

Property Inspection Report



**123 Main Street
Springfield, MA 01109**

*CLIENT: Doe John
INSPECTOR: Christopher Benney
LICENSE: CT 974 & MA 1025*

*DATE OF INSPECTION: 7/6/2023
TIME OF INSPECTION: 9:00am*

Delivering Piece of Mind One Inspection at a Time!



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Report Summary

Doe John
 RE: 123 Main Street
 Dear Doe,

Our inspection firm takes an approach of being thorough and detailed during the inspection process and takes the necessary time to answer questions. We pride ourselves on ensuring that (you) our client(s) understand what you are purchasing, which allows you to determine if this is the right building for you. We value honesty, integrity and deliver a calm, detailed, informative approach that is not overwhelming and is easily understood. In some cases, the inspection can become stressful and overwhelming; you can trust us to ensure you are informed with necessary information, and delivery is kept in perspective.

You requested a visual non-invasive performance inspection of the above referenced property that was conducted on 7/6/2023. This inspection report reflects the visual condition of the property at that time and day of the inspection. If the inspector cannot see a defect or condition, it cannot be reported. The inspector does not move furniture, open walls, or move personal belongings. A represented number of windows and receptacles are checked throughout the building. The process starts with the exterior and then works from the top of the building down, finishing on the lowest floor. No warranty is either expressed or implied and the report is not an insurance policy, nor a warranty service. You must read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Inspection Agreement/Contract to fully assess the findings of the inspection. We make a serious effort on your behalf to discover all visible defects at the time of the inspection. This information in the report is of the opinion of the inspector at the time and day of the inspection. It is your responsibility to exercise due diligence regarding the information provided and contained in this report. Thank you for selecting our company to perform your home inspection, it is an honor. If you have any questions regarding the inspection report or the home, please reach out to our office.

Sincerely,
 Christopher Benney
 Cosmic Property Inspections, LLC
 1-445-787-7761
 www.cosmicpropertyinspections.com

The Summary is not the entire report, nor should it be interpreted as the report. This summary contains only select comments which may require further evaluation or investigation. The complete report includes additional information, such as but not limited to comments referring to repairs, defects, maintenance, upgrades, improvements, limitations, end of life components/systems, etc. The client must read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Inspection Agreement / Contract to fully assess the findings of the inspection. The summary report is not intended to determine which items may need to be addressed per the contractual requirements for the sale of the property. Any of these areas of uncertainty regarding that contract should be clarified by consulting an attorney or real estate agent.

Upon receipt of this report, and before the inspection objection deadline, we strongly advise that you have each reported concern and the entire associated system(s) further evaluated by a qualified contractor in that trade discipline for additional concerns that may be outside of the scope of the inspection. This goes for all items in the report, not just the items in the summary section. This is your responsibility.

Our inspection firm does not include in the original home inspection fees partial inspection services, such as but not limited to, site visits/revisits to re-inspect due to inclement weather, weather damage, seller's negotiations, seller's work performed and/or work performed by other service contractors and/or service providers prior to or after the confirmed/scheduled home inspection date/time. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Please call our office for any clarifications or further questions. If reinspection is requested to confirm proper repairs or to inspect a component due to any reasons, a trip fee will be associated with that visit.

Attic		
Page 19	Roof Framing & Sheathing	<ul style="list-style-type: none"> The attic had area(s) of discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to building materials or the development of unhealthy conditions related to mold, have the source of moisture identified and the condition corrected. All work should be done by a qualified contractor.
Electrical		
Page 36	Conditions	<ul style="list-style-type: none"> Repair/Defect: The electrical service drop does not appear to be water tight at the cable siding penetration. The lack of sealant could allow water to enter, a potential safety issue. Have the cable entry points sealed against water entry. Then monitor and maintain as needed for water tightness.

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Receptacles

• Repair/Defect: An electrical receptacle in the master bathroom was inoperable at the time of the inspection. The receptacle could be controlled by a switch which was not located at the time of the inspection. Obtain information from seller if possible. Have this serviced by a qualified electrical contractor.



Inspection Conditions

The following numbered and attached pages are your home inspection report which includes pictures and information about the building at the time and day of the inspection. This inspection was performed in accordance with the current state mandated Standards of Practice and Code of Ethics of the state the building resides in. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy was provided to you via email prior to the inspection via email.

This report is intended only as a general guide to help the client make an evaluation of the overall condition of the property and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon client visual impressions of the conditions that existed at the time and date of the inspection only. The home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible, and apparent condition of the structure and its components on this day. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. No warranty, guarantee, or insurance by the inspector or the inspection firm is expressed or implied. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold or methamphetamine contamination, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any comments about systems and conditions outside the scope of this inspection are informational only, are provided as a courtesy to the client, and do not increase the scope of the inspection. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection and unexpected repairs should be anticipated. The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements, or recommendations mentioned in this report. The professional making any corrective action, have them inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. Have all repairs, corrections, and cost estimates completed and documented before the inspection objection deadline. Feel free to hire other licensed and/or qualified professionals to inspect the property prior to closing, including HVAC contractors, electricians, engineers, or roofers.

We certify that our inspectors have no interest, present or contemplated in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be resolved in the manner set forth in our inspection contract (refer to inspection contract for details). In the event of a claim, the client will allow the inspector and/or inspection company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

The following phrases and colors have been used in the report to identify systems or components that need your attention before the inspection objection deadline of the property:

"Black" colored comments: These comments are used to relay essential information or observations to the client which, the inspector feels does not fit into one of the categories listed below. This information is essential and may suggest further evaluation, especially if a component or system cannot be evaluated or operated due to limitations.

"Blue" colored comments and labeled "Maintenance": These comments are used to identify components that may need repair or need general routine/regular maintenance to perform as intended. Comments and labeled "Update/Improvement": These comments are used to identify components that may have been standard when originally installed due to the age of the building but can be improved through replacement based on today's modern building standards. Also, these comments may also suggest that the inspector does not feel that the component needs immediate repair or replacement. Improved/updated components can benefit from increased safety or performance.

"Red" colored comments are or are not labeled "Repair/Defect": These comments are used to denote a system or component that is significantly deficient and needs corrective action by a qualified professional. Any professional making any corrective action, have them inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made before the inspection objection deadline and/or prior to closing or purchasing the property.

"Green" colored comments: These comments are used to identify components that are close, at or beyond the end of their life span. If a system or component age, in the opinion of the inspector, is at least 75% or more of its expected normal life span, that would all in to this category. It is to be understood that these systems or components may need to be replaced sooner than later and cannot be relied upon. The client must budget for replacement. These systems and components may continue to function and will need more frequent service or maintenance.

In an effort to ensure that all repairs and evaluations are performed in a safe and proper manner and in accordance with local codes and building practices, have qualified, licensed trades professional obtained to perform needed evaluations or repairs as described in the inspection report. We also recommend that you secure the cost for further evaluation, repair and/or replacement of items identified in the inspection report, by qualified, licensed contractors prior to signing the final purchase and sales agreement in order to determine the financial impact on your investment..

Inspection Conditions (continued)

Inspection

Details:

- Climate Conditions: partly cloudy; 70-80 Degrees Fahrenheit; Soil conditions:dry
- Attendance:The client, The buyers agent
- Building Stories: 2
- Below Grade: Basement
- Age of the building in years or construction year per Client/Agent/Listing: 38 years old
- Style/Type of Building: Colonial
- The building was vacant. It is common for systems and components in vacant/foreclosed properties to have been out of use or removed from service; often for an extended period of time. This increases the potential that some adverse conditions affecting such systems and components will not be able to be detected at the time of inspection and/or may become evident only after completion of the inspection. An example of this would be plumbing leaks. Plumbing fixtures may exhibit drip leaks after being unused for a period of time. After some use, seal and gaskets may re-hydrate. In other instances, the reverse can be true.
- The building had an excessive amount of furnishings, personal and household items that restricted access. Inaccessible areas and components were excluded from the inspection.



Inspection Conditions (continued)

General Comments

Information:

• **Standard of Practice:** The General Home Inspection is based on the Standards of Practice (SOP) followed by the Inspector. The SOP in which this building is inspected is determined by the state in which the home is located in. The SOP is minimum guidelines that determine what an inspector must and need not inspect and report on. The Inspector is free to exceed these guidelines at his discretion, however, comments on systems, components, or conditions that exceed the scope of the General Home Inspection are not meant to imply that the scope of the inspection is expanded to include all these systems, components, or conditions, of which lies beyond the scope of the General Home Inspection. Additional defects that lie beyond the scope of the General Home Inspection may exist in the home and may not be identified by the Inspector. Comments on systems, components, or conditions, of which lie beyond the scope of the General Home Inspection were provided to the client as a courtesy.

• **Photos:** Photos included in the report are not all-inclusive and may not show all defects or conditions outlined in the report.

• **Permits:** Check with local building department to acquire the history of building permits that were opened/closed for the property. A building permit helps to assure that work is completed in compliance with construction, building, and local zoning codes. Building permits are required when building new construction as well as making improvements to existing structures.

• **Mold:** It is beyond the scope of the home inspection to conclusively determine if mold exists in the building. Confirming the presence of mold would require laboratory analysis/testing. Identifying and remediating the source of moisture that is contributing to mold growth should be done before the mold is remediated. If not, the mold may return. It is also beyond the scope of the inspection to determine the source of moisture intrusion and future mold growth. We offer mold testing if desired, contact us to set up a testing appointment.

• **Appliances:** Appliances are beyond the scope of the home inspection. If they were evaluated and/or operated during the home inspection, this was done as a courtesy and will be noted in the inspection report. If desired, request the current owner to demonstrate proper functionality for any appliances that are remaining with the building.

• **Waste Water Management:** The type and condition of the waste water management system is beyond the scope of the inspection. Examples of these are: septic systems, gray water systems, cesspools, dry wells and/or municipal sewer systems. Privately owned waste water management systems should be fully inspected/evacuated before taking ownership of the property by a qualified contractor.

• **Nuisance Pests/Wood Destroying Insects:** It is beyond the scope of the inspection to determine if the building is susceptible to entry/nesting/presence of nuisance pests such as but not limited to: insects, rodents, animals, birds, bats, snakes, etc. Have a qualified pest control professional further evaluate as necessary. The General Home Inspection does not include the identification of damage from- or the presence of- wood destroying insects (WDI). Although the inspector may comment on obvious signs, as a courtesy, a WDI inspection would require the services of a qualified specialist (typically a pest control contractor).

• **Radon:** Radon is a colorless, naturally occurring, radioactive gas which is formed deep underground from the decay of uranium. Radon rises through cracks and fissures in the ground and may enter a home living space through a crawlspace, basement or slab-on-grade. The only foundation type which will not allow radon to accumulate is a raised foundation through which natural air movement occurs freely. Because radon levels are related to the structure of the soil beneath the home, they are homesite specific and may vary widely among homes which are closely situated. According to the U.S. Environmental Protection Agency, (EPA), radon causes 21,000 lung cancer deaths per year in the United States (U.S.) and in the U.S., radon is the second most frequent cause of lung cancer after cigarette smoking. Radon-induced lung cancer is thought to be the 2nd leading cause of cancer death overall. Mitigation techniques are available which are typically effective. If you did not have a radon test done at your inspection, consider having radon measurement performed in order to confirm that safe conditions exist and to negotiate with the seller for the cost of any needed mitigation. More information can be found at: <https://www.epa.gov/radon>

• **Thermal Camera:** A thermal camera may have been used during the home inspection (water stains, electrical panel, radiant heat). The camera displays an image that shows temperature differences on surface materials and may show or indicate potential anomalies that require further investigation. Any anomalies will be noted in the inspection report.

• **Massachusetts Foundation:** Faulty concrete has been reported in the geographic region where the building has been built. A mineral found in the affected concrete mix when exposed to moisture and oxygen causes concrete deterioration. One way to identify the possibility of failing concrete is to observe cracks that look like "mapping cracks". The absence of mapping cracks does not infer that the concrete will not become faulty in the future. Visible inspection at accessible areas of the concrete foundation was done at the inspection. Foundations poured after 1982 should have an evaluation done by a Professional Engineer or having a core sample pulled and evaluated on the foundation. This should be done before taking ownership of the building.

• **Detached structures:** There were one or more detached structures on the property that were not inspected due to them being beyond the scope of the inspection. The buildings not inspected were: detached shed(s), gazebo

• **Fences:** Gates, fences and child safety gates are not inspected and are beyond the scope of the inspection. We do not identify/confirm property lines and where structures like fences are placed. Have a qualified contractor fully evaluate all fencing if desired or needed.

• **Pool/Spa:** All components and equipment related to the pool and/or hot tub were not evaluated as they are beyond the scope of the inspection. A pool and/or hot tub inspection can be completed by our firm or by a qualified contractor to evaluate the pool's condition, determine remaining service life, instructions for use and required maintenance.

Grounds

Performance from drainage and underground conditions of piping, such as fuel, water supply and waste piping/systems are not accessible and are not evaluated. Water can be destructive and can impact a building in various ways. The ideal property will have the ground around the foundation perimeter sloped away from the residence about 6 inches for the first 10 feet from the foundation. Ask the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. It is advisable to closely monitor and inspect the exterior during heavy rainstorms to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided. The sellers or occupants will have a more intimate knowledge of the site than the inspector will have during our limited visit. This inspection is not intended to address or include any geological conditions or site stability information. If desired, consult a geologist or soils engineer. Areas under exterior structures, such as decks and porches may not be accessible due to a lack of height or proximity to grade. These areas of the building cannot be evaluated if these conditions exist. Stacked wood/log piles should be at least 30 feet away from the building. Insects and pests are attracted to stacked wood which can lead to nesting and a vector into the house.

Driveway

Materials: Asphalt

Observations:

- The Inspector observed no deficiencies in the condition of the driveway at the time of the inspection.

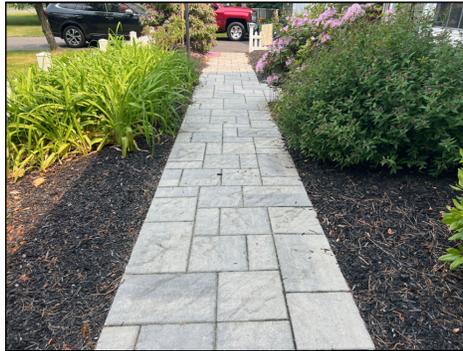


Walkway

Materials: Masonry pavers

Observations:

- The Inspector observed no deficiencies in the condition of the walkways at the time of the inspection.



Patio

Materials: Masonry pavers

Observations:

- The Inspector observed no deficiencies in the condition of the patios at the time of the inspection.

Grounds (continued)



Grading

Soil • Vegetation • Bark/Mulch • Asphalt

Observations:

- **Update/Improvement:** The home had areas of neutral or negative drainage that will route runoff from precipitation toward the foundation. Inadequate clearance may result in moisture intrusion of the structure. Excessively high moisture levels can result in damage to the home structure or materials from decay or deterioration and may result in conditions which encourage the growth of microbes such as mold fungi. Re-grade around the home perimeter to provide increased clearance from grade.
- **Maintenance:** The hatchway is low to the ground which could allow water to enter the foundation. Have a qualified landscaper modify the grading to successfully direct the water away from this area.
- **Maintenance:** Vegetation in close proximity of the exterior walls should be cut back to avoid potential problems from moisture or insects. Prune/trim vegetation back at least 12" from the exterior and have a qualified person evaluate any surfaces that were hidden at the time of the inspection.
- **Maintenance:** Large trees near the house have limbs that overhang the home. Falling limbs due to conditions such as wood decay, high winds or heavy snow loads may cause personal injury or damage. Significant weakening of large limbs by conditions such as core decay may not be visible by persons without special training. Have overhanging trees evaluated by a qualified arborist and limbs that overhang the roof be cut back. Evaluating trees lies beyond the scope of the general Home Inspection.



Stoop/Stairs/Railings

Materials: Masonry - Brick/Stone/Concrete block stair/tread material were observed

Observations:

- **Update/Improvement:** At the front exterior staircase, the greatest tread depth exceeded the shallowest tread depth by more than the 3/8 of an inch recommended by generally-accepted current standards. This condition is a potential trip risk. All corrections should be made by a qualified contractor.
- **Update/Improvement:** The front exterior staircase had no handrail. Consider consulting with a qualified contractor to discuss options and costs for handrail installation for safety.

Grounds (continued)



Deck Location

Deck Location: Rear • The areas below the deck had limited visibility due to a lack of height, access, and/or building materials installed (that block the ability to inspect). Unable to view the deck means of attachment to the home and underneath framing. Comments are limited to fully visible areas only. Have a qualified contractor gain full access and evaluate. • Awnings are not within the scope of the home inspection and should be evaluated by a qualified professional.

Wood • Pressure treated wood

Observations:

- The deck floor structure was not flat or level. This condition appeared to be the result of poor building practices.
- Update/Improvement: There does not appear to be standoff(s) at the bottom of the posts where they attach to the concrete footing at the deck. Standoffs leave space for the top of the anchor bolt and nut, it also reduces the chance of water wicking up into the end grain of the post that can lead decay, deterioration or premature failure. Consider having standoff installed by a qualified contractor.
- Maintenance: Deck planking (the walking surface) had moderate wear or deterioration visible at the time of the inspection at the deck. Routine maintenance will improve its lifespan.
- Update/Improvement: At the deck staircase, the greatest tread depth exceeded the shallowest tread depth by more than the 3/8 of an inch recommended by generally-accepted current standards. This condition is a potential trip risk. All corrections should be made by a qualified contractor.
- Update/Improvement: The deck staircase had no handrail(s). Consider consulting with a qualified contractor to discuss options and costs for handrail installation for safety.
- Update/Improvement: The deck had walking surfaces greater than 30 inches above grade that were not protected by a guardrail. Safe building practices dictate that any walking surface 30 inches or more above grade should have a guardrail. Have corrections made by a qualified contractor.



Porch Location

Materials Porch Location: Front

Concrete Slab

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the porch.



Roof Systems

This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. We visually inspect the roof covering, drainage systems, flashings, skylights, chimneys, and roof penetrations. We offer an opinion of the general quality and condition of the roofing material. We describe the roof covering and report the methods used to inspect the roof. Every roof wears differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. The composition of sealants, mastic, caulks, and coatings vary widely (butyl, silicone, PVC, modified bitumen, latex, etc.). Some materials are not compatible with others which can cause unwanted consequences/degradation. It is beyond the scope of this inspection to determine the composition of sealants, flashing tape, caulks, and coatings applied (if any) and if they are rated/compatible for use with other materials present. Obtain history to identify the manufacturer of the roofing material and if possible, ensure that any future repairs and maintenance adhere to products and materials rated as compatible by the roof manufacturer. We cannot and do not offer a warranty or guarantee as to whether the roof leaks or future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof in a thorough and responsible way and may attempt to approximate its age, but we cannot predict its remaining life expectancy, or guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most knowledge of the roof and of its history. Ask the sellers the age and history of the roof. Inquire about and obtain roof documentation and permitting history from the owner. Have annual roof inspections and maintenance by a roofing professional which helps to minimize leaking and maximize the life of the roof. We do not inspect attached accessories including but not limited to solar systems including roofing materials no visible due to these systems, antennae, lightning arrestors, and interiors of flues or chimneys which are not readily accessible or other installed accessories. Gutters should be cleaned yearly. Plugged up gutters have been known to create damaging moisture conditions in the attic, interior rooms, fascia, soffit boards and basements. This can also allow conditions to promote wood destroying insect infestation. Keep gutters clean, seams maintained and draining properly. Some flashings are not visible due to roof design and height. Flashings are partly concealed by plan. Any flashings that cannot be seen, hidden or concealed were not inspected.

Roof

Gable • The Inspector evaluated the roofing materials and components from a ladder at the roof edge and from the ground with field glasses. • Limitation — The view of the roof was blocked by vegetation/foliage. Have a qualified roofer inspect non-visible areas of the roof. • Limitation — Unable to fully access and inspect due to height and pitch. Not all portions of the roof were visible. Have a qualified roofing contractor with the equipment required to safely access the entire roof and fully evaluate.
Material & Age: Asphalt Composition Roofing Material: Dimensional/Architectural • Number of layers = Multiple • The age of the roof surface appears to be 20-25 years old.

Roof Systems (continued)

Asphalt Shingle Roofing

Observations:

- The roof appears to be nearing the end of its life. The observation of the shingles include: moss and/or lichen, discoloration, advanced granule loss. Remaining service life cannot be predicted. Have a roofing contractor evaluate the roof and provide costs for replacement.

- **Maintenance:** Areas of the roof had moss/lichen growing on it. This condition indicates high moisture levels. Moss/Lichen growth can increase the chances of roof leakage by slowing drainage. Moss/lichen maybe labeled to be removed. Consider removal by a qualified roofing contractor. In extreme cases of growth, permanent damage to roof shingles may occur.

- **Maintenance:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.

- There are two layers of shingles installed on the roof and can shorten the life of a roof. The extra layer of shingles could trap heat, causing the roofing material to deteriorate more rapidly. Layering shingles can shorten the roof's life by up to 40 percent. Flashing's are commonly not replaced when a second layer has been installed. Flashing's should be sealed and the roof monitored for leaking. Have a roofing contractor further evaluate, if necessary, and budget appropriately.

- Heat cables, also known as heat tape or roof ice cables, are often the first things that come to mind for homeowners attempting to deal with ice dams. It is very important to understand that heat cables do not prevent ice dams from forming or get rid of them altogether. Heat cables merely melt channels through the formed ice dams to minimize the amount buildup. Installation of heat coils could be a result of a more underlining problem with the roof insulation and ventilation. Heat coils take electricity to operate and if left running all winter long, electric bills will increase. Heat coils need to be monitored to prevent overheating and unnecessary power usage. The heat coil system was not evaluated for functionality and effectiveness. Have a qualified professional further evaluate.

- **Maintenance:** Nail pops were observed at the roof shingles. Nail pops can be caused by a variety of reasons. When the temperature changes, expansion and contraction can cause the nails to pop up and lift the shingles. Nail pops can occur when shingles were not nailed tightly when the roof was installed. Also, the installers could have used nails that were too short. It is not uncommon to have a few nail pops, but left unattended, the roofing system will be compromised, and water could penetrate the wood causing leaks and interior damage. Have a roofing contractor assess and make necessary repairs and monitor for maintenance.



Flashing

Materials: Metal • Rubber

Observations:

- **Update/Improvement:** There is not visible kick out flashing has been installed. Kick out flashing, also known as diverter flashing, is a special type of flashing that diverts rainwater away from the cladding and into the gutter. When installed properly, they provide excellent protection against the penetration of water into the building envelope. Unable to determine if hidden damage exists. Have a roofing contractor evaluate and install kick out flashing were necessary to reduce the risk of water entry.

Gutters

Materials & Description Gutters and downspouts were fabricated from galvanized/aluminum metal. • Discharge of gutter system down spouts are above and below grade. The below grade gutter system was not inspected. It is unknown where the extensions extend to and deposit water. The underground system should be kept clear of debris to prevent water backing up and overflowing next to the foundation. Routine maintenance of the gutter system should be conducted every spring and fall to ensure the system functions as it is intended.

Observations:

- Update/Improvement: There are no extensions on some down spouts. Install gutters extensions were missing. This helps prevent water intrusion to exterior surfaces including the foundation.
- Update/Improvement: Some or all of the downspouts deliver water to extensions that are flexible. These downspouts extensions are not rated below grade as they trap/capture soil and debris and are easily damaged. Unable to assess if the extension(s) are blocked with debris/soil or overall condition. Have a qualified contractor replace with approved materials.
- Maintenance: The conditions listed below represent areas of the gutter system that are in need of maintenance/repair. Have these conditions corrected by a qualified contractor including to fully evaluate, ensuring the gutter system is performing as intended, directing water away from the building with proper extensions and conducting routine general maintenance.
- - Granules from the asphalt shingles were accumulated in the gutters. During manufacturing, when granules are embedded into the weather surfaces of asphalt shingles, some granules interlock with embedded granules but are not embedded themselves. Storms will eventually wash these interlocked granules off the roof, where they accumulate in gutters. This is not a defective condition however, the accumulated granules can trap sediment, which hardens and prevents fully functional drainage of the gutters. This condition may hasten corrosion.
- - There are leaves and/or debris in the gutters which can cause clogging, overflow and ice damming. Gutters should be cleaned to encourage proper drainage.

Chimney

The NFPA "National Fire Protection Association" recommends annual Level 1 chimney inspections. The NFPA specifies the minimum actions required for a routine annual inspection, which includes ensuring that the chimney or vent is free of combustible deposits and obstructions, checks for basic soundness regarding the installation of the fuel-burning appliance and its connections, and conducts a visual inspection of all parts of the exhaust gas venting system that can be seen without the use of cameras or other equipment.

Per the www.csia.org (Chimney Safety Institute of America): A Level 2 inspection is required when any changes are made to the system. Changes can include a change in the fuel type, change to the shape of, or material in, the flue (i.e. relining), or the replacement or addition of an appliance of a dissimilar type, input rating or efficiency. Additionally, a Level 2 inspection is required upon the sale or transfer of a property or after an operation malfunction or external event that is likely to have caused damage to the chimney. Building fires, chimney fires, seismic events as well as weather events are all indicators that this level of inspection is warranted. There are no specialty tools (i.e. demolition equipment) required to open doors, panels or coverings in performing a Level 2 inspection. A Level 2 inspection shall also include a visual inspection by video scanning or other means in order to examine the internal surfaces and joints of all flue liners incorporated within the chimney. No removal or destruction of permanently attached portions of the chimney, building structure or finish surfaces shall be required by a Level 2 inspection. Have a qualified chimney professional conduct a level 2 inspection if not already done in the prior 12 months. Have this completed and documented before the inspection objection deadline.

Chimney(s) Observation

Description: Masonry • Liner visible at top of chimney • Flue rain cap(s)

Chimney #1 Location: Left

- The crown and flue of the chimney could not be fully inspected. The inspection of the chimney flue lies beyond the scope of the General Home Inspection. Although the Inspector may make comments on the condition of the portion of the flue readily visible from the roof, a full, accurate evaluation of the flue condition would require the services of a specialist. Have the chimney(s) professionally fully evaluated including a level 2 evaluation.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the portions of the chimney visible from the ground.



Exterior Surfaces

Screens, shutters, awnings, similar seasonal accessories, fences, geological, geotechnical and hydrological conditions, recreational facilities, outbuildings, seawalls, break-walls and docks, erosion control and earth stabilization measures are beyond the scope of the home inspection. These are not evaluated, inspected and/or reported on during the inspection.

Vinyl and metal siding are low maintenance and are commonly installed for ease of upkeep and durability. Proper maintenance should follow manufactured recommendations. As an owner, thoroughly review the siding and exterior surfaces annually to ensure components are secure, repaired/replaced where needed and that exterior surfaces are shedding water properly. For wood siding, perform a visual inspection at least twice a year, looking for signs of damage, such as wood destroying insects and wood rot. If treating for termites, follow your qualified pest control contractor. Outside light/photo sensors are not tested or confirmed operable. Have the fixtures demonstrated by the owner or assess by a licensed electrician.

Trim

Materials: Trim boards were wrapped in metal. • Limitation: Wood trim boards are wrapped/covered with metal, vinyl or composite material which prevents inspection of the wood beneath • Limitation: Some of the soffit, fascia and/or eave trim is not accessible from the ground or is covered by gutters which prevents full inspection

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible exterior trim.

Exterior Windows

Observations:

- The Inspector observed no deficiencies in the condition of window exteriors at the time of the inspection.

Exterior Doors

Materials: Metal & Glass

Observations:

- **Maintenance:** The left side storm door(s) did not latch. This can allow the door to swing open during gusty winds causing possible damage. Have a qualified contractor make repairs and adjustments to the storm door as necessary.

Vents

Observations:

- It is beyond the scope of this evaluation to determine if all vent ducts are properly insulated nor if they are all connected properly to exterior vent hoods. Vent hood dampers and louvers are not tested/operated. Wherever height (close to grade or far above grade) limits access, vent hoods can not be fully inspected. The condition of duct interiors is not known. The presence or absence of animal, bird and insect nesting is likewise unknown.

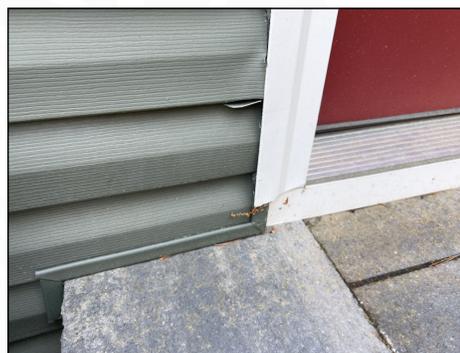
Siding

Vinyl/Metal Siding

Materials: Vinyl • Maintenance: Vinyl siding requires that window and door openings be re-sealed with a high-quality sealant every 3 to 5 years to prevent moisture intrusion. • Awnings are not within the scope of the home inspection and should be evaluated by a qualified professional. • Siding has been installed over the original wall covering. It is impossible to determine the condition of the original material without removal of the new covering. There may be damaged or decayed areas which required it being covered, or the owners may have gotten tired of painting it. Be aware that the paint used in homes pre 1980 may have contained lead. Covering/protecting the lead based paint is acceptable to the EPA.

Observations:

- Maintenance: There is minor damage to the siding and/or trim. This damage can allow water intrusion and should be replaced by a contractor.
- Maintenance: There are opening/penetrations that are not sealed at the exterior. This could allow water to penetrate to sub surfaces. Have a contractor seal all openings for water tightness.
- Maintenance: One or more areas of siding were buckled. This could be caused due to the siding being installed too tightly and cannot expand/contract under the heating and cooling of the material (thermal expansion). Have a siding contractor further evaluate and make necessary repairs.



Masonry Siding

Materials: Veneer - Brick, Stone or Concrete

Observations:

- Maintenance: One or more lintels showed sign of rusting. When a steel lintel rusts it expands and the expanding steel will cause the brick and mortar around the lintel to crack. Lintels are installed over windows and doors to divert the load to the walls on each side of the opening. Have a qualified mason further evaluate and make repairs to prevent further deterioration.

Attached Garage

The inspector does not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different municipalities require different ratings. Ideally, there should be at least 1/2-inch drywall on walls between the garage and any living spaces. On the ceiling, at least 5/8-inch drywall should be installed if there is living space above the garage with a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test garage door openers.

Garage Description

Materials: The home had a two-car attached garage.

Attic Access

Access/ Limitations: The attic was accessed through walk up stairs at the garage. • The Inspector evaluated the attic from the access hatch due to lack of safe walk boards. • Occupant's belongings were stored in the attic at the time of the inspection and blocked access to- and view of- portions of the attic. You may wish to have these portions of the attic re-inspected after access is provided by removal of the items. This limited the attic inspection.

Observations:

- Update/Improvement: The attic staircase had no handrail and/or no guard rail for the staircase. For safety reasons, railings should be installed. Consult with a qualified contractor to discuss options and costs for handrail installation.
- Update/Improvement: Risers at this staircase exceeded 7 3/4 inches in height. Although this condition is now considered a potential trip/fall risk. Current standards mandate a minimum height of 4 inches minimum and maximum height of 7 3/4 inches. Consider having a qualified contractor make corrections.
- Update/Improvement: This staircase had open risers in which the space between treads allowed the passage of a 4-inch sphere. In staircases having 4 or more risers, such as this one, the space between treads should be less than 4 inches for child-safety reasons. Have corrections by a qualified contractor.

Attached Garage (continued)

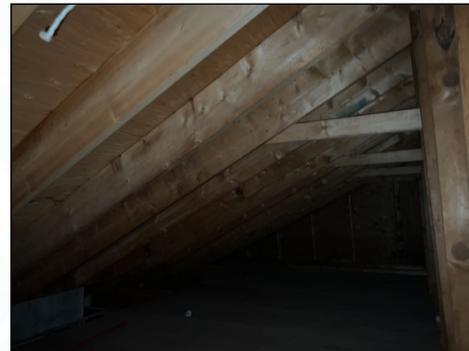


Garage Roof Framing & Sheathing

Materials: The garage roof structure was built of dimensional lumber using conventional framing methods (rafters and ridge). • The garage roof is sheathed with plywood.

Observations:

- Finished surfaces, lack of access, stored items, insulation or duct work did not allow for full visibility of the attic framing and sheathing. Areas that were not visible at the time of the inspection were not evaluated and the report comments only refer to areas that were visible.
- The attic was viewed and inspected from the attic access point (hatch, pull down ladder, door, etc.). This limitation did not allow for full inspection of the attic area and only visible conditions were evaluated and commented in this report.
- **Maintenance:** Staining/discoloration was observed at one or more locations in the attic on the roof backing, that appeared to be the result of prior roof leakage. Prior repairs could not be confirmed and it could be possible that leaking still be ongoing. Have area(s) leak-tested by a qualified roofing contractor to determine the chances for future leakage and make repairs as needed.



Attic Ventilation

Materials: Soffit vents were installed as part of the roof structure ventilation system. • Ridge vents were installed as part of the roof structure ventilation system.

Observations:

- The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

Garage Interior Walls/Ceiling

Observations:

- The garage interior has finished surfaces that does not allow for evaluation of wall and ceiling framing.
- Stored items, furnishings, window treatments, decor, and personal items were present and limited inspection of non-visible areas.
- Stains on the ceiling were visible at the time of the inspection and may be the result of moisture intrusion from flashings and/or roof leaks located in or at the above area(s). Hidden conditions were not evaluated and may contain concealed damage or microbial growth. There is no indication of current leaking. Ask the seller about this condition and/or have a qualified contractor further examine to determine the source of the water stains, making repairs and repainting affected finished surfaces as necessary.



Overhead Doors

Materials: The garage door is made of metal. • Number of garage overhead door(s) installed: 1 • Number of automatic door opener(s) installed: 1
 • Auto Reverse: The door auto reverse was not tested during the home inspection. This is a system that forces the door to quickly reverse if it encounters an obstacle. Review manufacturer instructions to test and adjust the mechanical auto reverse feature or have a qualified garage door contractor further evaluate.

Release Lever: The release lever for the overhead door(s) are not operated during the home inspection. Door openers are equipped with an emergency release lever, which usually has a cord hanging down. This lever is used in such time when the opener loses power or can no longer open the door automatically.

Observations:

- The garage door opener appeared to be older than 12 years and may need replacement soon.
- Update/Improvement: The overhead garage door was not equipped with a photoelectric sensor. Photoelectric sensors are devices installed to prevent injury by raising the vehicle door if the sensor detects a person on a position in which they may be injured by the descending door. Installation of photo sensors in new homes has been required by generally-accepted safety standards since 1993. Have photo sensors installed by a qualified contractor or technician for safety reasons.
- Maintenance: The garage door did not operate smoothly and may be in need of general maintenance. Have a qualified garage door contractor evaluate and conduct maintenance on the tracks, springs, hardware and/or rollers making any necessary adjustment for proper operation.

GFCI/Electrical

Observations:

- The ground fault circuit interrupter outlets are to be inspected and tested monthly in accordance with manufacturer's recommendations. Ground fault circuit interrupter self-testing receptacle testing recommendations include: Manual test. Press the "test" button (then "reset" button) every month to assure proper operation.
- Update/Improvement: Some receptacles installed in the garage did not have Ground Fault Circuit Interrupter (GFCI) protection. Modern building standards calls for these type of receptacles in any areas with an increased risk of shock due to electrical risks, such as moisture/water. Replace receptacles where needed by a qualified electrical contractor.

Garage Floor/Structure

Materials: The structure of the garage is incorporated with the main building. Reference the main building's structure section for additional findings not listed below. • The foundation is poured concrete. • The floor material was concrete • The walls were finished and materials beneath were identified or evaluated. • The ceiling consisted of wood framing.

Observations:

- Stored items, parked car(s), furnishings, shelving, window treatments, and/or personal items were present and limited inspection of the garage floor non-visible areas.
- Staining of the garage floor appeared to be the result of moisture intrusion. No moisture was visible in this area at the time of the inspection.

Attic

Attic Access

Access/ Limitations: The attic was accessed through a hatch at second story ceiling. • The Inspector evaluated the attic from the access hatch due to lack of safe walk boards. • Access to eaves is limited and not all were accessed; areas not visible were not evaluated/inspected. • There were vaulted ceilings in the home with no access for inspection. Roof framing, sheathing, ventilation and insulation were not inspected and conditions were not evaluated in these areas.

Attic (continued)

Roof Framing & Sheathing

Materials: The roof structure was built of lumber using conventional framing methods (rafters and ridge). • The roof is sheathed with plywood.

Observations:

- The attic was viewed and inspected from the attic access point (hatch, pull down ladder, door, etc.). This limitation did not allow for full inspection of the attic area and only visible conditions were evaluated and commented in this report.
- Update/Improvement: Visible sagging of the rafters appeared to be the result of inadequate roof structural framing. It is beyond the scope of the inspection to determine if movement is ongoing. Have a qualified contractor assess and install additional framing at the rafters to mitigate future rafter movement/sagging.
- Update/Improvement: One or more cracked/split rafters were observed. This can impact the performance of these rafters and can lead to possible sagging of the roof framing. Have corrections made by a qualified contractor.
- Maintenance: Staining/discoloration was observed at one or more locations in the attic and appears to be the result of prior roof leakage. Prior repairs could not be confirmed and it could be possible that leaking still be ongoing. Have area(s) leak-tested by a qualified roofing contractor to determine the chances for future leakage and make repairs as needed.
- The attic had area(s) of discoloration that appeared to be microbial growth, possibly mold. Confirming the presence of mold would require laboratory analysis. To avoid potential damage to building materials or the development of unhealthy conditions related to mold, have the source of moisture identified and the condition corrected. All work should be done by a qualified contractor.



Attic Insulation

Materials: The attic was insulated with unfinished fiberglass batts. • Attic floor insulation depth averages 3 to 4 inches. Install additional insulation to comply with local energy codes. • The home had a vapor barrier (kraft paper) installed in the attic. Vapor barriers help reduce the amount of moisture vapor entering the attic space. (spot checked - does not confirm its presence throughout or if its continuous)

Observations:

- The attic had moderate amounts of rodent feces visible. You should consider setting traps for mice and closing off avenues of entry.

Attic Ventilation

Materials: Soffit vents were installed as part of the roof structure ventilation system. • Ridge vents were installed as part of the roof structure ventilation system. • Gable vents were installed to ventilate the attic space.

Observations:

- The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

Attic Electrical

Observations:

- The Inspector observed no deficiencies in the condition of electrical components visible in the attic at the time of the inspection.

Interior

The inspector only checks a representative number of doors and windows. The inspector is not required to inspect paint, wallpaper, carpeting, window treatments, screens, central vacuum systems, recreational facilities, and household appliances. The client may wish to verify operation or arrange a demonstration of central vacuum and household appliances with the homeowner if present in the home. The inspector does not move furniture, lift carpets or rugs, empty closets, or cabinets. The inspector does not comment on cosmetic deficiencies including damage or stains that may be hidden by furniture or floor coverings. Failed thermal window seals may be difficult to determine due to various reasons. The inspector does its best to identify them. We may not comment on the cracks that appear around windows and doors, follow the lines of framing members or seams in the drywall and plasterboard. These cracks are usually a consequence of movement, due to wood shrinkage and common settling. We do not report on odors from pets and cigarette smoke. Determining the source of odors is not a part of this inspection. Low voltage systems such as fire, burglar and other security or safety alarms are beyond the scope of the inspection and are not evaluated. These systems could be active or connected to a central station for monitoring. Obtain further information from the seller. Any comments made within the report regarding any of the above-mentioned components and/or issues are provided as a courtesy to the client for no additional compensation and do not indicate an inspection. The presence and/or absence of smoke and CO alarms in the home will be noted, however these are not tested/operated as part of the home inspection. Smoke detectors should be tested monthly. Hardwired smoke detectors should sound at each level of the home when any one detector is tested.

Stairs

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of building staircase(s).

Railings

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of building railings(s).

Windows

Observations:

- Stored items, furnishings, window treatments, decor, and personal items were present and limited inspection of non-visible areas.
- Maintenance: One or more windows at the of the home had a cracked or broken pane of glass. Have a glass/window contractor replace affected glass for safety.

Doors

Observations:

- Maintenance: The latch of the interior door(s) in the master bathroom did not align with the hole in the strike plate and did not hold the door closed. This door will need adjustment to operate properly. Have the door(s) serviced by a qualified contractor.
- Maintenance: The doorknob of the interior door(s) in the hallway bathroom was loose and needed adjustment or replacement. All work should be performed by a qualified contractor.

Smoke Detectors & Carbon Monoxide

Observations:

• Testing smoke and carbon monoxide alarms are outside to scope of the home inspector. It is recommended that all smoke alarms be replaced every 10 years and carbon monoxide alarms be replaced every 5 to 7 years. Carbon monoxide detectors should be placed at each level of the home. Upon purchasing the home, check all existing alarm for dates and replace where necessary. Batteries should be checked on a monthly basis and replaced twice a year. There are two different types of smoke detectors/alarms (photoelectric & ionization). The National Fire Protection Association (NFPA) recommends both types be used in the home. The link here will explain both types: <https://www.nfpa.org/Public-Education/Staying-safe/Safety-equipment/Smoke-alarms/Ionization-vs-photoelectric>

Review smoke alarm/detector placement guidelines below and install where missing:

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
- It is required in Massachusetts to have a certificate of compliance that shows smoke and carbon monoxide alarms meet certain standards when the home is sold. An inspection will need to be conducted before closing and should be coordinated between the seller and their agent.

Fireplace

Fireplace(s)

Materials: The Inspector observed the condition of the wood-burning fireplace(s) throughout the building. Wood burning fireplaces are not operated and pilot lights, shut offs and/or gas valves are not lit or turned on. If a gas log set or insert is installed, verify proper operation with a qualified gas fireplace installer. The inspector does not move fireplace inserts, stoves and/or firebox contents (such as personal belonging, ash/soot). It is not possible to determine if the fireplace drafts properly. Annual cleaning and inspection of the flue liners and fireplaces is recommended by a certified chimney sweep.

Inspection of wood-burning fireplaces typically includes visual examination of the following:

- Adequate hearth & extension
- Smoke shelf area
- Firebox condition
- Operable damper
- Visible flue condition
- Ember barrier
- Exterior condition
- Clearances to combustibles

Full inspection of wood-burning fireplaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, have the fireplace inspected by an inspector certified by the Chimney Safety Institute of America (CSIA). Find a CSIA-certified inspector near you at <http://www.csia.org/search> • Fireplace #1 Location: living room; Type: Gas Insert Fireplace; Flue: Flue and liner interior was not visible by design; Blower: The wood stove was equipped with an integrated heatilator. The heatilator works by circulating air around a firebox and back into the room, so that the warmth of the fire will be dispersed throughout the home. The interior components of the heatilator are not visible and was not inspected.



Fireplace #1

Masonry Fireplace

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the gas-fueled fireplace(s). Fireplace(s) were not operated.
- The gas fireplace appears to be ventless. Ventless fireplaces may well be a good choice for a decorative feature in a room where its use can be supervised, but shouldn't be used as a principal source of heat, especially in a sleeping area. Ventless fireplaces release the emissions of their burn, including noxious gases such as nitrous dioxide and carbon monoxide, inside the home instead of outside the home like a direct vent fireplace. Ventless fireplaces use interior air for combustion, which includes anything present in the air and on the burner and release all emissions inside the room they operate – dramatically decreasing the air quality. This type of fireplace and impact anyone in the home who suffers from breathing problems, such as asthma or COPD. A ventless gas fireplace with a heat output rating of more than 10,000 BTUs per hour shall not be installed in a bedroom or a bathroom. Manufactures instructions for operation should be strictly followed. Annual servicing should be done by a qualified contractor.

Kitchen

The inspector may test appliances for basic functionality but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances are not within the scope of a home inspection. We assume no responsibility for future problems with the appliances. Appliances are not moved during the inspection which does not allow for the observations of connections and finished surfaces under or behind appliances. Follow appliance manufacturers guidelines for operational procedures and maintenance. Appliances older than ten years may exhibit decreased efficiency. The reliable life span of appliances is highly variable based on quality, use, maintenance, and manufacturer warrantee period. The inspector cannot determine the remaining reliable life span of any household appliance. Budget accordingly. If comments are made, these items are not to be considered inspected and only as a courtesy to you. The inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well-known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. Visit the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>. Install a minimum five-pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

Kitchen Electrical GFCI

The kitchen was located at the first floor of the building.

Observations:

- Electrical receptacles in the kitchen had ground fault circuit interrupter (GFCI) protection which responded to testing in a satisfactory manner at the time of the inspection. The inspector tested a representative number of accessible receptacles only.
- One or more electrical receptacles have integrated USB charging ports. These are beyond the scope of the inspection and were not tested.

Kitchen Cabinets

Observations:

- Cabinet manufacturers each have specific methods for securing overhead cabinets to the walls. If cabinets are improperly secured, they can pull away from the wall. It is beyond the scope of a home inspection to determine future performance. Obtain history and monitor.
- At the time of the inspection, the Inspector observed no deficiencies in the condition of the kitchen cabinets.

Kitchen Counters

Observations:

- **Maintenance:** All the back splash tiles had missing grout at seams. Have a contractor make needed repairs for water tightness. Conditions of sub surfaces were not visible and not evaluated.



Kitchen (continued)

Sink

Observations:

- At the time of the inspection, the Inspector observed no deficiencies/leaks with operation when water was run 3-5 minutes at the kitchen sink.



Dishwasher

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the dishwasher. It was operated through a rinse cycle only.



Refrigerator

Observations:

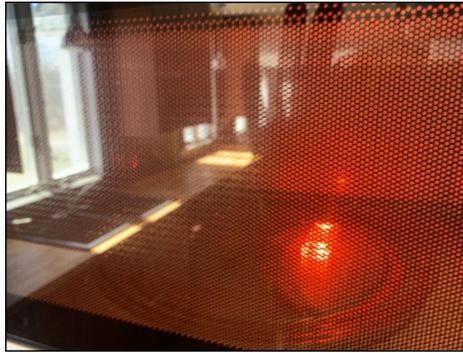
- The refrigerator has an indoor ice and/or water dispenser. Water filters if any should be replaced on a routine basis. Waterlines, valves, and filters are beyond the scope of the inspection and were not evaluated.
- The refrigerator was inspected and no visible defects were found at the time of the inspection. General maintenance and cleaning should be done on a regular basis. The interior, gasket, compressor, and air filter (if applicable) are all areas that should be cleaned routinely. Follow manufacture recommendations that contribute to a long lifespan.



Built-in Microwave

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the built-in microwave oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, you should seek further evaluation by qualified technician prior to closing.



Ventilation

Materials: JA built-in microwave range hood is installed as the primary ventilation system. • The ventilation system did not exhaust to the outside but re-circulated air through cleanable filters.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the range hood exhaust fan and lights.

Range Type

Observations:

- The range was electric. Inspection of electric ranges is limited to basic functions, such as testing of the range-top burners, and bake/broil features of the oven. You should ask the seller about the functionality of any other features.

Range

Observations:

- The Inspector observed no deficiencies in the condition and operation of the gas range. The self-cleaning and convection(if applicable) features were not tested.



Bathroom

All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 3-5 minutes of water is run at each fixture. Readily visible water supply and drainpipes are inspected. We do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Comments with regards to steam showers is at a curtsey and does not imply it was inspected. The inspector does NOT perform water leak tests on drain lines or shower pans. We simply look for active leaks, which are quite limited by short time the inspector is at the property.

Bathroom #1 Ventilation/GFCI Protection

Details: Bathroom #1 Location: hallway bathroom; Ventilation Type: Vent fan incorporated light fixture (inaccessible/hidden ducts are not evaluated); Configuration: This bathroom contained a sink in a cabinet, a toilet, and a tub with a shower.

Observations:

- The bathroom had an operable source of ventilation at the time of the inspection unless otherwise noted below. Inaccessible/hidden ducts were not inspected or evaluated.

Bathroom (continued)



Bathroom Sink

Observations:

- **Maintenance:** The sink cold water faucet handle leaks during use. Have a plumbing contractor make repairs as needed.



Bathroom Toilet

Details: The bathroom did not appear to have a low-flow toilet installed. New construction is limited to toilets which use a maximum of 1.6 gallons (6 liters) per flush in order to help conserve water.

Observations:

- **Maintenance:** The toilet has stains around the base where it meets the floor. It is undetermined if the toilet was leaking at the time of the inspection. If the toilet has a leak; This condition is typically due to failure of the wax gasket that seals the toilet to the floor. Either monitor or seek further evaluation from a licensed plumber to avoid sub floor damage from decay.



Bathroom Shower/Tub

Observations:

- **ADD TO OPENING PDF** The base of showers, whirlpools and tubs should be supported by a concrete or other materials. Some manufacturers have a weight rating limit of 300 lbs or lower without additional support. Consider contacting a qualified contractor or the manufacturer regarding the capacity of existing tub/shower support and/or installation of an improved support base. In some instances, leaking of drain and/or fixtures could occur when a unit is occupied due to deflection because of weight. This is something that cannot be tested or evaluated at the home inspection and is beyond the scope.



Bathroom Shower/Tub Enclosure

Observations:

- Maintenance: Sealant where the shower/tub meets the wall was old and had sections of missing sealant or open seams which may allow damage from moisture intrusion of the wall assembly. Have a qualified contractor remove and re apply proper sealant for a water tight seal.
- Maintenance: Sealant or grout at the shower/tub was old and had visible discoloration consistent with microbial growth such as mold. Have the sealant removed and replaced to help prevent the development of unhealthy conditions.
- Maintenance: The shower tiles had areas of missing grout that may allow moisture to penetrate the walls. This could allow water entry and cause deterioration to the tile and sub-surfaces. Shower grout should be maintained to prevent water intrusion. Have a qualified contractor make improvements.
- Maintenance: The wall above or at the side of the shower/tub surround shows some visible deterioration. Hidden surfaces were not evaluated. Have a contractor assess and make repairs.



Bathroom Walls, Floors, Ceilings

Observations:

- Maintenance: The doorknob was loose. Have a contractor make repairs for proper function.

Bathroom Cabinets & Counter Top

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the cabinets and counter tops.

Laundry Area

The inspector observes the dryer exhaust and connections, water supply connections and water discharge where visible. Laundry appliances and their water connections and drainpipes are not operated, moved, or tested during the inspection and the condition of any walls or flooring hidden by them cannot be evaluated. It is not possible to check functionality or performance of a water catch pan and drainpipe if installed. The water supply valve serving laundry machine was not operated and it is a good practice to turn the valve off after every load to prevent an accidental flood if a hose or the washer leaks. Occasionally, check washer supply hoses for wear or deterioration and replace them when needed. Depending on the amount of laundry that is done, cleaning dryer vents frequently will be needed to reduce fire risk. This can range from every 3 months to annually. The reliable life span of appliances is highly variable based on quality, use, maintenance, and manufacturer warranty period; We cannot therefore determine the remaining reliable life span of any household appliance. Budget accordingly.

Laundry Area Electrical GFCI

A utility sink was located in the basement of the building.

Observations:

• **Update/Improvement:** There were no Ground Fault Circuit Interrupter (GFCI) electrical receptacle installed in the main laundry area. Modern building standards calls for these type of receptacles in any areas with an increased risk of shock due to electrical risks, such as water. Have the receptacle replaced where needed by a qualified electrical contractor.



Laundry Visible Components

Materials: A washing machine was installed in the laundry area. • An electric dryer was installed in the laundry area. • A dryer exhaust duct connection was installed in the laundry room and the dryer duct was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire risk. Have the dryer duct cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed exhaust duct. All work should be performed by a qualified contractor. • Shut off valves were locally installed at the laundry area. These valves were not tested during the home inspection. Valves should be shut off when washing machine is not being used to mitigate the possibility of flooding if the failure occurs with the component or hoses.

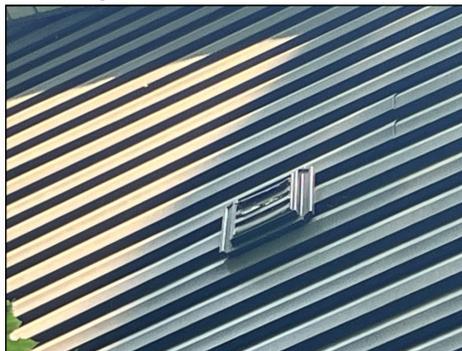
Observations:

• Due to the configuration of the laundry area, finished surfaces or personal belongings; access behind appliances were not accessible. The water shut off, connections, venting and/or drain were not visible for inspection. Have a qualified professional evaluate when conditions allow.

• **Update/Improvement:** The dryer was vented using a flexible, ribbed exhaust duct. This type of duct is more likely to accumulate lint than a smooth metal duct, creating a potential fire risk. Excessive lint accumulation can also increase drying time and shorten the dryer's lifespan. Replace the flexible vent with a properly-installed, UL-approved smooth solid dryer vent with a slight down slope. All work should be conducted by a qualified contractor.

• **Update/Improvement:** Rubber hoses were installed for the laundry machine. Replace these hoses with a steel braided to prevent hose failure.

• **Update/Improvement:** The washing machine does not have an overflow pan installed at can prevent water damage from a leaking washing machine. If a washing machine is located upstairs or around finished surfaces, an overflow pan and proper drain pipe is particularly important. Have a qualified contractor install an overflow pan including an installed drain.



Structure Basement/Crawlspace

Hidden areas of the basement which include the foundation, floor and framing that cannot be viewed, due to finished surfaces, stored items or other limitations are not evaluated or reported on. In accordance with the standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations, and most do not represent a structural problem. Cracks that show evidence of water penetration will be reported on. If major cracks are present and/or visible significant movement of the

Structure Basement/Crawlspace (continued)

foundation wall(s) are observed, we recommend further evaluation be made by a qualified structural engineer. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. All exterior grades should allow for surface and roof water runoff to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. We also routinely recommend that inquiries be made with the seller about knowledge of any prior foundation or structural repairs.

Basement/Crawlspace

Details: Hatchway: Metal frame & doors • The inspector entered the basement • There was Insulation installed at the box joist and decking which limited the ability to evaluate. • Occupant's belongings were stored in the basement. This limited the visibility of the basement at the time of the inspection. You may wish to have these portions of the basement re-inspected after access is provided by removal of the items. • The basement was either partly or fully finished which limits the ability to inspect the structure, framing and foundation. Any comments that are provided were from visible areas only. The General Home Inspection does not include evaluation of structural components hidden behind floor, wall, or ceiling coverings, but is visual and non-invasive only.

Observations:

- The basement had visible discoloration and staining which suggests past water entry or the area suffered a water event. It is beyond the scope of this inspection to determine the conditions behind finished surfaces. The seller/owner may have an explanation of past water/moisture or history of repairs that have been made. Monitor these areas in the future and/or take action to correct any conditions causing moisture intrusion. All work should be completed by a qualified contractor.

Basement/Crawlspace Insulation/Ventilation

Materials: Fiberglass batts were installed in the basement at the sub floor • Expandable Foam was installed in the basement
Materials: The basement has installed windows • A dehumidifier is present in the basement. Dehumidifiers should be sized appropriately to the square footage of the basement space to help with prevention of microbial growth, insect activity and control humidity levels.

Visible Foundation

Materials: The foundation is poured concrete.

Observations:

- The basement was either partially or fully finished which includes installed ceiling, drop ceiling, walls and flooring. This limits the inspection of the foundation, floor, structure and floor framing. Hidden conditions could not be inspected.
- At the foundation walls, there was evidence of water staining that implies past water intrusion. At the time of the inspection, there was no standing water in the basement/crawlspace.
- In the basement, moderate amounts of efflorescence was visible at some of the interior surfaces of the foundation walls. Efflorescence is a white, powdery residue left by moisture seeping through the foundation wall and its presence indicates high moisture levels in soil near the foundation. Excessively high moisture levels in soil supporting the foundation can cause various structural problems related to soil movement. The source of moisture should be identified and the condition corrected by a qualified contractor.
- The basement foundation had cracked that have been sealed. Monitor and if conditions change, have a qualified contractor make repairs.

Basement/Crawlspace Floors

Materials: The basement floor was concrete. • Carpeting was installed at the concrete basement floor. When certain conditions exist, moisture can develop and create conditions for microbial growth.

Observations:

- Some areas of the basement/crawlspace were not visible due to the occupant's belongings. Have these portions of the basement further evaluated by a qualified inspector after access has been provided.
- Typical shrinkage cracks visible in the basement concrete floor slab are not a structural concern. Shrinkage is a natural part of the curing process of concrete and surface cracking is common.

Floor Framing

Materials: Floor Joist Components: The floor structure consisted of dimensional lumber with cross bracing.

Sill Components: The main floor structure rested on wood sill plates around the home perimeter.

Rim/Band Joists Components: The floor structure rim/band joists consisted of dimensional lumber.

Sub Floors: The floor structure consisted of a plywood subfloor sheathing.

The sub floor was not viewed or evaluated due to insulation being installed. Only visible areas of the structural framing was inspected.

Observations:

- The sub floor had visible water staining from past leaks. There was no visible leaking in these area(s).

Girder/Support Posts

Materials: Floor joists were supported by a girder consisting of a wood beam built-up with layers of dimensional lumber nailed together. • Inspection of the girder(s) was limited by: finished surfaces, ductwork, insulation • The ceiling consisted of a finished chase with support posts below. Structural components of the home that may be enclosed inside the chase were not visible or evaluated.
Materials: Girder(s) were supported by: Metal lally columns

HVAC Distribution

The inspector is not equipped to inspect nor required to inspect heat exchangers for evidence of cracks or holes. This can only be done by dismantling the unit which is beyond the scope of the inspection. The inspector does not light pilot lights or test safety devices. Thermostats are not checked for calibration or timed functions. HVAC system adequacy, efficiency, and distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. Subjective judgment of system capacity is not a part of the inspection. Have normal service and maintenance done on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can only be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which can be costly to remedy. *It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property.* Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

Air Ducts

Details/Components: Only visible supply/return distribution was evaluated. In many buildings some or most of the distribution can be located behind finished walls and/or access can be limited/concealed by finished surfaces, stored items, shelving, insulation, etc. Hidden components were not inspected. • There was an installed heat source in each room throughout the building. • The follow were a part of the air distribution: • Supply/Return registers • Sheet metal ductwork • Insulation was not present on ductwork.

Observations:

- Living areas in the building had personal belonging, furniture and other hindrances that did not allow for conclusive determination of supply/return registers in some habitable rooms. Before the closing, confirm the presence of these and further evaluate for proper air flow by an HVAC contractor.
- Manual heating or air conditioning zone dampers are mechanical doors that are manually (by hand) open or closed in order to control the amount of warm or cool air flowing to a particular room or area in a building. These were not operated during the home inspection. Adjust for confront where desired.
- **Update/Improvement: Air supply ducts routed through unheated space were not insulated. During cold weather, uninsulated heating ducts routed through unheated space can impact energy efficiency. Have heat supply ducts sealed and insulated by a qualified heating, ventilation and air-conditioning (HVAC) contractor for significant savings on heating costs.**

Furnace

Furnace

Information: Manufacturer:Heil • Location: Basement • The furnace and the air-conditioning were controlled by a programmable thermostat. Heating and cooling costs can be reduced by programming the thermostat to raise and lower home temperatures at key times. • Auto Zone Dampers: Dampers are placed at ducts to control the airflow to certain rooms (or zones) of the building. The dampers are wired to a specific zone on the control panel, which is controlled by a specific thermostat in the building. Dampers automatically open and close depending on which thermostats are calling. • Manual Zone Dampers: Manual heating or air conditioning zone dampers are mechanical doors that are manually (by hand) open or closed in order to control the amount of warm or cool air flowing to a particular room or area in a building. These were not operated during the home inspection. Adjust for confront where desired. • Furnace Blower Motor: Is a fan within the furnace that helps push out conditioned (warm) air out of the furnace. Its primary role is to create air motion that directs warm air outside the furnace and into the building. • Blower door safety switch • A manual air filter was installed for the furnace. These filters work hard to protect your HVAC system and prevent the blower fan from collecting the gunk that the return duct pulls in. As a result, it removes contaminants such as dust, smoke, pollen, pet dander, bacteria, and mold dust mites from being recirculated. These should be changed regularly for peak furnace performance. • Service disconnect was installed at the furnace. This is used for service technicians. • A receptacle used for service technicians was installed at the air handler. • A condensate drain line was observed at the air handler.

Materials: Carbon Monoxide is a colorless, odorless toxic gas produced by furnaces and boilers during the combustion process. This gas is especially dangerous because its presence can only be detected by specialized instruments. You can't see it or smell it. Inefficient combustion, such as that caused by furnaces and boilers with components that are dirty or out of adjustment can create elevated levels of carbon monoxide in exhaust gasses. Carbon Monoxide can cause sickness, debilitating injury, and even death. Carbon monoxide detectors are inexpensive and installing them to protect sleeping areas, and in the main living area of a home with a furnace or boiler is recommended. • The furnace was gas-fired, forced-air • Exhaust Type: Metal pipe • Screws installed secure the exhaust • Inducer fan: Removes exhaust gases, including carbon dioxide, carbon monoxide, and silicon dioxide, from the furnace.

Observations:

- The furnace was operated and tested during the home inspection.
- Confirmation of compliance with furnace manufacturer's installation recommendations requires research that exceeds the scope of the General Home Inspection. Although the Inspector will endeavor to identify potential problems common to many heating systems, a full, technically exhaustive evaluation would require the services of a qualified HVAC contractor.
- The majority of the furnace heat exchanger is not visible and proper evaluation requires invasive, technically exhaustive measures that exceed the scope of the General Home Inspection. Have the heat exchanger certified by a qualified HVAC contractor.



Filter & Blower

Observations:

- The air filter for this furnace appeared to be in serviceable condition at the time of the inspection. Filters should be checked every three months and replaced when they reach a condition in which accumulation of particles becomes so thick that particles may be blown loose from the filter and into indoor air. Homes in areas with high indoor levels of airborne pollen or dust may need to have air filters checked and changed more frequently. Failure to change the filter when needed may result in the following problems: reduced blower life due to dirt build-up on fans, which increasing operating costs; reduced effectiveness of air filtration resulting in deterioration of indoor air quality; increased resistance resulting in the filter being sucked into the blower; frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage; Reduced air flow through the home.

Condensation Management

Observations:

- The condensation drainage system should be maintained regularly to prevent clogging and possible system shutdown. It is beyond the scope of the home inspection to test the condensation system for functionality or to determine if cleaning is needed.
- The end of the condensate drain line was not visible and could not be determined where it terminated. Have an HVAC contractor identify where it terminates and if that location is appropriate. Re-route if necessary.

Cooling System

Cooling System

Information: The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace.

Observations:

- The air conditioning split system was operated/tested during the home inspection.
- The condensation drainage system should be maintained regularly to prevent clogging and possible system shutdown. It is beyond the scope of the home inspection to test the condensation system for functionality or to determine if cleaning is needed.

Condensing Unit

We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine cooling supply adequacy or distribution balance. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit. *It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.* Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

Condensing Unit

Information: Goodman/Xenon

The air-conditioner condenser was installed at grade level at the exterior.

The pad supporting the air-conditioner condenser housing appeared to be in satisfactory condition at the time of the inspection.

Although it was not operated, the electrical disconnect for the condensing unit appeared to be properly located and installed at the time of the inspection.

Insulation on the air-conditioning suction (large, insulated) line was installed and in good condition at the time of the inspection.

Sizing of the condensing unit is not within the scope of a home inspection. Proper evaluation of unit sizing can be performed by a licensed HVAC professional.

Observations:

- The condenser unit is towards its end of life due to the following observations: visible wear, visible condition, manufacturer label, known age - The unit was operated during the inspection and was performing as expected. A system at this point in its lifespan will require additional maintenance and might need replacement sooner than later. It cannot be predicted how long the component will preform for before replacement is needed. A HVAC contractor can provide information estimates for cost replacement and should conduct regular maintenance to extend longevity.



Air Handling Units

Air Handling Unit

Information: The air handler air-conditioning system evaporator coils were located inside the duct work and were not accessible for inspection. Dismantling the air handler is beyond the scope of the home inspection. A qualified HVAC contractor can fully evaluate if desired. • The Air conditioning components are located within the furnace (see the furnace section for additional information).

Fuel

The inspector is not required to inspect underground storage tanks (UST). Underground storage tanks themselves, and if leaking can represent an environmental hazard which may be costly to remedy. If the UST cannot be seen, then it cannot be reported on except for visible evidence that an underground oil tank exists or may have at one time existed. The main fuel shutoff valve, individual fixture and/or appliance shutoff valves are not operated as part of the inspection. Visual deficiencies of these components, not functionality are only reported.

Natural Gas

Details: The home was fueled by natural gas supplied by a public utility. The gas meter is at the exterior of the building. • The visible distribution piping for the natural gas system: Black steel, Corrugated stainless steel tubing (CSST) - The home had corrugated stainless steel tubing (CSST) installed as gas distribution pipe. Safety concerns exist concerning the ability of CSST to resist damage from lightning strikes- or near strikes- resulting in gas leakage and risk of explosion. Installed correctly, CSST must be properly bonded and/or grounded. Confirmation of proper bonding and grounding lies beyond the scope of the General Home Inspection. The Inspector recommends inspection of the CSST gas piping- and any necessary work- be performed by a qualified plumbing or electrical contractor.

Observations:

• **Update/Improvement:** There was no visible bond on the gas piping to the buildings electrical system. An electrical bond is an electrically conductive and continuous path from the gas piping to the grounding electrode system. If a bond is not installed and if the gas pipe became electrified, this becomes a safety risk and also could damage the piping. Have a licensed electrical contractor install a bond at the proper location.



Exterior Plumbing

Exterior Plumbing

Observations:

- Plumbing stack(s) were present at the exterior of the building.
- Update/Improvement: A plumbing stack vent was located too close to a surrounding wall which could affect the plumbing venting system. Modern standards states that the plumbing vent must be at least 12" from any vertical surface (such as a nearby sidewall). Consider relocating when the roof covering is replaced or if plumbing venting performance needs improvement, have a licensed plumber further evaluate making repairs if necessary.
- The home was equipped with a landscape irrigation system. Inspection of irrigation systems lies beyond the scope of the General Home Inspection and the Inspector did not inspect the system. You may wish to have this system inspected by a qualified irrigation or landscape contractor. Remember to have the irrigation system winterized before weather cold enough to cause freeze damage arrives.
- Update/Improvement: Not all hose bibs appear to be frost proof. A frost-free hose sillcock or hose bib has a stem that is 6 to 12 inches long. It prevents cold weather from freezing your pipes because the stem washer & seat valve reside inside your house. As an added benefit the anti-siphon stops water or other liquids from being siphoned back into your water supply. Ensure that inside shut off valves for each faucet (without frost proof) are shut off during cold seasonal months or have a licensed plumber upgrade exterior faucets to frost proof valves.
- Update/Improvement: There are no anti-siphon devices at one or more exterior faucets. Anti-siphon devices are essentially one-way valves designed to stop the flow of potentially contaminated water back into the drinkable (potable) water supply. Consider having anti siphon devices installed by a licensed plumber.
- Update/Improvement: A plumbing vent pipe serving the drain, waste and vent system was of inadequate diameter. To help prevent blockage by frost, vent pipes in cold climates should be at least 3 inches in diameter. Blocked vent pipes may not perform according to their design. Have corrections by a qualified plumbing contractor.

Any water supply pipes and drain, waste and vent pipes that are not visible at the time of the inspection due to wall/floor/ceiling coverings, finished surfaces, shelving, stored items and/or insulation were not evaluated. Comments only apply to visible piping. Water quality or hazardous materials (lead) testing is available from local testing labs. This can be requested through our office. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Temperature pressure relief valves must be properly installed, with the discharge pipe terminating 6 inches from the floor. Shut off valves that are not normally operated by an occupant daily, the inspector does not test for functionality or operate them. Examples of these valves; water main, toilet shut off, under sink shut offs, gas shut offs, etc. The inspector does NOT perform water leak tests on drain lines or shower pans.

Plumbing

Water Supply

Details: Incoming water supply pipe material: Copper • The main water supply pipe was pipe. • The main shut off was located in/at: Basement (Shutoff valves are not operated during the home inspection) • A water pressure regulator (sometimes called a pressure-reducing valve, or PRV) is a specialized plumbing valve that reduces the water pressure coming into the home through the main water line. This valve brings down the pressure to a safe level before the water reaches any plumbing fixtures inside the home. This valve is only visibly inspected and was not tested. Manufacture recommendation of valve replacement should be followed. The ideal pressure of the water system should be around 60 psi and water pressure that is frequently above 80 psi maybe causing excessive stress on pipes, fittings, and fixtures. Monitor the gauge to ensure water pressure stays at an acceptable level. Only have a licensed plumber make repairs or adjustments the valve.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the main water supply and shut-off valve. The valve was not operated but was visually inspected.



Plumbing (continued)

Water Supply Piping Condition

Materials: Half-inch and three-quarter inch copper pipes were observed.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of the visible water supply pipes.

Water Waste Piping Condition

The visible drain, waste and vent (DWV) pipes were ABS (Acrylonitrile-Butadiene-Styrene), PVC (Polyvinyl Chloride).

Observations:

- One or more drain pipes showed signs of past leaks. If leaks are observed in the future have a licensed plumber access and make repairs.
- **Maintenance:** Plastic ABS and plastic PVC waste pipes were connected to each other. Connections between dissimilar plastics require the use of a special "transition" glue. Confirming that the proper glue was used exceeds the scope of the General Home Inspection. The Inspector observed no leaks at fittings connecting dissimilar plastics. Have a licensed plumber evaluate and make corrections if identified.

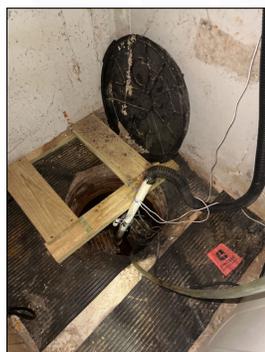


Sump Pit(s)/Pump Conditions

Details: Number of sump pits: 2. The sump pit (also known as sump, sump basin, or sump well) is a water collection hole in the floor of the basement or crawlspace. It is installed in homes to manage surface runoff water due to high water tables and/or water intrusion. On the average, sump pumps should be replaced every 7 to 10 years. The age of the pump was not determined. No prediction is being made about its future operation, its capacity, or capability of adequately pumping or removing water as needed. Pumps should be maintained and equipped with all necessary components in order to ensure their reliability. • A sump pump was installed in the sump pit. • Water was present in the sump pit. • Electrical connection was installed within a reasonable distance of the pit. The electrical outlet for the sump pump should be an isolated line, with no other connections between the breaker and the outlet. This could not be confirmed. • Discharge pipe was installed. • A check valve was located inline at the drain/discharge pipe. • The sump pit was not accessible due to being blocked by stored belongings, shelving, confined access and/or finished surfaces. Have a licensed plumbing contractor evaluate condition and ensure proper operation when conditions permit.

Observations:

- **Update/Improvement:** The sump pit cover was missing or improper. The sump pit should be covered to prevent water from evaporating into the building, prevents debris from entering the pit and possible personal injury. Have a qualified contractor install a proper cover.
- **Maintenance:** The sump pit is dirty with soil and debris that can impact the performance/functionality of the sump pump. Have a qualified person clean the sump pit ensuring proper operation of the pump.
- **Update/Improvement:** The sump pump drained the sump pits excess water in to the main waste line. Many jurisdictions do not permit pumped water into public sewer systems. Have a qualified contractor reroute the drain pipe to the exterior either to a dry well or least 6 feet away from the foundation.



Water Heater

Water Heater

Information: Manufacturer: Rinnai • This water heater was located in the basement. • Water heater estimated capacity (Data tag name plate capacity was not legible, covered or missing and capacity could not be verified): • The cold water had a shut off valved installed. • Temperature pressure relief valve (TPR) was present and properly rated (150 degrees, 210 psi). These valves are not tested. • Exhaust Type: Plastic pipe(s) • Inducer fan: Removes exhaust gases, including carbon dioxide, carbon monoxide, and silicon dioxide, from the water heater.

Materials: Hot water for the home was supplied by a gas-fired tankless water heater installed inside the home. Tankless water heaters do not store water in a tank like conventional water heaters. When a hot water fixture is opened in the home, water flows into the water heater where it is heated by gas burners before flowing to the open hot water fixture. Tankless water heaters save energy by avoiding the stand-by losses associated with conventional water heaters which must constantly maintain water in a tank at a minimum temperature. Maintenance: Due to calcium build-up on components, tankless water heaters may require service annually (check with manufacture). Failure to service the water heater in a timely manner typically results in a reduced hot water flow rate and could possibly void the manufacture warranty. Have a licensed plumber conduct an inspection and annual maintenance as necessary.

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition or operation of the water heater.



Exterior Electrical

Branch Wiring

Observations:

- An electrical conduit was observed at the exterior of the building. It is beyond the scope of the inspection to evaluate the condition of the conduit or what it serves. Obtain history from the seller and if desired, further evaluate by a qualified professional.
- Light poles, exterior lighting and buried electrical connections (conduits not determined) are beyond the scope of the home inspection. Prudence is advised when digging around these areas for the risk of accidentally damaging underground wiring. This could present a personal injury risk.

Exterior Lighting

Observations:

- One or more exterior lights appeared to be operated by a timer/photo sensor/motion. Motion/light sensors are not tested. Seller should be reached for operation or have a qualified contractor further evaluate.
- **Maintenance: One or more light fixtures mounted at the exterior were inoperable at the time of the inspection. This condition can be caused by a burned out bulb, or a problem may exist with the light fixture, wiring or the switch. Light fixtures should be re-tested after the bulb is replaced. If after bulb replacement the light still fails to respond to the switch, this condition may be a potential fire risk, and an inspection and any necessary work should be performed by a qualified electrical contractor.**

Exterior Receptacles

Observations:

- It is recommended that ground fault circuit interrupter outlets are to be inspected and tested monthly in accordance with manufacturer's recommendations. Ground fault circuit interrupter self-testing receptacle testing recommendations include: Manual test. Press the "test" button (then "reset" button) every month to assure proper operation.
- Representative number of exterior electrical receptacles were tested; Ground Fault Circuit Interrupter (GFCI)-protected, and enclosed in weather-resistant covers.

If the inspector feels that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. We will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. The inspector does not perform load calculations to determine if the supply meets the demand. There will be receptacles, switches, and lights that we will not have time to inspect. Ask the property owner if you require more information. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of timers, motion sensors, and light sensors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection due to time constraints. Any electrical repairs or upgrades should be made by a licensed electrician. It is essential that any recommendations that we may make for corrections should be before the inspection objection deadline because an electrician could reveal other problems or recommend repairs. For occupant safety, smoke/fire and carbon monoxide detectors should be located and installed in compliance with governing municipality requirements/recommendations and tested regularly.

Electrical

Conditions

Information: The electric meter was located at the exterior. • Voltage: 120/240 • Conductors supplying electricity to the home were buried underground. • Service cable is present. • Conduit is present.

Observations:

• **Repair/Defect:** The electrical service drop does not appear to be water tight at the cable siding penetration. The lack of sealant could allow water to enter, a potential safety issue. Have the cable entry points sealed against water entry. Then monitor and maintain as needed for water tightness.



Service Grounding Details

Materials: The main water supply pipe served as the sole grounding electrode for the home electrical service. While this is no longer allowed (since 1987), it may have been common practice at the time the home was built.

Materials: The main water supply pipe served as the grounding electrode for the home electrical service. The clamp connecting the grounding electrode conductor (GEC) to the water pipe was located within 5 feet of the point at which the pipe entered the ground. • The Inspector was unable to visually confirm the presence and/or condition of electrical system grounding. This may be due to various reasons such as: limited access due to finished surfaces, stored items/personal belongings, cluttered conditions, furnishings, plumbing main not accessible, conduit, service equipment is common to the condo association (outside the scope of this inspection) and/or connection not visible. Have a licensed electrical contractor confirm the service grounding system is proper and performing as intended and if necessary, make repairs as needed.

Main Service

Details: The electrical service panel was located in the basement

The service panel brand was The Inspector was unable to determine the service panel manufacturer due to missing information, Cutler-Hammer

The service disconnect was rated at: 200 amps

The label inside the cabinet listed the panel rating: not determined, 200 amps

Main Disconnect Location: Main panel

Over Current Protection Devices: Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.

Service cable/feeder cable type: Stranded aluminum, Conductor material was not determined due to no access

Number of main panels: 1

Observations:

• The cover of the service panel cabinet was blocked by shelving which did not allow the panel cover to be removed. The interior of the panel was not inspected. Have the service panel inspected by a qualified electrical contractor after access is provided by removal of the shelf.

Electrical (continued)



Branch Wiring

Materials: Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector is not allowed to remove cover plates and inspection of branch wiring is limited to visible components, proper response to testing of switches and a representative number of electrical receptacles. The observed conductor type(s) were noted: Conductor material was not determined due to no access • The visible branch circuit wiring was modern solid, vinyl-insulated copper wire.

Observations:

- One or more interior lights appeared to be operated by a timer/photo sensor/motion. Motion/light sensors are not tested. Seller should be reached for operation or have a qualified contractor further evaluate.

Cables & Junction Boxes

Observations:

- **Update/Improvement:** Some branch wiring in the basement were fastened with staples lacking protectors. Staples installed too tightly can damage to the outside insulation. This is common in older homes. Have an electrician review all branch wiring and replace fasteners and wiring where needed.
- **Update/Improvement:** Extension cords, which are not approved for long term use, are being used as permanent wiring in the garage. Extension cords, as for all electrical conductors must be sized appropriately or could become a risk for overheating. Have all such wiring be replaced by a qualified electrical contractor with wiring designed for permanent use.
- **Update/Improvement:** There is electrical branch wiring run under joists that does not allow for finished surfaces to be installed with the risk of damage to electrical wiring. Have an electrical contractor assess and redirect wiring when/if finishing this area of the building.

Lights & Switches

Observations:

- **Maintenance:** A switch in the living room was broken. This condition is a potential safety risk. The switch should be replaced by a qualified electrical contractor.

Ceiling Fan(s)

Observations:

- **Maintenance:** A ceiling fan installed in the kitchen wobbled during operation. This condition will degrade the fan support where it attaches to the ceiling and may eventually cause the fan to fall. Have corrections made by a qualified contractor.

Receptacles

Observations:

- At the time of the inspection, the Inspector observed no deficiencies in the condition of electrical receptacles. In accordance with the Standards of Practice, the inspector tested a representative number of accessible outlets only.
- USB integrated outlets were installed and were not evaluated due to being beyond the scope of the inspection.
- **Maintenance:** Electrical receptacles in the home were improperly secured and moved when plugs were inserted. Receptacles should be securely installed to prevent fire, shock and/or safety risk. Loose outlets should be corrected by a qualified electrical contractor located at the building (multiple locations).
- **Repair/Defect:** An electrical receptacle in the master bathroom was inoperable at the time of the inspection. The receptacle could be controlled by a switch which was not located at the time of the inspection. Obtain information from seller if possible. Have this serviced by a qualified electrical contractor.

Electrical (continued)

Ground Fault Circuit Interrupter Interior

Observations:

- It is recommended that ground fault circuit interrupter outlets are to be inspected and tested monthly in accordance with manufacturer's recommendations. Ground fault circuit interrupter self-testing receptacle testing recommendations include: Manual test. Press the "test" button (then "reset" button) every month to assure proper operation.
- Update/Improvement: There were no Ground Fault Circuit Interrupter (GFCI) electrical receptacle installed in the basement. Modern building standards calls for these type of receptacles in any areas with an increased risk of shock due to electrical risks, such as moisture/water. Have receptacles replaced as needed by a qualified electrical contractor.

