an individual who is an expert or specialist in one or more specific building components or systems. Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of this inspection. Not all improvements or deficiencies will be identified during this inspection. **NO INSPECTION CAN WHOLLY ELIMINATE THE UNCERTAINTY REGARDING THE PRESENCE OF PHYSICAL DEFICIENCIES AND THE PERFORMANCE OF THE BUILDING'S SYSTEMS.** The inspection and report are intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed.

All repairs, further evaluations or suggestions noted in this home inspection report should be performed prior to the close of an escrow to minimize any unforeseen issues. **UNEXPECTED REPAIRS SHOULD BE ANTICIPATED.**

Acceptance of this report constitutes agreement to the terms of the Inspection Agreement, whether or not signatures or initials have been obtained. A copy of the Inspection Agreement is provided and attached to your PDF copy of the report. The findings in the report **are solely intended for our direct client listed on this report. We are not liable for the findings to any other party relying on this report**, except for the client listed. If this report is to be used in the sale/purchase of the property by someone not named as the client, we recommend you contact our office to schedule a re-inspection or new inspection of the property in case findings have changed and/or to validate the report. You may also consider contacting another home inspection company for their opinions of the property.

Excluded from this inspection is any system, structure or component of the building that is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the inspector. Also excluded are: Engineering analysis of any kind including structural integrity, system/component design problems, functional adequacy, operational capacity, quality, or suitability for a particular use; building codes, code violations, clearances, etc.; operation of shut-offs, breakers, valves, etc.; water testing for roof, wall or window leaks; concealed roofing membrane integrity; concealed floor cracks and all underground components; product recalls or other such notices; detection of identification of Chinese drywall, molds, asbestos, lead, or other hazardous materials; component/system cost estimates or remaining useful life (RUL) estimates; specific components noted in the inspection report as being beyond the scope of the inspection; effects of adjoining/adjacent properties; installation guidelines and manufacturer's specifications.

This inspection will be performed in accordance with the scope and standards of practice of **ASHI** and/or **InterNACHI**, both nationally recognized home inspection associations. A copy of these standards is available through the association websites at www.ashi.org or www.nachi.org.

MOLD DISCLAIMER

The inspector is not a qualified mold inspector or expert in bio organic growth. We are not qualified to inspect, identify or give opinions regarding molds or airborne agents. Many times, the presence of mold is not readily visible and can appear in a short time span. If the residence is vacant, leaks have occurred, past or present evidence of sub area moisture/dampness, and/or heat has been turned off to the home, molds may be present. This inspection is limited to visible and accessible areas at the time of the inspection. In order to determine what types of bio organic agents may be located at the property, we recommend you hire a certified mold inspection company for further evaluations and/or to conduct a thorough inspection prior to closing.

SUMMARY SECTION

Standard Full Home Inspection Summary Report

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

1. Structure Perimeter Exterior - Window Wells

Maintenance

There was no escape ladder installed in the egress window well at the time of the inspection. We recommend installing an escape ladder in order for someone to exit the basement in case of emergency. Escape ladders can be purchased from many home improvement stores.

2. Exterior Structure - Siding Condition

Maintenance

There were sections of damaged siding in localized areas around the home. We recommend contacting a qualified handy person or siding company for repairs prior to further deterioration.



3. Roof - Gutters/Down Spouts

Attention

There was no gutter installed at the upper roof. We recommend installing a gutter in this area to help prevent premature deterioration of the roof cover below. It is recommended that a qualified gutter contractor is contacted for estimates.



4. Structure - Smoke Detector(s)

Attention

Standard Full Home Inspection Summary Report

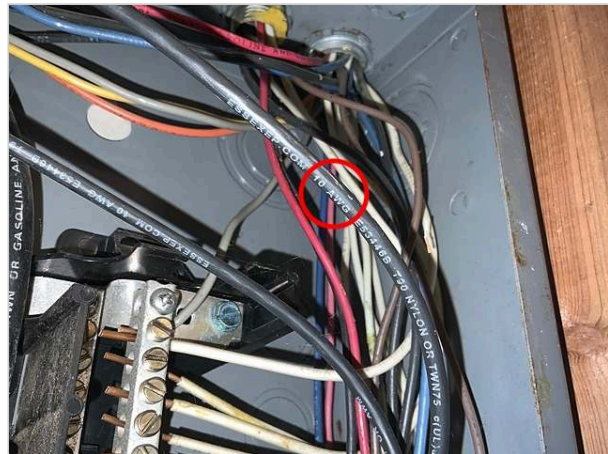
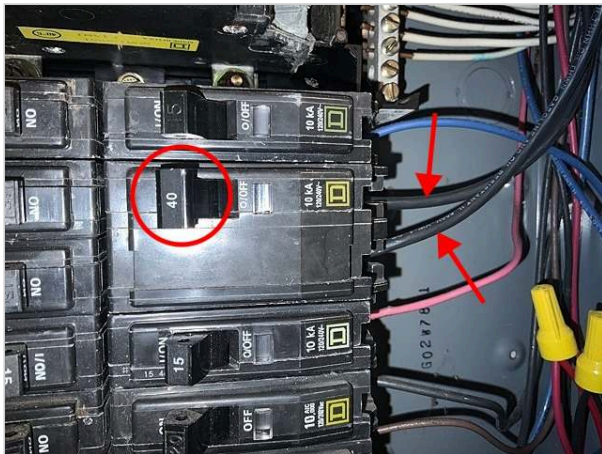
There was a missing smoke detector in the utility room at the time of the inspection. We recommend replacement of the smoke detector, and ensuring that the smoke detector is connected to the wired system, prior to occupying the structure.

Also note: There did not appear to be a carbon monoxide (CO) detector installed at the main floor. CO alarms/ detectors must be installed **"outside each separate sleeping area in the immediate vicinity and on every level of the home."**



5. Electrical Service - Wire-Over Current Compatibility Maintenance

There appears to be # 10 copper wires leading to a 40 amp breaker in the electrical panel. Typically, this is an under-sized wire for this size of breaker. We recommend contacting a qualified electrician for further evaluation and repairs as needed.



6. Electrical Service - Outlets, Switches, Junction Boxes, Lighting Attention

The dimmer switch for the living room ceiling fan made a "buzzing" sound and the dimmer did not appear to be functional. We recommend contacting a qualified electrician for further evaluation and recommendations for repair.

Standard Full Home Inspection Summary Report



7. Heating System - System Type(s)/Info

Carrier Gas Forced Air Heater

The heating and air conditioning units appeared to be functional at the time of the inspection, however, the units are older and may be approaching the end of their serviceable life. The typical life expectancy of an air conditioning unit is 12-15 years and 15-20 years for a heating unit. We recommend questioning the seller regarding the last time the units were evaluated and serviced, and budgeting for replacement at this time. It is recommended that a qualified HVAC company is contacted for further evaluation and estimates.



Furnace - 2003

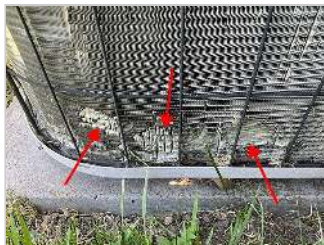


Air Conditioner - 1993

8. Air Conditioning - Condensing Coil Condition

Attention

The inspector noted multiple issues at the compressor unit that can affect the efficiency and/or performance of the A/C system. There was a considerable amount of damage to the fins for the compressor unit, the pad that the compressor unit sits on has settled and the insulation around the pressure lines was deteriorated in areas. We recommend contacting a qualified HVAC company for repairs as a preventative measure.



Standard Full Home Inspection Summary Report

9. Plumbing - Waste Ejector/Lift Pumps

Maintenance

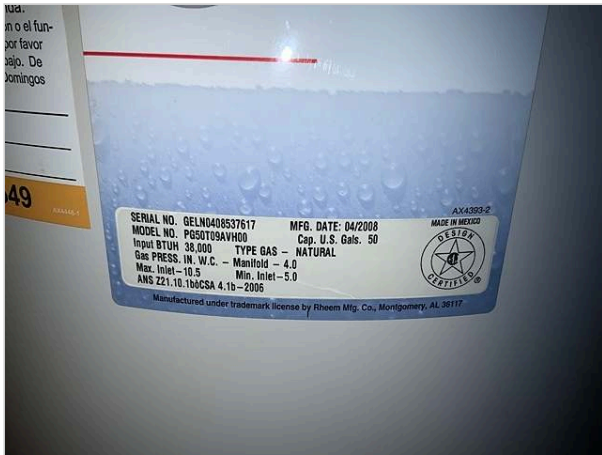
The inspector noted a leak from the check valve for the waste ejector. It is recommended that a qualified handy person or plumber is contacted for evaluation and repair prior to larger leaks developing.



10. Water Heater - Type

Natural Gas - Older Unit

There were no service records mounted on the water heater. The water heater is approximately 13-15 years old, and may be approaching the end of its service life. A water heaters service life is approximately 8-12 years from the date of installation. The unit appeared to be functional at the time of the inspection; however, due to the age of the water heater, we recommend budgeting for replacement at this time.

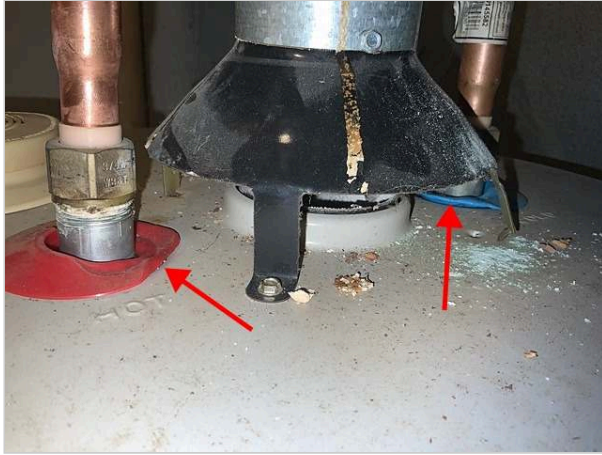


Water Heater - 2008

11. Water Heater - Installation

Attention

The inspector noted that the plastic rings around the water connections at the top of the water heater tank have melted. This issue typically indicates that the water heater is back-drafting. The inspector recommends having this issue evaluated by a qualified HVAC company to ensure safe functional use.



12. Kitchen(s) - Cook top, Burners/Elements

Attention

The back right burner did not ignite at the time of the inspection. The burner may need maintenance in order to operate properly. We recommend questioning the seller regarding their knowledge of this issue, and contacting an appropriate trade or appliance repair company for evaluation/repairs.



13. Attic - Insulation

Minimal Insulation

There appears to be minimal insulation in the attic area by today's standards. It is recommended that insulation is added in order to improve energy efficiency as well as limit heat buildup in the attic space. The inspector recommends contacting a qualified insulation company to perform this maintenance.

14. Attic - Duct Work Piping

Maintenance

The bathroom exhaust vents appeared to be terminating in the soffit areas of the attic. It is recommended that a qualified handy person or roofing contractor is contacted to vent the exhaust vents to the exterior of the structure in order to limit humidity in the attic.

15. Attic - Exposed Rafters/Sheathing

Attention

There are areas of the attic which display possible microbial growth, such as on the roof sheathing/framing. Further investigations are recommended to determine the cause and remedy. We recommend contacting a qualified mold inspection company for testing and examination.

Standard Full Home Inspection Summary Report

Note: Some molds are known to produce toxins. Testing or identifying these organisms is **not** within the scope of a home inspection. Due to recent health issues associated with mold, we recommend that interested parties consider retaining a qualified professional for testing and evaluation prior to the close of escrow.



FULL REPORT

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Structure Perimeter Exterior

1. Foundation Material(s)

Concrete

2. Vent Covers

Functional

3. Visible Cracks

Yes

Cracks are visible in the foundation system. Most cracks are due to the curing process of concrete or movement. Cracks of this size should not be of a concern at this time.

Note: It is sometimes recommended to have the cracks patched to avoid water seepage. Settlement cracks once filled properly should no longer move. If continued movement is observed after repairs are made, consult with an appropriate contractor or appropriate specialist for further evaluations.

4. Evidence of Separation over 1/4"

No

The visual inspection of the exterior of the foundation did not reveal any cracks or separations in the foundation system with openings in excess of 1/4" in separation.

5. Evidence of Movement

No

Note: The inspector is not a soils or structural engineer, but tries to detect any significant movement in the structure such as sloping floors, foundation cracks, etc. This is not an exhaustive inspection using laser levels or calculations to determine any movement with the structure. If concerned, we recommend you contact a qualified specialist to determine any past or present issues of the property and/or structure movement.

6. Site Drainage

Satisfactory

The grading around the perimeter of the foundation was inspected and appears to adequately drain excessive run-off of surface and roof water naturally away from the structure. However, even flat lots may hold water due to the type of soil and/or amount of water from surrounding areas. It is recommended the grade slope away from the structure a minimum 6" for the first 6'-10' from the foundation. We suggest you ask the current owner if there are any areas where water has, or may pond or intrude at the property.

7. Evidence of Erosion

N/A

The inspector is not a licensed soils or geotechnical engineer, and is prohibited from rendering an opinion on soil stability or potential soil movement during seismic events, after heavy rains or other acts of nature. If desired, we recommend contacting a qualified and licensed specialist for evaluations.

8. Proper Earth-Wood Clearance

Yes

The inspection around the perimeter of the structure does not show any contact of earth to wood/siding. There should be no contact between the earth and the exterior surface material to prevent wood deterioration and a conducive condition for pest infestation. The inspector recommends always providing at least 4-6 inches of clearance between the earth and wood material as a preventive measure.

9. Vegetation Clear from Structure

Yes

Note: All vegetation should be kept trimmed at least 6-12 inches away from the structure to eliminate a common avenue for pest infestation and damage to the exterior structure material. Maintenance of overhanging trees and plants is recommended.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

10. Watering System

No

11. Retaining wall(s)

N/A

12. Address Identification

Satisfactory

13. Window Wells

Maintenance

There was no escape ladder installed in the egress window well at the time of the inspection. We recommend installing an escape ladder in order for someone to exit the basement in case of emergency. Escape ladders can be purchased from many home improvement stores.

The inspector noted a considerable amount of vegetation in the window wells at the time of the inspection. All debris should be removed on a regular basis as a preventative measure.



14. Evidence of Insects

Yes

The inspector noted traps in the basement. We recommend questioning the seller regarding their knowledge of this issue and contacting a qualified pest control company for further evaluation and control measures.



Exterior Structure

1. Flat Surface Material(s)

Vinyl Siding

2. Siding Condition

Maintenance

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

There were sections of damaged siding in localized areas around the home. We recommend contacting a qualified handy person or siding company for repairs prior to further deterioration.

3. Painted Surfaces

Functional

The exterior flat surface paint coating was in functional condition. Painted surfaces typically need touching-up every 5-7 years. Periodic cleaning/pressure washing and touch-up of loose paint is needed.

4. Caulking Structure

Functional

Note: Touching up the structure caulking around the tops and sides of the window and door trim, and any openings/gaps is often needed in between paintings. Touching up of all voids is recommended in the fall, prior to the rainy season. The caulking keeps rain water from penetrating behind the siding material and causing premature deterioration of the material.

5. Window Glass

Functional

6. Eave/Soffit Areas

Functional

7. Fascia Boards/Trim

Functional

8. Exterior Columns/Support structures

Functional

9. Double Pane Seals/Insulating Windows

Functional

10. Window Screens

Functional

11. Storm Windows

None

Main Entry Door

1. Correct Application

Yes

2. Door Fit

Functional

3. Weather Strip

Functional

4. Finish

Functional

5. Locks

Yes

Note: We recommend all key locks be changed or re-keyed at the property prior to the change of ownership as a preventative safety measure.

6. Security/Caller Visibility

Yes

7. Door Chime

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Ring Doorbell - Not Tested

There was a Ring doorbell installed at the time of the inspection. We recommend questioning the seller regarding the functionality and/or any transferable subscriptions.



8. Lighting

Attention

The main entry and back exterior lights did not illuminate at the time of the inspection. We recommend replacing the bulbs in order to further test the fixtures.

9. Storm/Screen/Doors

Functional

Other Ext. Entry Doors

1. Location(s)

Dining Room

2. Correct Application

Yes

3. Finish

Satisfactory

4. Door Fit

Functional

5. Weather Stripping

Functional

6. Storm/Screen Door(s)

Functional

7. Locks

Functional

8. Door Glass/Safety

Satisfactory

Utility Services

1. Electrical Services

Underground

Underground utility services improve the overall exterior appearance of the structure.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

2. Electrical Service Condition

Functional

3. Water Source

City/Public

We recommend you verify the water source for this property. The inspectors utilizes information given and/or knowledge of the area in determining the type of water source; however, the inspector may not be able to verify the source.

4. Water Meter Location

Basement

5. Water Shutoff

At Meter

We recommend you ask the current owner if another main shut-off valve exists at the property, besides at the meter.



6. Sewer

City/Public

We recommend you verify if the home is on city sewer with the current owner. The inspectors only utilizes information given or knowledge of the area in determining the type of sewer system.

7. Sewer Line Clean-out

Exterior

A clean-out was located at the front of the home. Sewer clean-outs with back-flow protection are required in some areas, and needed to allow a plumber to access the main sewer line in case of back-ups or blockages.



Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

A backwater valve (sometimes called a backflow or sewer backup valve) is a valve you can install on your sewer line and is designed to allow water or sewage to flow only one way, that is, out of your house.

If there is a sewer system backup, and you have a backwater valve in place, sewage will not be able to flow back into your house.

8. Gas Service

Natural Gas

The gas lines for the property are not tested for gas leaks, unless an adverse condition is detected by the inspector. If corrosion exists on the visible lines, or as part of an annual preventative inspection, we recommend contacting your utility supplier for a thorough inspection. Also, on older homes we recommend upgrading any older gas flex lines and/or shut off valves as a preventative safety measure.

Note 1: The gas appliances, such as the water heater and/or heating system, may be installed without the benefit of a "Sediment Trap". Sediment traps are installed in the natural gas service lines to catch and protect systems from debris and/or moisture. In addition to manufacturers installation guidelines, a sediment trap shall be installed downstream of the appliance shut off valve as close to the inlet of the appliance as practical at the time of appliance installation. Although the age of the structure may predate the requirement, installation of sediment traps is recommended by a qualified tradesperson in a timely manner or upon replacement of the appliance.

Note 2: On newer homes or remodels, some municipalities may require the installation of automatic gas shut-off devices which may include excess flow and/or earthquake actuated shut-off valves. Check with the local building department, municipality and/or PG&E for current installation recommendations and requirements.

Note 3: Direct bonding is required for gas piping systems incorporating standard (yellow) or uncoated CSST whether or not the connected gas equipment is electrically powered. If CSST piping is present, we recommend you contact a licensed electrician to determine if proper bonding is present.

9. Gas Odors

Recommendations

Annual inspections are recommended to provide a safe living environment. Check with your utility supplier to schedule an inspection. A no-cost inspection of the gas appliances in the home may be provided.

10. Carbon Monoxide

Not Tested

Note: Testing for Carbon Monoxide (CO) is NOT within the scope of a home inspection, according to the national standards of ASHI. This inspector did NOT conduct a test for CO at this time. However, the inspector may note in the report if any adverse conditions exist which may present this type of health and safety issue. We recommend CO detectors be purchased and installed in the structure(s) according to manufacturer's instructions, and all fuel-fired appliances be serviced and inspected per manufacturer's directions. For more information on carbon monoxide (CO), see also:

<http://www.epa.gov/air/urbanair/co/index.html>

<http://www.carbon-monoxide-poisoning.com>

11. Service Shut Off(s)

At Main Meters

Consideration should be given to questioning the seller regarding shut-off locations for utilities.

Patios/Decking/Porches

1. Surface(s)

Satisfactory

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: When present, attached porches, decks, steps, patio covers, balconies, handrails, guardrails, etc., are inspected. No inspection is made of detached components, as well as sheds, barns, workshops, detached garages, storage units, fencing, etc., unless otherwise stated herein.

2. Railings

Satisfactory

3. Steps/Handrails

Satisfactory

4. Electrical Service

Yes

5. Weather Protected Outlet(s)

Yes

6. Natural Gas Service/Equipment

No

7. Lights

Attention

There were exterior light fixtures that appeared to be on a motion/light sensor. We recommend questioning the seller regarding the operation and condition of the fixtures.



8. Cover/Enclosure

None

Attached Garage

1. Size

Two Car

2. Garage Door(s)

Attention

The inspector was unable to evaluate and test the garage door, garage door opener, and safety features due to the amount of stored items in the garage at the time of the inspection. We recommend having these systems evaluated and tested prior to close. Note: The inspector will return to the house to perform this maintenance upon request.

3. Door Seal

Functional

The garage door seals and weather stripping appear to be in functional condition at this time.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

4. Door(s), Garage - Building

Attention

There were no auto-closing door hinges installed on the garage service door to the home. It is suggested the hinges be installed and functioning to help prevent fumes from a vehicle or flames in the garage from entering the home. Appropriate repairs are recommended so the door completely shuts after being opened.

5. Fire Wall/Ceiling Board

Satisfactory

The common drywall between the house and the garage appears to provide required firewall conditions. All openings of more than 1/8" are recommended to be sealed to maintain a proper firewall barrier.

6. Floor/Foundation

Satisfactory

7. Lighting

Functional

8. Heat

No

Roof

1. Roof Cover Material(s)

Composition Shingle

Composition Shingles

Today, asphalt shingles are classified by the warranty offered by the manufacturer. Known as: 20 year, 25 year, 30 year, 40 year, and 50 year shingles. We recommend you investigate the current age of the roof material to determine the remaining years of service. Periodic inspections of the material and roof flashing/caulking, will be necessary in order to prevent leaks and deterioration.

Note: This is a general condition report on the roof condition and material, and is not intended to be a leak-tight warranty or certification. This is a visual examination of the cover, based on the inspectors experience. For a detailed inspection of the surface, we recommend contacting a licensed roofing contractor.

2. Roof Type

Pitched

3. Moss/Mildew

Satisfactory

4. Debris on Roof

No

Note: Debris build up should be cleaned off the roof surface on an annual basis as a proper care and maintenance recommendation.

5. Apparent Number of Layers

1 Layer

There appears to be one layer of roofing material. Note: Most times multiple layered roofs are difficult to determine without damaging the material. This inspection reports on the roof condition, and is not intended to be a leak-tight warranty or roof certification. This is not a compliance inspection or certification of compliance with past or present governmental codes or regulations of any kind. For further evaluations, we recommend contacting a licensed roofing contractor.

6. Cover Material Condition

Attention

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

The roof cover appears to be 7-12 years old and showing general wear. There was granulation loss throughout the surface and a damaged shingle noted at the front left corner of the home. This type of material typically has a life expectancy of 20-30 years from the date of installation. We recommend questioning the seller regarding the actual age of the roof cover.



Note: This is not a leak-tight or roof warranty, and defects may exist. The inspector is not a licensed roof inspector, and only provides a general condition report on the visible surface areas. For a more detailed inspection of the installation and remaining service life of the roof cover, we recommend you contact a qualified licensed roofing contractor for further evaluations.

7. Ridges

Functional

8. Valleys

Functional

Note: Any debris build-up in the valleys should be removed as needed, as preventative maintenance to allow water to flow to the gutters and/or from the roof as intended.

9. Flashing/Caulking

Not Fully Visible

Due to the visual type of examination performed, most of the flashing is not visible. Water intrusion from wind-driven rain is possible due to certain installations, which may not be visible. Contact a licensed roofing contractor for further details/inspections.

Proper Care and Maintenance Recommendation

The inspector recommends the caulking around any chimney(s), roof vents and flashing material be inspected and touched up on an annual basis. Removing any rust and corrosion is recommended to prevent deterioration and damage. Also, any exposed nails at roof vents/flashing, should be caulked/sealed. Rain water leaking into the main structure from the roof is a common and avoidable condition of deteriorated flashing and caulking. The cost and time involved in upkeep is minimal as long as it is maintained on an annual basis.

10. Vents/Chimneys/Covers

Functional

11. Gutters/Down Spouts

Attention

There was no gutter installed at the upper roof. We recommend installing a gutter in this area to help prevent premature deterioration of the roof cover below. It is recommended that a qualified gutter contractor is contacted for estimates.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: Cleaning the gutters, downspouts and drains on an annual basis, or as needed, is recommended for proper care and maintenance of the gutter system.

12. Drains/Splash Blocks

Functional

13. Indications of Leaking

No

At the time of the inspection, the inspector found no evidence that the roof system is currently leaking. This is a visual examination of the accessible areas of the ceiling and/or attic space. This is not a warranty against leaks which have occurred or may in the future. We recommend you ask the current owner if there are or have been any portions of the roof which have leaked in the past. For further examinations and warranties, we recommend contacting a licensed roofing company.

14. Soft Spots

N/A

15. Skylight(s)

None

16. Roof Evaluated From

Ground

The roof cover was evaluated from the ground, using visual aid. Due to the lack of access on the roof and for a more detailed inspection, we recommend you contact a licensed roofing contractor.

Structure

1. Description

Wood Framed

2. Approximate Year Built

Approximate Year Built 1991

3. Bedroom(s)

Bedroom(s) 3

4. Bathroom(s)

Bathroom(s) 3

5. Remodel/Modernization Evident

Yes

It appears that a number of updates and modifications have been made to the original structure at some time during the life of the structure. The inspector recommends questioning the seller to determine if any of the updates were performed during their ownership, whether any permits were needed and if so obtained, as well as who performed the updates. In addition, requesting any warranty information on materials or workmanship is recommended.

6. Repairs Evident

Noted

Note: There may have been items which have been previously repaired, which were not apparent to the inspector. We recommend you ask the owner to disclose any and all known repairs to this property.

7. Smoke Detector(s)

Attention

There was a missing smoke detector in the utility room at the time of the inspection. We recommend replacement of the smoke detector, and ensuring that the smoke detector is connected to the wired system, prior to occupying the structure.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Also note: There did not appear to be a carbon monoxide (CO) detector installed at the main floor. CO alarms/detectors must be installed "outside each separate sleeping area in the immediate vicinity and on every level of the home."

The smoke alarms/detectors are hardwired and do not contain a test button on the units. Therefore, the units were not properly tested. The inspector recommends testing the system prior to occupying the structure and every month to identify functional operation. We recommend any new or replaced detectors be 10 year battery life units to meet upcoming or current standards.

Note: Presently, current building standards require a smoke alarm in 1) each bedroom, 2) centrally located outside each sleeping area, and 3) on every floor including the basement regardless of whether there is a sleeping area on the floor, including the basement.

Note: Any smoke alarms newly installed or replaced must be with a 10 year battery life unit to meet upcoming or current standards. Any smoke alarm that was approved at the time of installation may remain, but any newly installed smoke alarm will have to comply with the State Fire Marshall's stricter requirements. Additionally, where any alterations, repairs, or additions exceeding \$1000 for which a permit is required, the smoke alarms must meet the State Fire Marshall standards for the type of smoke alarm. The State Fire Marshall will require battery operated smoke alarms to 1) display the date of manufacture on the device 2) provide a place on the device to insert the date of installation and 3) incorporate a hush feature.

8. Carbon Monoxide Detector(s)

Noted

Note: All residential homes and multi-unit housing now require installation of CO detectors. CO alarms/detectors must be installed "outside each separate sleeping area in the immediate vicinity and on every level of the home." The inspector recommends an appropriate amount of CO detectors be installed in the structure according to jurisdictional and manufacturer recommendations. Replacing a CO detector unit every 10 years is recommended.

9. Alarm/Security System

Yes

The structure appeared to be equipped with a security system which should provide for added safety. The system was not tested/inspected under the scope of this inspection. The inspector recommends questioning the current home owner if the system is operational, and on how to operate the system.



10. Insulation

Visible in Attic

Note: Insulation in the walls and other cavities cannot be determined by this visual examination. Further invasive actions would be necessary in order to determine the existence of any insulation in the wall cavities.

11. Insulating Rating Evident

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Noted

Current recommendations for insulation include R-30 value in the attic space and R-13 value in the walls. These are minimum recommendations to provide energy efficiency to the home. Check with your local municipality for your local requirements. Note: Insulation in the walls cannot be determined by this visual examination. Further invasive actions would be necessary in order to determine the existence of any insulation in the wall cavities.

12. Interior Walls

Drywall

13. Interior Ventilation Method

Kitchen and Bathrooms

14. Windows, Latches/Locks

Periodic Maintenance

Note: Most window latches will need periodic adjustment or cleaning of debris in the track areas in order to close properly. This is only a random test and in no way a guarantee that all windows are functional. The inspector recommends testing all windows prior to closing, to identify any issues which may be of concern to the buyer. Most windows will need periodic adjustments or maintenance.

15. Furniture/Storage

Heavy

The inspector feels the amount of furniture and/or stored items in the home significantly limited the ability to visually inspect various and or certain items. The inspector recommends the home be re-inspected when vacated.



Note: Notation is made that furniture, storage and personal items are not moved by the inspector to perform the inspection. Also, the inspector does not unplug belongings in order to test receptacles. We recommend you inspect all areas when the structure is vacated, as part of the final walk-through process.

16. Floor Structure

Wood Joists

17. Ceiling Structure

Wood Framing

18. Roof Structure

Roof Trusses

The visible sections of the roof structure are made of wood trusses. There may be different materials used that were not visible to the inspector. There did not appear to be any visual defects in the roof structure at the time of the inspection. Note: Trusses are engineered and should never be cut, altered, or modified as this could compromise the structural integrity of the trusses.

19. Asbestos Noted

No

20. Lead

N/A

Standard Full Home Inspection Details

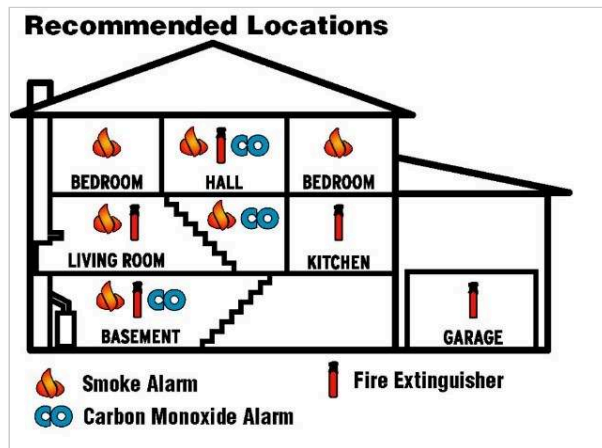
(Italicized comments also appear in the summary report)

Note: The scope of this inspection does not include a lead in materials sampling and/or identification inspection. Houses built prior to or near 1978 may contain this material in certain substrates or building materials. If there is a concern, we recommend you contact an appropriate testing facility for further evaluation.

21. Life Safety Equipment

Recommendations

We recommend installing fire extinguishers in kitchens, laundry areas, basements, and garages, as well as one per level of the home. Extinguishers would be a potential life saving device and aid in the reduction of a fire spread. Also, a ladder escape system is recommended for any upper story living area in order to escape in case of a fire. Extinguishers and ladder escape systems can be purchased at any home repair center or hardware store and would be a potential life saving device.



Electrical Service

1. Panel/Sub-Panel Location(s)

Basement

Note: By today's standards there was a lack of clearance to access the electrical panel. Consideration may need to be given to contacting a qualified electrician to make recommendations as a preventative measure.



2. Service Size (Amps)/(Volts)

100 Amps - 120/240 Volts

3. Over Current Devices

Breakers

4. Service to Panel

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Copper

5. Service Ground Verified

Yes

The main ground to the service has been verified near the electrical meter.



6. Panel to Structure

Copper

7. Panel Cover

Attention

There is a screw missing to secure the dead-front panel on the electrical panel. Installing a proper screw to prevent unwanted access and properly secure the panel is recommended.



There was electrical equipment at the back porch and the breaker was in the "off" position. Evaluating this panel is not within the scope of a home inspection. The inspector recommends questioning the seller regarding the operation and condition of the breaker/panel. Contact a qualified electrician for further evaluation as needed.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)



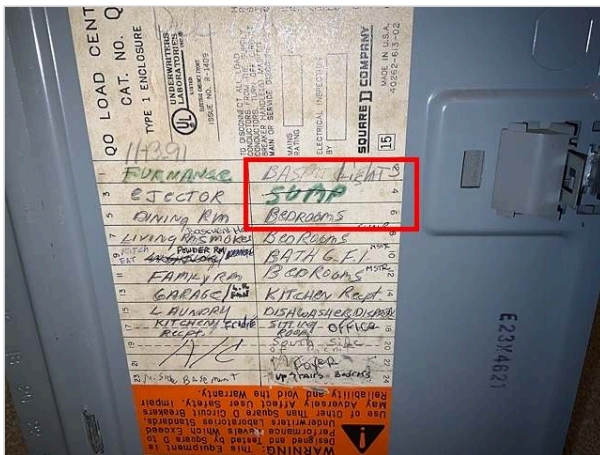
8. Panel Cover(s) Removed

Yes

9. Breaker Configuration

Attention

The breakers are not fully labeled for use at the electrical panel. We recommend the panel be appropriately labeled to show the circuits supplied by each breaker.



10. Wire-Over Current Compatibility

Maintenance

There appears to be # 10 copper wires leading to a 40 amp breaker in the electrical panel. Typically, this is an under-sized wire for this size of breaker. We recommend contacting a qualified electrician for further evaluation and repairs as needed.

11. Receptacle Ground Verify

Functional

The inspector has checked the accessible three-prong female 120 volt electrical outlets throughout the structure, and has not found any that were not correctly grounded. NOTE! This is not a warranty and an undiscovered condition may exist. We recommend all outlets be checked when vacant. Also, all outlets feeding mechanical systems are recommended to be grounded.

12. G.F.C.I. Protection

Yes

The accessible G.F.C.I. outlets/breakers which have been installed were manually tested and appear to function properly. We suggest you install G.F.C.I. outlets at all areas susceptible to moisture, as a safety upgrade.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: Current electrical code requires that ground fault circuit interrupters (G.F.C.I.) be located in areas where there is a potential danger of electrical shock. Areas such as kitchens, bathrooms, laundry room, garages, exterior outlets, etc. The year the requirement was adopted for G.F.C.I. outlet installation in kitchens, bathrooms, garages and exterior outlets varied for the specific areas of the structure. We suggest you install G.F.C.I. outlets at all areas susceptible to moisture, as a safety upgrade.

13. Outlets, Switches, Junction Boxes, Lighting

Attention

The dimmer switch for the living room ceiling fan made a "buzzing" sound and the dimmer did not appear to be functional. We recommend contacting a qualified electrician for further evaluation and recommendations for repair.

Note: The inspector was able to identify and report on the condition of those outlets, switches and junction boxes that were visible and accessible at the time of the inspection. Electric outlets are recommended to be replaced if cracked/damaged or older than 10 years to prevent arcs which might be caused by a worn outlet. In occupied homes, often have furniture and stored items covering electrical outlets, switches and junction boxes which limit their accessibility for inspection. We recommend a final walk-through, prior to the close of escrow, to identify the location and operation of all lights, switches and outlets on the property.

14. Wire Method

Conduit

15. Arc Fault Breakers (A.F.C.I.)

N/A

Heating System

1. System Type(s)/Info

Carrier Gas Forced Air Heater

The heating and air conditioning units appeared to be functional at the time of the inspection, however, the units are older and may be approaching the end of their serviceable life. The typical life expectancy of an air conditioning unit is 12-15 years and 15-20 years for a heating unit. We recommend questioning the seller regarding the last time the units were evaluated and serviced, and budgeting for replacement at this time. It is recommended that a qualified HVAC company is contacted for further evaluation and estimates.

2. Location(s)

Basement

3. Thermostat Location(s)

Office

4. Thermostat Type

Nest

5. Thermostat Condition

Functional

6. Energy Saving Unit

No

7. On/Off Check

Functional - Older Unit

The heating unit was functioning at the time of the inspection; however, this is an older unit and showed no signs of recent maintenance. We recommend a qualified heating service company inspect the unit prior to closing, as well as every year thereafter, as part of general home maintenance.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: Average life expectancy of a furnace is approximately 15-20 years. If the system is near or over this life span, consideration into saving for a replacement or a more efficient model, should be considered. A home inspection checks on the general function of the heating system and in no way guarantees any mechanical components for useful life, serviceability or efficiency. It is also recommended that you call and have your local utility company come in annually, or as needed, and perform a safety check for you on all appliances. This service is generally at no cost to the resident.

8. Operation Noise

Functional

9. Vents/Flues

Functional

10. Ducts/Returns/Radiators

Functional

We recommend having an air duct cleaning company service the heating system (ducts, registers, furnace/air conditioning, etc.) periodically. Routine/annual maintenance is required to provide a functional and safe environment.

11. Filter Size/Condition

Attention

There was debris on the furnace filter at the time of the inspection. We recommend replacing the filter at this time.

Note: The inspector recommends the filter be cleaned/replaced on a periodic basis as needed.



Filter Size

12. Service Notes

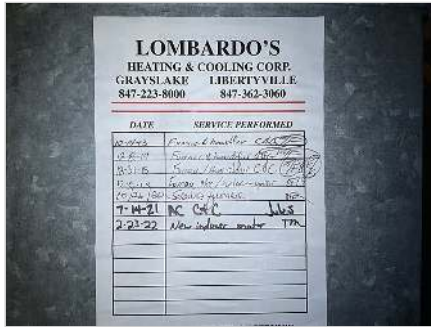
Recently Serviced

The inspector recommends having these systems serviced and evaluated annually in order to ensure long term use. It is recommended that a qualified HVAC company is contacted to perform this maintenance.

Note: There were moisture stains in areas on the furnace exhaust vent and inside the furnace cabinet. We recommend having these issues evaluated when the HVAC systems are evaluated and serviced.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)



Last Service - 2/23/22



13. Non-Heated Area(s)

None

A heat source was located in each living and sleeping area. Some vents may have been obstructed from view due to furnishings. Depending on the age of a home or any additions, a heat source is generally required in habitable rooms such as areas used for living or sleeping. These would include bedrooms, living room, family room, den, etc. Some newer requirements may also include rooms used for eating and cooking. If an additional room(s) has been added onto the structure without a heat source, we recommend you verify proper building permits.

14. Humidifiers

Attention

The humidifier was operated while testing the furnace performance. The unit responded to its humidistat with water flowing thru the media pad. Replacement of the pad is recommended at the beginning of each heating season. The inspector recommends having the unit evaluated and the filter(s) cleaned/replaced when the HVAC systems are evaluated and serviced.

Note: There was heavy debris on the humidifier filter. We recommend having the filter replaced at this time. Contact a qualified HVAC company for repairs as needed.



Air Conditioning

1. Type of Units

Carrier Air Conditioner

2. Manufacturer Specifications

3 Ton Unit

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: It is not within the scope of this inspection to determine the correct size and output of the air conditioning system. This is a technical and exhaustive calculation which should be conducted by an appropriate HVAC company or mechanical engineer.

3. Location of Units

Back of Home

4. Systems Operation

Functional - Older Unit

The air conditioning unit appeared to be functional at the time of the inspection, however, the unit is older and may be approaching the end of its serviceable life. We recommend questioning the seller regarding the last time the unit was evaluated and serviced. It is recommended that a qualified air conditioning technician is contacted to evaluate the unit, as part of your preventative home maintenance program, and every year thereafter.

The current air conditioning system is labeled as using R22 refrigerant.

Note: As per the US Environmental Protection Agency, R22 refrigerant (known as Freon) will become illegal in the United States on January 1, 2020. After that date, R22 refrigerant can no longer be manufactured or imported into the US.

After R22 becomes illegal on January 1, 2020, older R22 air conditioning systems become obsolete and may no longer be repaired when the repair would require adding refrigerant to the system.

Except for some simple electrical issues, many types of emergency repairs do require recharging refrigerant.

In general, owners of R22 air conditioners may have 3 choices:

1. Do nothing until your system breaks down.

2. Retrofit or convert your old R22 equipment to use an existing refrigerant (R-410A).

3. Replace your system proactively.

5. Service Records/Last Service

Refer to "HVAC" Section

Note: If the air conditioning system has not been evaluated and serviced within the previous year, we recommend contacting a qualified HVAC company to evaluate and service the system prior to closing.

6. Supply/Return Temperature Difference

Supply/Return Temperature Difference 49/68

The inspector takes a temperature difference at the return and register(s) in order to determine how well the A/C system is functioning. An adequate temperature split is typically between 15-20°.

7. Energy Source

Electric - 240 Volts

Note: The manufacturer's plate describing the size of breaker needed and unit information, was worn and could not be determined. We recommend contacting a qualified HVAC company for service and further evaluations of the system(s).

8. Condensing Coil Condition

Attention

The inspector noted multiple issues at the compressor unit that can affect the efficiency and/or performance of the A/C system. There was a considerable amount of damage to the fins for the compressor unit, the pad that the compressor unit sits on has settled and the insulation around the pressure lines was deteriorated in areas. We recommend contacting a qualified HVAC company for repairs as a preventative measure.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

9. Condensate Drain System

Functional

10. Power Disconnect Location

At or Near the Unit

Plumbing

1. Size Service to Structure

5/8

2. Structure Pipe Material

Copper

3. Water Pipe Insulation

No

Insulating the hot water piping for this structure is recommended in order to add to the efficiency of the hot water system.

4. Waste Pipe Material

Plastic Waste Pipe

Plastic sewer pipe for underground installations is available in both ABS and PVC. Both types of pipe have smooth interiors for excellent carrying capacity of solid waste matter.

Note: This is a visual examination of the exterior piping which is visible at the time of the inspection. We recommend asking the current owners about slow draining sinks and/or back-ups in toilets. Also, depending on the age of the home and location, video investigation/sewer lateral inspection of your waste system is recommended to determine if any obstructions or damage exists inside the waste line. Homes over 15 years old and/or on a property with expansive soil or with trees or vegetation, are recommended to conduct a sewer lateral inspection. Relining or replacing a sewer line is approximately \$150 - \$350 per foot.

5. Evidence of Leaks

Noted

This is an inspection of the readily accessible sections of the plumbing water supply, waste pipes, faucets and fixtures. We recommend all visible pipes, fixtures, and plumbing systems be re-examined prior to the close of the transaction for any changes. A program of regular inspection by the homeowner should be considered in order to identify any visible leaks prior to causing any substantial damage.

6. Pipe Rumble Noise

No

7. Surge Bangs

No

8. Encrustations Evident

No

Encrustations (readily visible deposits at the pipe connections) are an early indication of a developing leak. There were no adverse conditions visible that would indicate a developing leak.

9. Mineral Deposits

No

10. Interior Water Flow

Functional

11. Exterior Water Flow

Attention

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

The exterior spigot at the back of the home appeared to be leaking from the top of the spigot at the time of the inspection. The inspector recommends contacting a qualified handy person or plumber for repairs or replacement for functional use.



12. Soft Water System

None

13. Filter System

Active

There appears to be an active water filtering system at the kitchen sink; however, this inspection does not cover the adequacy or extent of the system. We recommend you ask the owner about the condition and maintenance on this item. Replacement of filters and cartridges is important maintenance with these type of systems.



14. Drainage and Sump Pumps

Functional

There was a sump pump with a battery backup installed. The inspector recommends changing the battery as needed. Typically, 4-6 years is the life expectancy of a battery.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)



15. Waste Ejector/Lift Pumps

Maintenance

The inspector noted a leak from the check valve for the waste ejector. It is recommended that a qualified handy person or plumber is contacted for evaluation and repair prior to larger leaks developing.

Water Heater

1. Water Heater General Statement(s)

Water Heater General Statement(s) Attention

The water heater has a "Sediment Trap" incorrectly installed prior to the shut-off valve. Sediment traps are installed in the natural gas service lines to catch and protect systems from debris and/or moisture. A sediment trap shall be installed downstream of the appliance shut off valve, as close to the inlet of the appliance as practical at the time of appliance installation. This issue does not present a safety hazard; however, consideration should be given to having this issue evaluated when the system is upgraded/replaced.



2. Location(s)

Basement

3. Type

Natural Gas - Older Unit

There were no service records mounted on the water heater. The water heater is approximately 13-15 years old, and may be approaching the end of its service life. A water heaters service life is approximately 8-12 years from the date of installation. The unit appeared to be functional at the time of the inspection; however, due to the age of the water heater, we recommend budgeting for replacement at this time.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Note: A water heater's service life is approximately 8-12 years from the date of installation. A home inspection checks on the general function of the water heater system, but we recommend a qualified water heater service company inspect the unit and anode rod on a periodic basis (3-4 years). Also, it is recommended that water heaters be drained periodically to remove sediment buildup in the tank.

4. Size Main/Aux (Gal)

Approximately 50 Gallons

5. Installation

Attention

The inspector noted that the plastic rings around the water connections at the top of the water heater tank have melted. This issue typically indicates that the water heater is back-drafting. The inspector recommends having this issue evaluated by a qualified HVAC company to ensure safe functional use.

6. Evidence of Encrustation

No

7. Evidence of Leaks

No

There were no visible leaks at fittings or at the tank during the inspection. We suggest periodic inspections of the unit.

8. Safety Valve

Visual Check - Not Tested

There is a safety valve (TPR valve) on the water heater tank; however, it could not be tested because once it has been opened, the valves tend to leak.



Note: Safety relief valves should be re-inspected **at least once every three years** by a licensed plumbing contractor or authorized trade, to ensure the product has not been affected by corrosive water conditions and to ensure that the valve and discharge line have not been altered or tampered with illegally. Certain naturally occurring conditions may corrode the valve or its components over time, rendering the valve inoperative. Such conditions are not detectable unless the valve and its components are physically removed and inspected. This inspection must only be conducted by a plumbing contractor or authorized trade - not by the owner. Failure to re-inspect the relief valve as directed could result in unsafe pressure buildup, which can result in severe personal injury, substantial property damage, etc.

9. Discharge Pipe

Functional

10. Insulation Blanket

N/A

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

11. Expansion Tank

N/A

Kitchen(s)

1. Floor Cover Material

Functional

2. Under Sink Inspection

Functional

3. Ceiling/Walls/Doors

Functional

4. Kitchen Windows

Functional

5. Sink/Faucet

Functional

6. Drains Appear Clear

Yes

Note: The water was run for 1-3 minutes at the time of the inspection. The inspector does not provide a warranty for an undiscovered or undisclosed clogs in the drain/waste system.

7. Stove Exhaust Fan

Functional

8. Stove Exhaust Filter

Attention

The grease filters for the stove fan may need to be cleaned or replaced in order to provide the desired service. The inspector recommends cleaning the filters regularly to ensure functional use.

9. Water For Refrigerator

Yes

There is a water line connection for the refrigerator. This water supply is used and required for automatic ice machines. Also, the interior of the refrigerator and freezer were cold when tested; however, a thorough inspection/test of this system is not possible. We recommend you ask the current owner as to the condition of the appliance.

Note: Inspecting refrigerators is not within the scope of a home inspection, and are typically not covered by most standard home warranty companies. If the unit is built-in or remains with the home, we recommend verifying the age and current condition of the unit prior to closing.

10. Stove/Cook Top

Gas

11. Cook top, Burners/Elements

Attention

The back right burner did not ignite at the time of the inspection. The burner may need maintenance in order to operate properly. We recommend questioning the seller regarding their knowledge of this issue, and contacting an appropriate trade or appliance repair company for evaluation/repairs.

12. Controls

Functional

Note: Timers and clocks are not checked as part of this home inspection.

13. Oven

Gas

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

The anti-tip bracket does not appear to be installed on the oven to prevent the oven from tipping forward if something heavy is set on an open oven door. The inspector would recommend adding this to the appliance as a preventive safety consideration.

14. Oven Operational

Yes - Gas

The bake and broil cycles were functional at the time of the inspection. This is an "on/off" test conducted on the oven. We suggest you ask the owner as to the current condition of the unit. Note: Timer, clocks, convection fans, and self-cleaning systems are not tested.

15. Oven Appearance/Condition

Functional

16. Built-in Microwave Operational

Yes

This is an "on/off" test conducted on the microwave oven. Typically, the inspector will warm up water, wet paper towel, special microwave block, or sponge to test the unit. We suggest you ask the owner as to the current condition of the unit. **Note:** Timer, clocks, fans, etc., are not tested.

17. Built-in Microwave Door Appearance

Functional

18. Garbage Disposal

Functional

Note: The garbage disposal turned on and off as tested; however, the inspector does not test the unit to determine if it can grind food. Normal life expectancy of a disposal is 7-15 years.

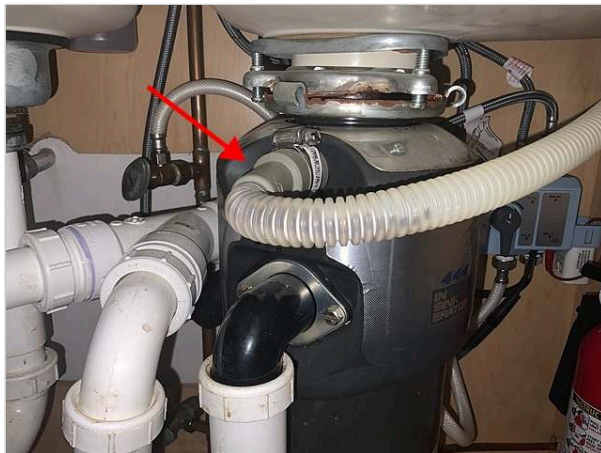
19. Counter Tops

Functional

20. Dishwasher

Attention

The dishwasher drain hose has been connected to the garbage disposal. This is a nonstandard configuration in many jurisdictions. We recommend contacting a qualified plumber for further recommendations.



The dishwasher had power; however, the unit was not tested due to there being dishes in the dishwasher at the time of the inspection. The inspector recommends questioning the seller on the operation of the dishwasher.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)



- 21. **Lighting**
Functional
- 22. **Woodwork Finishes**
Functional
- 23. **Drawers/Doors**
Functional

Laundry Area

- 1. **Location**
Main Floor
- 2. **Ceiling/Walls/Doors**
Functional
- 3. **Window(s)**
None
- 4. **Floor Condition**
Functional
- 5. **Washer Hookup(s)**
Yes
- 6. **Drain(s)**
Present - Not Tested
Note: Testing the washer drain is not within the scope of a home inspection. The inspector does not run the clothes washer or drain water. We recommend you ask the current owner if the drain is working properly, or if any past or present issues exist.
- 7. **Laundry Basin**
None
- 8. **Dryer Hookup(s)**
Yes
- 9. **Gas Service**
Yes
- 10. **Dryer Electrical Service 240V**
No

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

The electrical outlet for the dryer is not 240v. The 120v service may be restrictive to installation of certain electric dryers.

11. Dryer Ventilation System

Satisfactory

The entire vent system is often not completely visible for examination. We recommend the dryer ventilation system be cleaned on a periodic basis.

12. Area Ventilation

N/A

13. Lighting

Satisfactory

Living Room / Main Hall

1. Doors/Closet Doors

Functional

2. Ceiling/Walls/Doors

Satisfactory

3. Window(s)

Attention

The inspector noted moisture stains below the living room windows at the exterior of the home. We recommend monitoring these areas in order to determine if further action is needed. It is recommended that a qualified window company is contacted for evaluation and repairs as needed.



4. Floor

Satisfactory

5. Interior Stairway(s)

Satisfactory

Bedroom

1. Location(s)

Upstairs (3 bedrooms)

2. Entry Door(s)/Closet Door(s)

Attention

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

The master bedroom entry doors were rubbing and difficult to latch. We recommend adjustments or repairs for ease of use.

3. Ceiling/Walls/Doors

Functional

4. Window(s)

Functional

5. Floor

Functional

Bathroom(s)/Washroom(s)

1. Location(s)

Master, Hallway, and Main Floor

2. Ceiling/Walls/Doors

Functional

3. Mildew Noted

No

Note: The home inspector is not a licensed/certified mold inspector. There are areas which may be susceptible to molds at this property. Some molds are known to produce toxins. Testing or identifying these organisms is NOT within the scope of a home inspection. Due to recent health issues associated with mold, we recommend that interested parties consider retaining a qualified professional for testing and evaluation prior to the close of escrow/home transfer.

4. Sink/Fixtures

Functional

5. Sink Drain

Attention

The hallway bathroom and 1/2 bathroom sink drains have been configured with flexible plumbing. The drains appeared to be functional; however, this type of material does not meet the standard of the plumbing trade. We recommend contacting a qualified plumber for recommendations.



Note: The water was run for 1-3 minutes at the time of the inspection. The inspector does not provide a warranty for an undiscovered or undisclosed clogs in the drain/waste system.

6. Shower Fixtures

Attention

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

The hot and cold water were reversed at the master bathroom shower. It is recommended that a qualified handy person or plumber is contacted for repairs in order to prevent accidental scalding.



7. Shower Head(s)

Functional

8. Shower/Tub Enclosure(s)

N/A

9. Water Resist Cover Wall Cover

Functional

10. Caulking - Water Exposed Area

Functional

Periodic touch-up of the grout/caulking in the moisture areas is needed. Water leaking through non-sealed areas can cause structural damage. Caulking should be maintained to continue protection.

11. Tub(s)

Functional

12. Tub Fixtures

Functional

13. Tub/Shower Drain(s)

Functional

Note: The water was run for 1-3 minutes at the time of the inspection. The inspector does not provide a warranty for an undiscovered or undisclosed clogs in the drain/waste system.

14. Toilet(s)

Attention

There was a leak from the top of the hardware for the master and hallway bathroom toilets. This is a common issue with this type of hardware. Consideration may need to be given to contacting a qualified handy person company to replace the hardware as a preventative measure.

Note: The toilet(s) was flushed a minimum of 2-3 times and inspected for cracks, leaks and serviceability. The toilet should be inspected periodically for indications of cracking in the toilet bowl, tank or base. Cracks are an indication the toilet has reached the end of its useful life and should be replaced before it leaks. Also, periodic replacement of flapper valves and water towers should be expected as typical homeowner maintenance.

15. Heat

N/A

16. Ventilation

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

Functional

17. Window(s)

Functional

18. Medicine Cabinet/Vanity

Functional

19. Floor Cover

Functional

Attic

1. Access Location/Type

Multiple locations

The attic access locations are located at the second floor hallway and garage.

2. Attic Evaluated By

Head and Shoulder

The attic areas were inspected from the attic entrances. The attic could not be fully entered due to the heat at the time of the inspection. Issues may exist but cannot be seen without proper access. We recommend further evaluation when access can be safely gained.

3. Access

Functional

4. Inaccessible Areas

Yes

Most of the attics were inaccessible due to the type of attic inspection. Many times the lower areas of the attics (near the soffits) cannot be accessed. These areas that are not visible/inaccessible are not within the scope of this inspection.

5. Insulation

Minimal Insulation

There appears to be minimal insulation in the attic area by today's standards. It is recommended that insulation is added in order to improve energy efficiency as well as limit heat buildup in the attic space. The inspector recommends contacting a qualified insulation company to perform this maintenance.

6. Duct Work Piping

Maintenance

The bathroom exhaust vents appeared to be terminating in the soffit areas of the attic. It is recommended that a qualified handy person or roofing contractor is contacted to vent the exhaust vents to the exterior of the structure in order to limit humidity in the attic.

7. Light Thru

No

Note: The inspection of the attic space found no evidence of gaps in flashing or structure members that would allow rain water penetration into the attic.

8. Ventilation

Attention

There appears to be adequate ventilation in the attic area; however, consideration should be given to contacting a qualified roofing contractor for further evaluation and recommendations.

Note: Attic areas should be vented with half of the ventilating area near the high point of the roof and the other half near the eaves. The ratio of the vent to floor space is 1/300th of the main floor. Precise measurement of ventilation space is outside the scope of this home inspection. We recommend you contact a licensed roofing contractor for further evaluation.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

9. Roof Inspect from Underside

Yes

Note: The attic(s) was evaluated and the underside of the accessible areas of the roof were inspected.

10. Exposed Rafters/Sheathing

Attention

There are areas of the attic which display possible microbial growth, such as on the roof sheathing/framing. Further investigations are recommended to determine the cause and remedy. We recommend contacting a qualified mold inspection company for testing and examination.

Note: Some molds are known to produce toxins. Testing or identifying these organisms is **not** within the scope of a home inspection. Due to recent health issues associated with mold, we recommend that interested parties consider retaining a qualified professional for testing and evaluation prior to the close of escrow.

11. Framing condition

Functional

There were no signs of damaged framing members in the accessible areas of the attic. Some attic areas may have been limited or inaccessible due to obstructions, insulation, or other detrimental conditions.

Site Concrete and Paving

1. Driveway(s)/Parking

Attention

The asphalt driveway has several cracks in the surface material and is showing wear. It is advisable to restore or patch the surface before progressive deterioration takes place. We recommend contacting a qualified driveway repair company for estimates.



2. Walkways

Attention

There was minor settlement of the main entry walkway and the main entry stoop has cracked in areas. It is recommended that a qualified concrete contractor is contacted for evaluation and recommendations for repair. It should be noted that slab-jacking, or mud-jacking, is a common repair to lift concrete back in place.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)



3. Steps

Functional

Basement

1. Access/Stairs

Functional

2. Ceiling

Attention

The ceiling area in the basement is finished. The floor structure from the main level of the home is not visible.

3. Cracks 1/4" Separation

No

4. Evidence of Insects

Noted

5. Floor/Walls

Attention

The basement has been finished. The inspector had limited view of the foundation floor and walls. Issues may exist that were not visible at the time of the inspection. It is recommended that the seller is questioned regarding any leaks in the foundation during their ownership.



6. Heat

Yes

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

7. Lighting

Satisfactory

8. Moisture/Dampness

Attention

The inspector noted several repairs made to the basement foundation. Also, there was a repair that appears to have cracked again. We recommend questioning the seller regarding any moisture penetration in the basement during their ownership as well as any warranty information for the repairs made. It is recommended that these areas are monitored in order to determine if further action is needed.



9. Odor

No

10. Water/Plumbing

Satisfactory

11. Window(s)/Door(s)

Attention

There were doors throughout the basement that did not latch or were rubbing in areas along the door frame. We recommend adjustments or repairs for functional use.



Fence/Gates

1. Fences

Attention

There was vegetation growing against the fence at the backyard. Also, the fence was damaged in these areas and the gates were rubbing. We recommend contacting a qualified fencing contractor for evaluation and repairs.

Standard Full Home Inspection Details

(Italicized comments also appear in the summary report)

