



INSPECTION REPORT PREPARED FOR:
Mr. Sample Report



PROPERTY:
158 Main Street
Garden City NY

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INSPECTION PERFORMED BY:

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INTRODUCTION**Report limitations:**

This report is intended only as a general guide to help the client make his/her own 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. This report expresses my professional opinion, based upon the visual impressions of the conditions that existed on the exact date and at the exact time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which, by the nature of their location, are concealed, camouflaged, including but not limited to furnishings, temporary floor coverings, or seasonal conditions such as snow cover, or are unsafe to inspect are excluded from the report. Areas concealed at the time of this inspection should be inspected for acceptable condition at a time when they are no longer concealed and preferably prior to the close of the sales transaction. Any general comments about items outside the scope of the inspection per applicable reporting standards are informational only and entered as a courtesy. The inspection report should not be construed as a compliance inspection of any governmental, or non-governmental, codes or regulations. Any opinion expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasionally wide variations are to be expected between such estimates and actual experience. I have no interest, present or contemplated, in this property or its improvement. To the best of my knowledge and belief, all statements and information in this report are true and correct.

Inspection Site: 158 Main Street
Garden City, NY 11530.

Client: Mr. Sample Report
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Email: 1234main@test.com **Phone:** C-123-456-7890.

Listing Agent: Ms. Janice Thomspen
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How to read this report:

- Items specified in the "Scope of the inspection" throughout the report are operational (where applicable), serviceable, and functioning as intended, should continue to operate properly within the foreseeable future **unless** inoperative conditions, deficiencies, repairs, maintenance, monitoring, questionable dependability, or further evaluation by appropriate persons is indicated. Each and every item specified in the "Scope of the inspection" throughout the report are rarely found on every property, however if the systems or components are present, accessible, and visible, a complete visual inspection was performed unless limitations are disclosed.
- A condition that may be functional, serviceable, or satisfactory for older properties may be an area of concern for a newer property. Instances of normal wear and tear related to the age of the property may not be specified in this report and "functional" or "serviceable" or "satisfactory" is not meant to be considered "perfect".
- "Maintenance information" is intended to give the prospective purchaser an indication of certain maintenance that is known to keep the property in good condition and reduce the cost of ownership. In general, information entered in this category is not meant to indicate substantial defects or immediate maintenance needed.
- This report is a "Generalist" inspection report and not intended to offer precise repair procedures unless self evident or within the inspector's common knowledge or expertise. Ensuring proper repairs and/or corrections are performed is usually accomplished by

having qualified persons perform the corrections or repairs. Many times, a competent homeowner can be a qualified individual for most basic and simple repairs and corrections.

Terminology:**Deficiencies:**

Components, systems or areas have failed or may be at the end of their useful lifespan. Items may be costly to repair. It is recommended that qualified and competent tradespersons or licensed contractors perform repairs.

Not Dependable:

General observations, intermittent defects, age of the specified item, known product defects, or my common knowledge indicate that substantial repairs, replacement or anticipated problems are likely in the future.

Maintenance Advised:

To keep functional condition intact, these items now need regular maintenance, repairs, or correction as necessary. Items in this category are likely to worsen appreciably or cause further damage if not quickly addressed.

Attention Required:

Conditions may have the potential to worsen as time progresses and/or general awareness of the situation is advised. Conditions that fall in this category may vary due to seasonal changes. Corrective action may be needed in the future.

Safety Concern:

Any condition observed that can be potentially dangerous, harmful or unstable. Some items may be due to a change in building standards from the time the structure was built. Immediate repairs or upgrades are strongly advised.

1.5 Date & Property Status:

Date: 07/06/2013 **Start Time:** 01:00 PM.

Inspection Duration: Approximately 2.00 hours of actual inspection time, report preparation time not included in this estimate.

Utility Status: All utilities are on. **Occupancy Status:** Fully furnished.

Person(s) Present: Property owner was not present during the inspection.

1.6 Reporting Information:

Report File Number: 7613-howald **Inspection Ordered By:** Mr. Sample Report

Standards of Practice Observed: This inspection performed in accordance with the standards of professional practice for New York State home inspectors and the American Society of Home Inspectors (ASHI) standards of professional practice. Inspector is proud to be an Associate ASHI Inspector.

Clarifications: Home inspections are intended to be a "generalist overview" of the property. The main intent is to give the client a better understanding of the overall condition of the property. The inspection is not intended to produce a precise repair punch list.

The report summary has information that the inspector feels should be brought to your immediate attention and is not a complete report of the property condition, the full report may contain information to be addressed.

Reading the entire report and addressing any concerns prior to closing is crucial.

1.7 Weather & Soil Conditions:

Temperature: Between 85 and 95 degrees fahrenheit. **Humidity:** Normal.

Wind: Calm. **Sky Conditions:** Clear and sunny.

Precipitation: None during the inspection. Rain has occurred on this site in the past week.

Soil Conditions: Dry soil conditions are found near the foundation.

1.8 Orientation:

Bearing Reference: Position is an approximation only and is utilized to reference locations and positions throughout this report. Bearing notions in the report may refer to front, rear, left, or right. In this instance, from the exterior **looking at** the front door of the house is intended as the bearing orientation. Front door faces North.

1.9 Building Characteristics:

Building Type: Single family Colonial

Age: Estimated to be 36 years. **Number of stories:** 3

Substructure: Basement.

Additions: There are no apparent major room additions to the structure since initial construction.

1.10 Inspector Comments:

Please keep in mind when reviewing this report, there is no such thing as a "perfect" house. Even new structures may have defects but hopefully to a lesser degree than what may be found in an older structure. The main intention of this report is to give the client a better understanding of the **current condition** of the property on this exact date at this exact time. In lieu of reporting minuscule repairs or corrections needed, during the inspection I may occasionally do a quick twist of a screwdriver or make a simple adjustment; such as tighten a door knob, align a window latch, or adjust a toilet fill valve and this is done as a courtesy. However, I'm not obligated to make any extensive repairs or corrections to the property during the inspection. The buyer should treat the final walk through inspection as a second inspection, preformed by the buyer to verify the condition of the property is acceptable just prior to closing.

EXTERIOR

Scope of the inspection: Observe and inspect walkways leading up to the dwelling, patios, porches, stoops, covers, awnings, areaways, site grading and drainage, exterior balconies, decks, stairs, steps, safety railings, vegetation and soil retaining walls. Probing structural components where deterioration is suspected. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside Scope: Any reference to grade and drainage is limited to areas adjacent to the structure only. Reporting on site grading and drainage issues at remote portions of the lot that are not apparently causing adverse effects to the structure is outside the scope of this inspection. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted.

GROUNDS & DRIVEWAY

Inspected: Driveway, vegetation, grading, and drainage.

Limitations/Exclusions: Any reference to grade and drainage is limited to only immediate areas in close proximity to the house. Reporting on yard landscaping issues is outside the scope of the inspection unless there are adverse conditions present impacting the structure related to the landscaping methods in place.

Comments: Items inspected are in fair condition and functioning as intended. There are cracks found at several areas of the driveway surface, this is a common occurrence. All concrete will crack to some degree.

Maintenance Information: Maintaining and monitoring drainage systems next to foundation by diverting water away from the foundation is essential to prevent foundation problems in the future. All exterior grades should allow for surface and roof water to flow away from the foundation.

2.4 Driveway

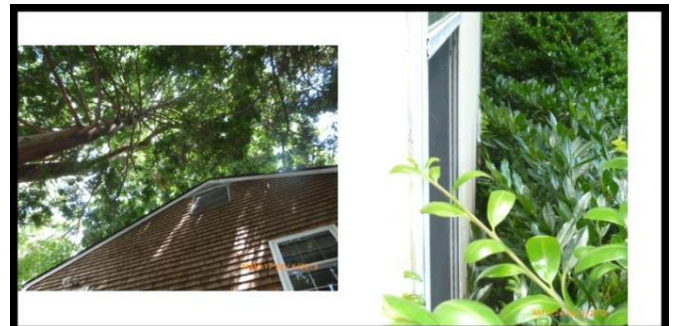
Maintenance Advised - Surface is settling. Sealing the cracks with appropriate silicone or other suitable sealer is advised to prevent water intrusion. Trip hazard is found, the surface is not even at all areas.

**DRIVEWAY CRACKS****2.5 Driveway Skirting**

Maintenance Advised - Surface is deteriorated. Driveway materials are severely deteriorated. Replacement of the driveway or a portion thereof in the not too distant future may be desirable. A qualified contractor should be called to further evaluate and perform corrections as needed.

2.6 Vegetation

Maintenance Advised - Observed at various exterior walls. Tree limbs are in contact with the roof. Shrub is in contact with the structure. Damage to structural or surface components is possible with further growth of the vegetation. A qualified landscape contractor should be called to further evaluate and perform corrections as needed.

**TREES AND SHRUBS TOUCHING HOME**

PATIOS / WALKWAYS / STOOPS

Inspected: Patio surface, walkway surface, and entry door stoops.

Limitations/Exclusions: Inspection of walkways or pathways is limited to those leading up to or in close proximity to the dwelling.

Comments: Walkway condition is satisfactory and functioning as intended except for items noted below. There are cracks found at some areas of the walkway surfaces, this is a common occurrence. All concrete will crack to some degree. Stoops are considered the immediate area outside the entry doors and sometimes are in conjunction with the patio, porch, and walkway areas.

2.9 Front Sidewalk

Safety Concern - Observed at the front sidewalk: Surface is deteriorated and settling. Walkway has movement. Trip hazard is found, the surface is not even at all areas. A qualified repair person should be called to further evaluate and perform corrections as needed.



SIDEWALK IN FRONT OF HOME

STRUCTURE & FOUNDATION

Scope of the inspection: Describing structure components consisting of foundation, floor structure, exterior cladding, wall structure and exterior supports and/or columns. Observe and inspect entry doors, foundation, ventilation in unfinished spaces, under floor crawl spaces, wall structure, support columns and/or posts (if any), exterior trim, eaves, soffits, fascia, wall cladding and flashings. Probing structural and/or trim components where deterioration is suspected. Reporting the method used to inspect the under floor crawl space areas (if any). Verifying the existence or absence of insulation, vapor barriers in unfinished spaces only. Reporting signs of water penetration into the building or signs of abnormal or harmful condensation on building components. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Structural components hidden from view by finished walls, insulation, vegetation, or stored items cannot be evaluated and are not a part of this inspection.

WALLS & SUPPORTS

Exterior Wall Surface Material(s): Cedar Shakes and Boards

Limitations/Exclusions: Wall structures are observed at the surfaces only, structure components are fully concealed by the surface materials which is typical with almost all inspections. Unable to verify wall insulation, viewing the interior of the wall cavities is outside the scope of this inspection.

Comments: Exterior wall surface materials are in fair condition. Exterior structure walls are providing adequate support and are in good condition. Exterior support columns and/or support post are in good condition and functioning as intended.

Maintenance Information: The best assurance to preserve the exterior surfaces is proper and timely preventive maintenance. Protecting the surface materials from water and other elements with a fresh coat of paint and/or sealer will defer the expenses of having to replace the materials that could result from neglect.

3.4 Exterior Wall Surface Materials

Maintenance Advised - Observed at the rear exterior wall: Cedar Shakes are missing, deteriorated, weathered, warped, and buckled. Some surface materials have deteriorated beyond repair and most likely will need to be replaced. Obtaining bids from appropriate persons is suggested for the purpose of determining how extensive repairs will be to bring into satisfactory condition.



3.5 Exterior Wall Surface Materials (near Soil)

Maintenance Advised - Observed at, various areas of the exterior walls: Earth to wood contact may adversely impact the surface materials. General maintenance that is needed should easily be performed by a handy person.



EXTERIOR TRIM & WALL FLASHINGS

Inspected: Wall trim, fascia, eaves, soffits, and flashings.

Comments: Exterior trim component and flashing condition is satisfactory. Typical deterioration noted at the exterior trim is consistent with the age of the trim materials, normal wear and tear, and prolonged exposure to the weather and elements. Trim is weathered and aging as expected, conditions are consistent for the estimated age of the trim components.

Maintenance Information: The best assurance to preserve the exterior trim is proper and timely preventive maintenance when weathering occurs. Protecting the trim components with a fresh coat of paint and/or sealant from the elements now will avoid expenses of having to replace the trim that could result from neglect in the future.

FOUNDATION & FLOOR STRUCTURE

Foundation Materials: Concrete.

Main Floor Structure: Standard concrete slab construction is apparent.

Floor Supports: Frame construction with wood joist. Beams are steel.

Basement: Partially finished.

Limitations/Exclusions: Floor coverings fully conceal the floor structure surface. Foundation footings are installed well below grade and concealed by soil, determining their condition is therefore not possible. These are typical limitations experienced with most foundation and floor structure inspections.

Comments: Foundation system is in satisfactory condition and functioning as intended. Cracks noted in the foundation walls are typical, all foundations will crack to some degree. Floor areas accessible for walking appear to be in good condition and functioning as intended. No readily discernible problems with the floor structure can be detected on the surface of the floor coverings. Overview of the basement area finds it to be in good condition and free of moisture at this time.

STORAGE

Inspected: Storage shed.

Limitations/Exclusions: Visual inspection of exterior revealed normal wear.

Inspection of external sheds is outside of the scope of a normal inspection.



SHED LOCATED AT REAR OF HOME

Comments: Storage shed is in satisfactory condition. Shed has typical deterioration consistent with the age, normal wear and tear, and prolonged exposure to the weather and elements. Occasional power brushing and painting is recommended to extend the life of the external appearance.

ROOF SYSTEMS

Scope of the inspection: Describing the type of the roof covering material, roof structure, attic insulation, and the methods used to inspect the roofing and attic (if any). Observe and inspect the roofing materials, roof structure (where visible), roof drainage systems, flashings, roof penetrations, and signs of leaks or abnormal condensation on the structure components. Determining the presence or absence of a vapor barrier and ventilation in the attic or accessible ceiling cavities. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: The inspector cannot and does not offer an opinion or warranty as to whether the roof has concealed leaks or when future leakage will occur. The only way to determine whether a roof is reasonably watertight is to observe it during a prolonged rainfall; this situation is rarely present during the actual inspection. All roofs leak depending on the severity of weather such as a driving rain, excessive snow melting, and high winds.

ROOF SURFACE

Location: All roof areas.

Roof Coverings: Basic composition shingles and rolled composition roofing in select locations. Two layers of roofing materials are apparent. Estimated age of the shingled roof coverings is between 10 and 15 years. The design life of the shingles is between 20 and 30 years. The design life of the rolled composition roofing is 15 years.

Flashings: Composition roofing and mastic.

Chimney: Brick.

Roof Inspection Method: Viewing the roof from the ground was accomplished. Viewing from roof edge on a ladder was also performed as well as viewed thru a second story window. Additionally George Parsons Roofing (a professional roofing company) was brought in to consult on roof inspection. Observable roof surface area is approximately 75% to 85% of the total area.

Limitations/Exclusions: Roof is too high and steep to access safely.

Comments: Roof coverings are in satisfactory condition with typical wear for the age and within the useful service life of the materials. The roof coverings should provide many more years of service with normal weather conditions. Typical wear and weathering for the age is noted at the flashings.

Maintenance Information: There is no such thing as a "maintenance free" roof. All roofs will require periodic inspection and general maintenance to ensure effective water shedding capabilities.

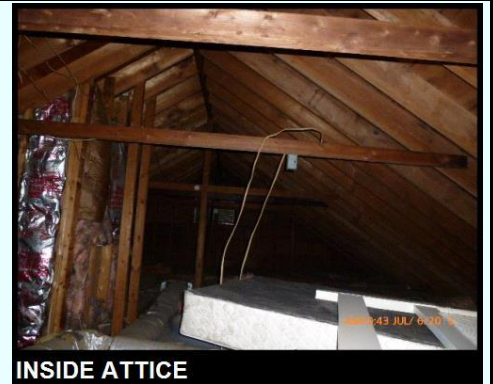
4.4 Flashings

Attention Required - Observed, on the east side of the roof: Roofer recommended upgrading rolled composition roofing materials to metal at some point in the future to improve roof life and durability.



ROOF STRUCTURE & ATTIC

Location: Main and garage roof. Accessible attic is found at this roof area.
Roof & Ceiling Structure: Roof is rafter construction. Roof deck is comprised of solid planks.
Ventilation: Gable vents and electric power fan(s).
Insulation: Fiberglass batts. Average thickness is between 6 and 8 inches.
Vapor Barrier: Not installed, not required in regions with dry climates.
Attic Inspection Method: Entered the attic at 1 access scuttle (hatchway). Estimated 50% of the total attic space is observable.
Limitations/Exclusions: The view was limited because of storage of personal belongings inside the attic. Elevated heat levels limited time in attic.



Comments: Roof structure is in satisfactory condition. Vents where visible appear to be secure and unobstructed. Insulation where visible is in satisfactory condition with appropriate coverage. Insulation R-value (resistance to heat loss) varies with the type and distribution methods of the materials. As a general rule of thumb, cellulose based insulation has roughly R-3.2 per inch, thus 10 inches is approximately R-32 while fiberglass is slightly lower at 3.0 per inch, thus 10 inches is approximately R-30. Other types of insulation materials have a wide range of R-value ratings. Obtaining information from the manufacturer is necessary to determine R-value ratings of insulation materials such as styrofoam.

4.7 Ventilation

Deficiencies - Bathroom vent no ducted to home exterior. General repair that is needed should easily be performed by a handy person.



ROOF DRAINAGE SYSTEM

Inspected: Drainage gutters, downspouts, and downspout extensions (where exposed above ground level).

Limitations/Exclusions: Testing for adequate slope and drainage of the roof drainage system is outside the scope of this inspection. Leaks at the gutters can only be confirmed during times of inclement weather or snow melt.

Comments: General condition of the roof drainage system is good with exceptions noted below. Minor wear is noted in the drainage system, typical for the age.

Maintenance Information: Monitoring for leaks at seams during rain storms is strongly advised. Patching leaks at all seams in the drainage systems is essential to avoid water damage at the wall surfaces and trim components.

4.11 Extensions & Splash Blocks

Maintenance Advised - Observed at various downspouts: Downspout extensions are not installed at downspout terminations. Installing extensions is suggested to effectively divert water away from the foundation. Downspout splash blocks are not effective. Water dispersed next to the foundation can cause the foundation to be adversely impacted because of water related conditions. Dispersing roof run off water a considerable distance away from the foundation is always best. Basic adjustments that is needed should easily be performed by a handy person.



4.11 Extensions & Splash Blocks

SKYLIGHTS

Inspected: Skylight glass, skylight domes, skylight shaft areas, and interior ceiling areas around the skylights.

Limitations/Exclusions: The skylights were observed at the interior and outside from the ground only because of roof access limitations.

Comments: General condition of the skylights is good with consideration of the age and normal deterioration. Minor wear is noted at the skylight components, typical for the age.

Maintenance Information: Monitoring for leaks at the skylights during rain storms is strongly advised. Catching leaks at the early stages is essential to avoid water damage at the interior ceiling surfaces.

ELECTRICAL SYSTEMS

Scope of the inspection: Describing service amperage and voltage, conductor materials, and service type. Report the location of panels and presence of service ground. Inspect and observe service equipment, grounding, main panel, distribution panels, and proper wire compatibility in conjunction with the over current protection devices. Confirming grounding and polarity of a representative amount of interior and exterior receptacles and operating a representative amount of installed exterior and interior switches and fixtures. Operating ground fault circuit interrupters (GFCI) and Arc Fault Circuit Interrupters (AFCI) when installed. Confirming the presence or absence of smoke detectors. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Phone lines, cable TV, internet, audio, security systems, landscape lighting, low voltage lighting systems and wiring for all aforementioned systems or components are excluded from this inspection. Burned out light bulbs, cosmetic issues at light fixtures or missing globes are not reported. Testing of AFCI protected circuits cannot always be achieved in occupied houses because severing the power would negatively impact electronic equipment including but not limited to computers that are often connected to these circuits.

ELECTRIC SERVICE

Service Rating: 240 volt supply. 200 amp capacity. Service rating is based on the ampacity of the main breaker.

Main Disconnect Location: Inside the main panel.

Service Type: Overhead **Service Ground:** Yes.

Service Conductors: Copper.

Limitations/Exclusions: Testing the main shut off device is outside the scope of this inspection.



Comments: The service entrance and related components are in satisfactory condition. The service entrance is generally comprised of overhead cables with conduit (service lateral), electric meters, cabinets and the main shut off device(s). Rust is present on the exterior of the cabinet, typical for the age.

Maintenance Information: Meters and some service equipment maintenance are typically the responsibility of the local power company, check with your local power company to confirm the maintenance obligations for your service.

ELECTRIC PANELS

Main Panel Location: Basement.

Panel Rating: Panel has a 200 amp rating.

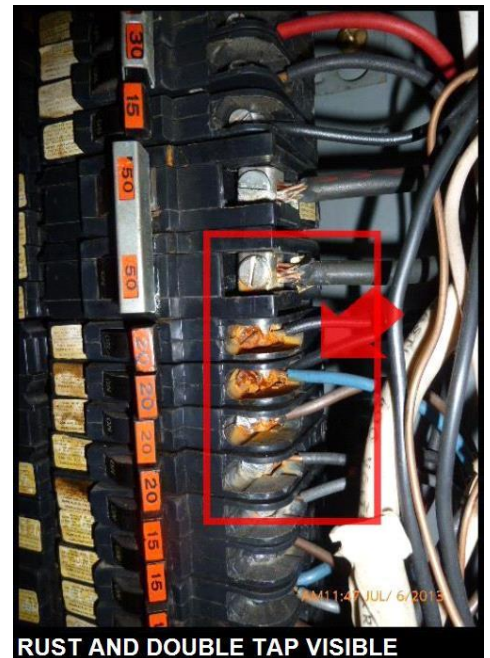
Over Current Devices: A few breakers were found in the "off" position.

Limitations/Exclusions: The inside of the main panel is full and congested, unable to observe the full run of every wire and each and every connection inside the panel.

Comments: Evaluation by a licensed, certified and insured electrician is recommended and noted below.

5.6 Over Current Devices

Deficiencies - Breaker double tapped into a single lug where only one wire should be connected. Evidence of rust is present on several breakers lugs. Unsafe conditions are found. Multiple wires that are connected to a single connection lug have the potential to overheat at the connection and can cause an electrical fire inside the panel. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem. A qualified electrician should be called to further evaluate and perform corrections as needed.



ELECTRIC FIXTURES

Inspected: Interior light fixtures and exterior light fixtures.

Limitations/Exclusions: Determining the function of each and every switch could not be verified, this is a typical inspection limitation. The occupants will need to take the time to familiarize themselves with the function of all switches at move in. Determining the function of motion detector lights or electric eye control cannot be determined during daylight hours.

Comments: A representative amount of attached electrical fixtures were tested throughout the house. Electrical fixtures are in satisfactory condition and functioning as intended.

WIRING

Wiring Methods: Non-metallic (Romex) sheathed cables. Wiring system is a grounded 3 wire system throughout.

Limitations/Exclusions: The wiring system is mostly concealed inside the structure components, reporting on concealed wiring is outside the scope of this inspection.

Comments: A representative amount of receptacles and switches were tested throughout the house. Most wiring, switches, and receptacles are in good condition with exceptions noted below.

Maintenance Information: Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Loose connections at electrical components can cause excessive heat and can damage electrical components beyond repair. Electrical components should be kept in good repair to avoid any potential fire hazard by replacing damaged switches, fixtures, and receptacles whenever overheating evidence is found at these components.

5.12 Interior Receptacles

Maintenance Advised - Observed at various receptacles throughout the house: Interior receptacle wired incorrectly. Face plate is missing in receptacle in attic and various outlets did not function at inspection. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem. A qualified electrician should be called to further evaluate and perform corrections as needed.



5.13 Exterior Receptacles

Safety Concern - Observed at all exterior receptacles: Exterior receptacle not GFCI protected. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem. A qualified electrician should be called to further evaluate and perform corrections as needed.

ELECTRICAL SAFETY ITEMS**Inspected:** GFCI's and smoke detectors.

Comments: Smoke detector alarms are installed at appropriate locations throughout the home. A representative amount of smoke detector alarm(s) were viewed. GFCI protected circuits tested properly and were not functional at inspection and noted below. Occupants should familiarize themselves with Ground Fault Circuit Interrupt (GFCI) protected receptacle reset locations. If power is unavailable at a designated protected receptacle, the reset location may be at another receptacle, identified by buttons integral with the receptacle itself, possibly at a different location in the house and/or at an electrical panel. If problems or questions persist regarding the operation and circuitry of GFCI's, recommend contacting a licensed electrician.

Maintenance Information: Renewing the batteries in battery operated or battery back-up audible detectors at least once a year is recommended. Renewing batteries at time of move in is best to ensure detectors are maintained. Testing the smoke detectors at least twice a year is suggested to ensure proper operation. Testing the GFCI receptacles and/or breakers to ensure the circuit safety protection is functioning as intended should be performed periodically. Simply pressing the test buttons found on the breaker and/or receptacle, confirming power is interrupted, and resetting can easily be performed by the homeowner and/or occupants. If power is not interrupted or power cannot be restored this indicates a defective device. Because these devices can be installed in an inappropriate manner by an inexperienced person, a qualified electrician is best suited to perform any repairs and/or replacement of these devices.

5.17 Ground Fault Circuit Interrupters (gfcis)

Deficiencies - Observed at various GFCI protected circuits: GFCI protected receptacles did not test correctly with a testing tool. Unsafe conditions are found. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem. A qualified electrician should be called to further evaluate and perform corrections as needed.

**5.18 Carbon Monoxide Detectors**

No carbon monoxide detector protection were easily found anywhere throughout the dwelling.

PLUMBING SYSTEMS

Scope of the inspection: Describe installed piping and/or line materials and water heating equipment. Observe and inspect the fuel supply (if any), water supply, waste pipe and vent pipe systems (where visible). Including but not limited to fixtures, faucets, attached hose faucets, adequate supports for piping systems, pipe insulation, existence of cross connections, and observation of supply or drainage leaks. Confirm functional flow and drainage at accessible sinks, tubs, showers, toilets and attached hose faucets. Observe and inspect the water heater operation, vent flues (if any), and the presence of automatic safety controls consisting of: temperature pressure relief valves (TPR), thermocouples, and shut off devices. Safety controls can be confirmed but are not tested. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Areas where the plumbing or septic systems are concealed by structural components, soil or otherwise inaccessible to view and determining the internal condition of fuel tanks is excluded from this inspection. Main valves, shut off valves under sinks, behind toilets or clothes washers and refrigerators are not turned in the normal course of a home inspection because they are prone to leaks when operated. Freestanding hose hydrants or faucets not attached to the structure are not included in this inspection unless specified otherwise.

WATER SYSTEM

Main Water Shut Off Location: Near the water meter.

Limitations/Exclusions: Supply pipes are mostly concealed within the structural components. Pipe material verified at visible stub outs where fixtures and valves are attached. Operating main water shut off valves and fixture shut off valves under sinks and behind toilets is outside the scope of this inspection. Operating these types of valves may CAUSE leaks because they are not operated on a daily basis and the sealing medium becomes distorted when the valve is left in a static state for extended period of time. This inspection includes exterior hose faucets that are accessible and attached to the exterior walls only. Observing main sewer lines and confirming installation of back water valves and/or function thereof is outside the scope of this inspection since most components are concealed and/or not readily accessible. Comments regarding sewage disposal and back water valves are limited to self-evident situations found on the surface, or improper drainage at the interior drains.



Comments: The plumbing supply and drainage systems appear to be in satisfactory condition. Functional water flow and drainage observed at the tested plumbing fixtures throughout the house. Main water shut off valve is accessible.

Maintenance Information: The local water company is usually responsible for the maintenance of the water meter and the housing box.

FUEL SYSTEM

Main Fuel Valve Shut Off Location: Near the fuel meter.

Fuel Type: Natural gas **Fuel Piping:** Iron pipes.

Limitations/Exclusions: Fuel pipes are concealed inside the structure components, confirmed supply piping materials at the visible stub-outs at the interior walls.



MAIN GAS SHUT OFF LOCATION

Comments: The fuel supply system is in satisfactory condition, there is no evidence of leaks found. Because of the safety aspect with distributing gas fuel, the local gas company can enforce new rules or regulations when deemed necessary. With this in mind, as the property ages, the homeowner can be forced to upgrade existing situations even if these situations were acceptable when they were installed. As a result, gas service may not be approved for distribution to the property until these situations are corrected. Predicting future requirements by the gas company or municipality is outside the scope of this inspection.

Maintenance Information: The local gas company is usually responsible for the maintenance of the fuel meter.

6.7 Fuel Storage Tank Or Meter

Attention Required - Oil tank appears to be abandoned. Advise making inquiry with the seller regarding the disposition of the tank, the tank may need a desist use permit on file with the governing agency for abandoned (not removed) oil tanks.

WATER HEATER

Location: Utility room.

Type & Capacity: Electric. Storage capacity is 40 gallons.

Brand Name & Age: Rheem. Estimated age is 21 years. The design life is typically 20 years.

Model Number: 81V-80D **Serial Number:** 1192C08167



Comments: The water heating equipment is in satisfactory condition and heating water as intended. Expansion tanks are suggested with newer water heaters when connected into a municipal water system.

Maintenance Information: Draining water heaters once a year is advised by most water heater manufacturers. Sediment that accumulates in the bottom of the tank can be caustic and will shorten the useful life by corroding through the tank and causing a leak. Draining the water with a hose from the lower purge valve usually removes a majority of the sediment. This maintenance should be completed after realizing the specific manufacture's guidelines for drainage. In very rare instances it's possible for hot water to be plumbed to toilets or exterior hose faucets. This situation can be very difficult to detect during the normal course of a home inspection, if this situation is found it can be easily corrected by a qualified plumber.

IRRIGATION SYSTEM

Inspected: Sprinkler heads noted but control unit not found during inspection. Consult with owner prior to closing on location.

ANCILLARY PLUMBING SYSTEMS

6.12 Auxiliary Sink

Attention Required - Sink located near HVAC system drainage is questionable due to a fair amount of material in sink. Proper cleaning out of the area can help prevent blockage and possible overflow.

COMFORT CONTROL SYSTEMS

Scope of the inspection: Describing the energy sources of the comfort control systems and their distribution method(s). Observe and inspect the heating and/or cooling equipment which includes, but is not limited to, operation, normal operating controls, automatic safety controls, chimneys, flues and vents. Inspecting the comfort control distribution systems including, but not limited to, system operation, fans, pumps, radiators, convectors, fan-coil units, dampers, insulation, air filters, registers, and ducts and piping with supports. Confirming the presence of a heating and/or cooling source in each room or the absence of the same. Opening readily openable access panels on heating and cooling appliances provided for routine homeowner maintenance. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Humidity control devices or systems can be problematic and fail without warning regardless of age, therefore, these units are not included in this inspection. Routine test procedures cannot always reveal problems that may occur with system operation over extended periods of time.

HVAC EQUIPMENT

Location System: Basement utility room.
Equipment Type: Natural gas forced air furnace
"packaged unit" with 240 volt electric air conditioner.
Brand Name & Age: Trane. Estimated age is 1 year old, The design life is typically 20 years..
Model Number: 4TXCD064BC3HCBA, **Serial Number:** 122425SW5G,
Distribution Method: Ductwork.



Comments: The HVAC equipment is in good condition at most areas with exceptions noted below. There is a permanently installed heating and cooling source found in all habitable rooms.

Maintenance Information: Routine periodic preventive maintenance will help extend the service life of the equipment. Furnace maintenance should include cleaning and/or inspecting the heat exchanger, burners, valves, and automatic safety controls. Safety checking the furnace for presence of carbon monoxide in the distribution air should also be undertaken by a qualified technician. A/C maintenance should include cleaning and/or inspecting the evaporator and condenser coils, condenser fan operation, amperage draw of the compressor, and proper refrigerant charge.

DISTRIBUTION SYSTEM

Air Handler Location: Integral with the HVAC unit cabinet.
Number of Zones: 1. Normal operating control is found at a central location inside the house.
Limitations/Exclusions: The distribution ducts are concealed from view by structural components and cannot be fully inspected, this is a typical limitation found because of the building design and duct installation methods.

Comments: The distribution system is in good condition at most areas with exceptions noted below. Cooling system is provided for the lower level of the house only. This is not a typical application with this type of construction, the lower level was well cooled and the upper level untreated.

Maintenance Information: Changing the air filters frequently is always recommended, dirty filters impair the system's ability to perform to its optimum. Routine periodic cleaning of the ducts will help to ensure clean distribution air throughout the dwelling.

7.7 Ducts/Registers

Deficiencies - Observed at the ducts in the attic and basement:
Distribution ducts are crushed. Upper level ductwork is not connected to system or blocked at some point. Suggest further evaluation by appropriate persons to perform a balance test of the distribution system. A qualified mechanical contractor should be called to further evaluate and perform corrections as needed.



OPEN DUCT IN ATTIC- CRUSHED VENT

FIREPLACE OR SOLID FUEL HEATING

Scope of the inspection: Describing fireplaces, solid fuel burning devices, and/or fossil fuel burning devices installed within living spaces. Observe and inspect the firebox, visible portions of vents, flues, and chimneys. Gas logs are inspected for operation if pilot lights are lit and the appliance operates from a typical switch or control. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Starting a fire in wood burning fireplaces or wood stoves to check for proper chimney draw or the function of thermostatically controlled "Heatilator" fans is excluded from this inspection.

FIREPLACE

Location: Great room

Fireplace: Wood burning fireplace.

Chimney: Brick.

Limitations/Exclusions: Lighting a fire is not performed. This inspection is limited to a visual observation of the installed fireplace components only.

Comments: The firebox has typical wear and deterioration for the age. Fireplace condition is satisfactory with exceptions noted below.

Maintenance Information: Recommend cleaning the firebox of ashes and inspecting fully for defects before further use, some areas are concealed. Older masonry chimneys should have periodic inspections for structural integrity and cracks or other defects inside the flue. Recommend that only a qualified chimney technician perform these inspections. In most cases special equipment is necessary for a thorough inspection of the flue and liner assemblies. A checkup of the fireplace equipment by a qualified service technician should be performed periodically and preferably annually to maintain peak working condition. Safety checking for presence of carbon monoxide outside of the firebox while in operation should also be undertaken.

8.4 Firebox

Maintenance Advised - Fire bricks are deteriorated at the mortar joints. A qualified fireplace technician should be called to further evaluate and perform corrections as needed.

8.5 Damper

Deficiencies - Damper is broken. Unsafe conditions exist with this situation. A qualified fireplace technician should be called to further evaluate and perform corrections as needed.

**INTERIOR**

Scope of the inspection: Operating a representative amount of interior doors, entry doors, and windows. Observe and inspect interior plumbing fixtures and associated drains and exterior hose bibs for presence of observable leaks and functional flow and drainage. Observe and inspect cabinets, and/or vanities, ventilation sources to the exterior, doors, windows, ceilings, walls, and floor coverings only where visible. Observe and inspect interior steps, stairways, balconies, and safety railings (if applicable). Reporting any visible signs of water penetration into the building or signs of abnormal or harmful condensation on building components. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Determining the source of odors or like conditions is not included in this inspection. Identifying specific types of microbial growth requires extensive testing, capturing lab samples is beyond the scope of this inspection. Condition and presence of window screens and screen doors if entered in this report is performed as a courtesy, because they are considered seasonal accessories that are not normally reported in most home inspection reports.

WINDOWS

Inspected: Glass panes, frames, hardware, interior window sills, and installed screens.

Limitations/Exclusions: Window treatments restrict full access and viewing all areas of the window glass in most rooms. Confirmation of defects in insulated glass is not always possible because of temperature, weather, and lighting conditions.

Comments: Windows that were tested operate as intended and are in satisfactory condition. Windows that were tested operate as intended, in satisfactory condition and have typical wear and tear.

Maintenance Information: Keeping window trim and caulking in good repair will prevent water intrusion into the wall cavity that could go unnoticed for an extended period of time and may result in undue damage inside the wall. Keeping window weather stripping in good condition will maintain interior comfort and should help to reduce energy cost.

DOORS

Inspected: Door panels and/or slabs, trim, jambs, hardware, and thresholds.

Comments: Interior, exterior entry, and storm doors are in good condition overall with exceptions noted below.

Maintenance Information: Keeping exterior door weather stripping in good condition will maintain interior comfort and should help to reduce energy cost. Door stops should be installed and maintained at interior doors where the door knobs have the potential to hit the wall.

9.7 Door Overview

Maintenance Advised - Observed at the front storm door. Door won't latch. General repair that is needed should easily be performed by a handy person.

9.8 Knobs/Locks/Hardware

Safety Concern - Observed at the exterior front entry door. A keyed-on-both-sides deadbolt is installed situation could be a very hazardous in the event of an emergency for entrapment can be possible if the lock be located in an instance. Recommend installing a safer thumb throw type of deadbolt lock on at least c exterior entrance doors (all are recommended). Basic adjustments that is needed should easily be performed by a handy person.

INTERIOR SURFACES

Inspected: Wall surfaces, ceiling surfaces, closet interiors, wall trim, baseboards, and floor coverings.

Limitations/Exclusions: Furnishings prevent full inspection of all wall and floor areas throughout. Further examine the floors for any disapproved conditions when vacant at final walk through inspection is suggested. Closet interiors are mostly concealed because they have storage of personal belongings.

Comments: Interior wall surfaces have typical wear and tear consistent with the age of the house. Minor cracking noted throughout various areas of the interior walls and ceilings, this is a typical occurrence caused by normal movement in the structure. Interior floor coverings have typical wear and deterioration for estimated age of the coverings.

Maintenance Information: Frequently cleaning the carpets helps to extend the life of the carpets by removing up of soil out of the nap. This helps the carpet from deteriorating prematurely.

APPLIANCES

Inspected: Dishwasher, garbage disposal, stove, oven, vent hood, and exhaust fan.

Limitations/Exclusions: Sometimes defects cannot be detected during a general testing procedure, appliances may need to operate for a longer period of time and through all cycles to reveal all defects. Intermittent defects and situations that cannot be revealed during a simple testing procedure cannot be reported and excluded from this inspection. Disposal capabilities cannot be determined because no waste is available at this time. Determining the effectiveness of cleaning capabilities of dishwashers is beyond the scope of this inspection.

Comments: Overall, appliances are in satisfactory condition and operate as intended at time of inspection except where noted below. Older and newer appliances are installed, newer appliances should provide years of service, reliability of the older appliances is questionable.

9.14 Disposal

Deficiencies - Observed at the main sink disposal. Disposal was inoperative at time of inspection. A qualified electrician should be called to further evaluate and perform corrections as needed.

KITCHEN

Counter Tops: Laminate and stone.

Stove Vent: Vents outward.

Cooktop: Electric **Oven:** Electric.

Comments: Cabinets and countertops are in satisfactory condition. Sink is in good condition.

Maintenance Information: Minor plumbing leaks that go unnoticed for extended periods of time can cause extensive damage to cabinets and wall areas under the sink. Inspecting for leaks periodically and keeping the plumbing in good repair is essential to avoid water damage under sinks and kitchen wall areas.

BATHROOMS

Location #1: Master bathroom. **Size::** 3/4 bath, there is a shower installed, no bath tub.

Heating: Heat from central source. **Ventilation:** Electric vent fan.

Location #2: Hallway bathroom. **Size:** Full bath, tub and shower are combined.

Heating: Heat from central source. **Ventilation:** Electric vent fan.

Location #3: Downstairs **Size:** Half bath, no shower or bathtub is installed.

Comments: Overall, bathroom areas are in satisfactory condition with exceptions noted below.

Maintenance Information: Caulking and sealing all interior and exterior shower and tub areas as a precaution on a periodic basis is suggested to prevent undue water intrusion and damage behind the water proof wall coverings. Vent sources in bathrooms should be kept in good repair because of the wet or moist conditions encountered. Bathroom areas should be allowed to dry out between uses. A fan aids in removal of excess moisture.

9.23 Showers

Deficiencies - Observed in the hallway bathroom. Shower diverter mechanism is damaged and not operating correctly. A qualified plumber should be called to further evaluate and perform corrections as needed.



**HALLWAY SHOWER BODY
INOPERABLE**

LAUNDRY

Location: Laundry facilities are within the confines of the living space.

Configuration: Washer and dryer are installed side by side.

Limitations/Exclusions: Because of limited use, water supply valves for washers are prone to leaking or breaking if turned even the slightest amount; therefore, these valves are not tested and are excluded from the inspection.

Comments: The laundry facilities consisting of the washer plumbing and dryer vent are in satisfactory condition. The most common problem for water damage inside a dwelling that may go unnoticed for an extended period of time is behind the laundry machines. Periodic inspections by simply viewing behind the machines is suggested. Any water damage that occurs on wall or floor surfaces at laundry areas can be an indication of extensive concealed damage especially if it's not noticed at the beginning stages.

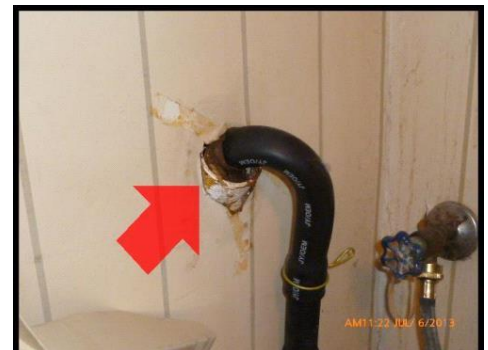
Maintenance Information: Excessive lint build up in the dryer vent can be a fire hazard and should be periodically inspected for build up and cleaned out when necessary. Frequency of cleaning will vary with use of the dryer. The use of hoses with braided steel jacket is recommended for the washing machines hookups installed within the living space.

9.27 Washer Hookups

Attention Required - Upgrade hoses to high pressure metal braided hoses is recommended to help prevent long term leakage and possible hose bursting.

9.28 Washer Hookups-drain

Deficiencies - Washer drains into PVC pipe line mounted in wall. Hose is bracketed or hard connected. Hose could come lose. General repair that is needed should easily be performed by a handy person.



WASHER DRAIN HOSE LOSE

INTERIOR STAIRS & STEPS

Inspected: Floor coverings, treads, risers, framing, stringers, and guardrails.
Staircase Locations: Main, basement, and upper.

Comments: Interior stairs and related components are in satisfactory condition and functioning as intended.

GARAGE / CARPORT

Scope of the inspection: Observe and inspect interior and exterior garage and/or carport walls, floors, garage doors, door operators, door operator safety devices, and required fire separation wall and ceiling systems between attached garages and living spaces and/or attic. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside Scope: Garages are considered un-conditioned and un-habitable space, reporting on the presence or absence of attic or wall insulation in garage structures is outside the scope of this inspection. Any reporting of the absence or presence of garage insulation is entered as a courtesy.

GARAGE

Garage Type & Size: Attached garage. Garage is an average sized 2 car garage.

Garage Door Count: 2 **Automatic Operator Count:** 2

Floor Structure: Standard concrete slab construction is apparent.

Limitations/Exclusions: Confirming the presence and operation of remote control devices for garage door operators is outside the scope of this inspection. Asking for remote control devices to be present at the final walkthrough is suggested. Determining the heat resistance rating of a firewall is beyond the scope of this inspection.

Comments: Floor, interior wall surfaces, ceiling surface, and garage door components are in satisfactory condition. Door operator reverses with reasonable resistance within acceptable testing guidelines. Floor areas, wall surfaces, and ceiling surfaces have typical cracking in the materials. No structural concerns noted at time of this inspection even though some materials show signs of movement, these situations are because of normal conditions.

Maintenance Information: The acceptable reasonable resistance testing procedure for automatic garage door operators is using a 2" block of wood on the floor which will not allow the door to close completely, the door should reverse when the door hits the wood. Periodically testing the door in this manner to ensure the safety device is properly adjusted is advised. To maintain smooth garage door operation and maximize the service life of the components; lubricating the door moving parts periodically is suggested as a routine maintenance procedure. Garage door automatic operator also needs periodic lubrication to maximize the service life of the unit.

CARPORT

Comments: Carport is not applicable on this inspection.

CLOSING STATEMENTS**11.1 General Disclaimers:**

The house is furnished with many interior areas concealed. Viewing all interior wall and floor areas while vacant is highly recommended to ensure acceptable condition of these areas. Typically, viewing while vacant can only be accomplished at the final walkthrough shortly before closing of this transaction. Numerous cosmetic issues are present throughout the home and listing every single cosmetic concern is outside the scope of this inspection, this is a generalist conditional assessment report. Because the property is occupied and will be in use between the date of the inspection and the time the buyer takes possession, and simply because time will pass, it is possible that systems or components could fail in the interim. Every effort was made to determine the operation of systems and components at this time and to report them accordingly. Recommend re-testing all appliances and systems at the final walk-through inspection to ensure their function.

11.2 Overall Condition:

This home is in good condition and the findings in this report are typical for properties this age. Comparable properties may have similar findings. The information contained in this inspection report is an earnest effort on my part to inform the buyer of the **current condition** of this property.

11.3 Post Inspection Fees:

To better serve my customers and in an effort to keep the initial inspection fees as reasonable as possible, I charge an additional fee for re-inspections (confirmation requested repairs are complete). Due to insurance requirements there must be a re-inspection agreement executed prior to the re-inspection. Please call my office so I may send you the necessary documents for the re-inspection. I may need lead time to schedule so don't delay notifying me the re-inspection service is desired. Re-inspection fee for this property will be **\$250.00**.

11.4 Legal:

Inspection agreement was sent electronically to client, signed and returned electronically.

11.5 Environmental:

A visual termite inspection was completed at time of inspection and Form NPMA-33 (Wood Destroying Insect Inspection Report) was supplied to client. Wood destroying insects are a common finding and proactive measures to protect your home are always recommended if the home was not professionally treated in the past five years.

11.6 Final Comments:

Each inspection report is relevant to the specific property inspected, at the time and on the day of the inspection only. Conditions may change in the interim between the inspection and occupancy of the property. I advise my client to thoroughly check this report for accuracy to the best of his or her knowledge prior to the close of the transaction. Although my standard of care is to produce a precise and accurate report, the human element of an oversight, omission, or unintentional data entry is always possible. Thank you for hiring me to perform your inspection. Your business is sincerely appreciated.

REPORT SUMMARY

Customer(s): Mr. Sample Report Report File Number: 7613-howald

Property Address: 158 Main Street

Important Notice: It is essential that you read the entire inspection report for complete inspection details.

This summary only highlights a few items that may be of concern.**Items to Monitor or General Information:**ROOF SURFACE*4.4 Flashings*

Attention Required - Observed, on the east side of the roof: Roofer recommended upgrading rolled composition roofing materials to metal at some point in the future to improve roof life and durability.

FUEL SYSTEM*6.7 Fuel Storage Tank Or Meter*

Attention Required - Oil tank appears to be abandoned. Advise making inquiry with the seller regarding the disposition of the tank, the tank may need a desist use permit on file with the governing agency for abandoned (not removed) oil tanks.

ANCILLARY PLUMBING SYSTEMS*6.12 Auxiliary Sink*

Attention Required - Sink located near HVAC system drainage is questionable due to a fair amount of material in sink. Proper cleaning out of the area can help prevent blockage and possible overflow.

LAUNDRY*9.27 Washer Hookups*

Attention Required - Upgrade hoses to high pressure metal braided hoses is recommended to help prevent long term leakage and possible hose bursting.

Maintenance Issues & Dependability Concerns:**GROUND & DRIVEWAY****2.4 Driveway**

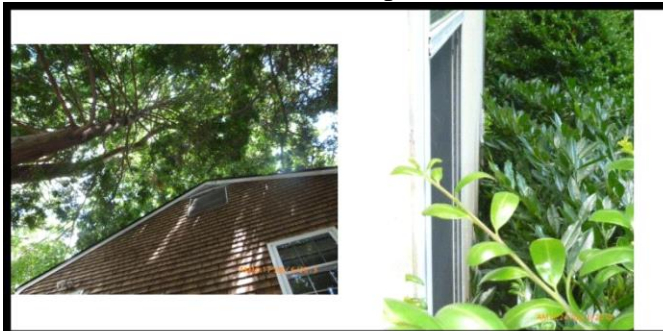
Maintenance Advised - Surface is settling. Sealing the cracks with appropriate silicone or other suitable sealer is advised to prevent water intrusion. Trip hazard is found, the surface is not even at all areas.

**DRIVEWAY CRACKS****2.5 Driveway Skirting**

Maintenance Advised - Surface is deteriorated. Driveway materials are severely deteriorated. Replacement of the driveway or a portion thereof in the not too distant future may be desirable. A qualified contractor should be called to further evaluate and perform corrections as needed.

2.6 Vegetation

Maintenance Advised - Observed at various exterior walls. Tree limbs are in contact with the roof. Shrub is in contact with the structure. Damage to structural or surface components is possible with further growth of the vegetation. A qualified landscape contractor should be called to further evaluate and perform corrections as needed.

**TREES AND SHRUBS TOUCHING HOME**

WALLS & SUPPORTS*3.4 Exterior Wall Surface Materials*

Maintenance Advised - Observed at the rear exterior wall: Cedar Shakes are missing, deteriorated, weathered, warped, and buckled. Some surface materials have deteriorated beyond repair and most likely will need to be replaced. Obtaining bids from appropriate persons is suggested for the purpose of determining how extensive repairs will be to bring into satisfactory condition.

*3.5 Exterior Wall Surface Materials (near Soil)*

Maintenance Advised - Observed at, various areas of the exterior walls: Earth to wood contact may adversely impact the surface materials. General maintenance that is needed should easily be performed by a handy person.



ROOF DRAINAGE SYSTEM

4.11 Extensions & Splash Blocks

Maintenance Advised - Observed at various downspouts: Downspout extensions are not installed at downspout terminations. Installing extensions is suggested to effectively divert water away from the foundation. Downspout splash blocks are not effective. Water dispersed next to the foundation can cause the foundation to be adversely impacted because of water related conditions. Dispersing roof run off water a considerable distance away from the foundation is always best. Basic adjustments that is needed should easily be performed by a handy person.



WIRING

5.12 Interior Receptacles

Maintenance Advised - Observed at various receptacles throughout the house: Interior receptacle wired incorrectly. Face plate is missing in receptacle in attic and various outlets did not function at inspection. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem. A qualified electrician should be called to further evaluate and perform corrections as needed.



FIREPLACE*8.4 Firebox*

Maintenance Advised - Fire bricks are deteriorated at the mortar joints. A qualified fireplace technician should be called to further evaluate and perform corrections as needed.

DOORS*9.7 Door Overview*

Maintenance Advised - Observed at the front storm door. Door won't latch. General repair that is needed should easily be performed by a handy person.

Defects & Safety Concerns:PATIOS / WALKWAYS / STOOPS*2.9 Front Sidewalk*

Safety Concern - Observed at the front sidewalk: Surface is deteriorated and settling. Walkway has movement. Trip hazard is found, the surface is not even at all areas. A qualified repair person should be called to further evaluate and perform corrections as needed.

ROOF STRUCTURE & ATTIC*4.7 Ventilation*

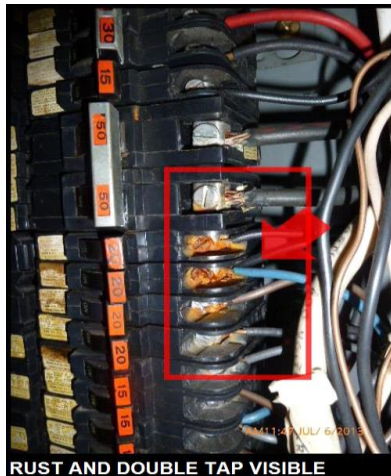
Deficiencies - Bathroom vent no ducted to home exterior. General repair that is needed should easily be performed by a handy person.



ELECTRIC PANELS

5.6 Over Current Devices

Deficiencies - Breaker double tapped into a single lug where only one wire should be connected. Evidence of rust is present on several breakers lugs. Unsafe conditions are found. Multiple wires that are connected to a single connection lug have the potential to overheat at the connection and can cause an electrical fire inside the panel. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem. A qualified electrician should be called to further evaluate and perform corrections as needed.



WIRING

5.13 Exterior Receptacles

Safety Concern - Observed at all exterior receptacles: Exterior receptacle not GFCI protected. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem. A qualified electrician should be called to further evaluate and perform corrections as needed.

ELECTRICAL SAFETY ITEMS*5.17 Ground Fault Circuit Interrupters (gfcis)*

Deficiencies - Observed at various GFCI protected circuits: GFCI protected receptacles did not test correctly with a testing tool. Unsafe conditions are found. Due to the sensitive nature of electrical components and associated safety hazards working with electricity, and considering the long term integrity of the repairs, a licensed electrician is best suited to perform repairs no matter how trivial the repairs may seem. A qualified electrician should be called to further evaluate and perform corrections as needed.

**UPSTAIRS BATHROOM**DISTRIBUTION SYSTEM*7.7 Ducts/Registers*

Deficiencies - Observed at the ducts in the attic and basement: Distribution ducts are crushed. Upper level ductwork is not connected to system or blocked at some point. Suggest further evaluation by appropriate persons to perform a balance test of the distribution system. A qualified mechanical contractor should be called to further evaluate and perform corrections as needed.

**OPEN DUCT IN ATTIC- CRUSHED VENT**

FIREPLACE

8.5 Damper

Deficiencies - Damper is broken. Unsafe conditions exist with this situation. A qualified fireplace technician should be called to further evaluate and perform corrections as needed.

**DAMPER ARM BROKEN**DOORS

9.8 Knobs/Locks/Hardware

Safety Concern - Observed at the exterior front entry door. A keyed-on-both-sides deadbolt is installed. This situation could be a very hazardous in the event of an emergency for entrapment can be possible if the key cannot be located in an instance. Recommend installing a safer thumb throw type of deadbolt lock on at least one of the exterior entrance doors (all are recommended). Basic adjustments that is needed should easily be performed by a handy person.

APPLIANCES

9.14 Disposal

Deficiencies - Observed at the main sink disposal. Disposal was inoperative st time of inspection. A qualified electrician should be called to further evaluate and perform corrections as needed.

BATHROOMS

9.23 Showers

Deficiencies - Observed in the hallway bathroom. Shower diverter mechanism is damaged and not operating correctly. A qualified plumber should be called to further evaluate and perform corrections as needed.

**HALLWAY SHOWER BODY
INOPERABLE**

LAUNDRY

9.28 Washer Hookups-drain

Deficiencies - Washer drains into PVC pipe line mounted in wall. Hose is bracketed or hard connected. Hose could come lose. General repair that is needed should easily be performed by a handy person.

**WASHER DRAIN HOSE LOSE**