

Comfortspec Home Inspection Services

Property Inspection Report



123 Mockingbird Lane, Niceville, PA 12345
Inspection prepared for: Happy Homebuyer
Real Estate Agent: Best Agent - One Professional Realtor

Date of Inspection: 4/23/2015 Time: 1:00 PM
Age of Home: 2005 Size: 2896
Order ID: 2949

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ComfortSpec
Home Inspection Services

It has been a pleasure to provide you with this property inspection and truly appreciate your business and patronage. We work hard to research your real estate investment and to report back to you in a professional manner. Our number one goal is to provide the best possible customer service and to answer all of your questions as thoroughly as possible. Remember that we have your best interest in mind throughout this process and we are happy to answer any questions you have about the home even after you move in. We are your building consultant for life.

Report Summary

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that were identified within the full report as needing repairs or corrective actions. It is obviously not comprehensive and should not be used as a substitute for reading the entire report, nor is it an endorsement of the conditions of components or features that do not appear in this summary. Our recommendations should be completed before the close of escrow by qualified specialists, who may identify additional problems and may recommend some upgrades that could affect your evaluation of the property.

This summary and report is the exclusive property of the inspection and client whose name appears herewith, and its use by unauthorized persons is prohibited.

<i>Structure</i>		
Page 10 Item: 8	Ceiling and Roof Structure	<ul style="list-style-type: none"> • Staining was observed at the roof sheathing located in the attic. This is typically from the ventilation or insulation systems. The staining may contain mold. Recommend contacting a remediation specialist for treatment.
<i>Electrical</i>		
Page 18 Item: 4	Main Service Panel(s)	<ul style="list-style-type: none"> • "Double Tapping" observed on one or more circuit breakers--two wires on single breaker. This will cause nuisance tripping. Qualified electrician should evaluate and repair as necessary.
Page 19 Item: 7	Overcurrent Protection	<ul style="list-style-type: none"> • Oversized breakers in main panel. The wire supplying the breaker is too small for the breaker. This should be evaluated and corrected by a qualified electrician.
Page 21 Item: 11	Smoke/Heat Detector(s)	<ul style="list-style-type: none"> • Battery in smoke detectors were missing. New batteries were installed as a courtesy by inspector.
<i>Bathrooms</i>		
Page 25 Item: 1	Tub(s)	<ul style="list-style-type: none"> • Active leak observed under master bath whirlpool drain. Recommend further evaluation/correction as needed by a qualified plumber.

Inspection and Site Details

The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that qualified contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

1. Occupancy

Occupied - Furnished, The utilities were on at the time of inspection.

2. Weather Conditions

Snow on ground

Temperature at the time of inspection approximately:

40 degrees

Exterior

In accordance with the NACHI© Standards of Practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level. Inspectors shall also inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities) unless specified in writing. Detached buildings or structures; or Presence or condition of buried fuel storage tanks are not covered. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility, or damage finished surfaces to determine the presence of deteriorated building materials. Items not visible at the time of inspection are not included in the inspection.

1. Driveway

Materials: Asphalt

Observations:

- Driveway in good shape for age with normal wear.

2. Walkways

Materials: Concrete

Observations:

- Settling concrete slab area with cracks where walk meets front. Water can intrude and affect the foundation. Repair as needed.



Settling concrete slab area with cracks where walk meets front. Water can intrude and affect the foundation. Repair as needed.

3. Stoop, Steps

Materials: Wood

Observations:

- Peeling paint noted. Recommend refinishing affected areas to prevent further deterioration.

4. Exterior Cladding

Description:

- Vinyl Siding

Observations:

- The house siding appeared in serviceable condition, at time of inspection.
- No deficiencies noted.
- MAINTENANCE: Vinyl and metal siding are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for the homeowner to periodically--at least once a year--carefully examine siding panels as well as ensure all J-channels around windows and doors are secure and drain properly. Vinyl and metal siding should be cleaned following the manufacturer's instructions.

5. Exterior Caulking

Observations:

- Recommend sealing all utility penetrations/masonry ledges/around windows and any other open seams.



Recommend sealing all utility penetrations/masonry ledges/around windows and any other open seams.

6. Soffits, Fascia and Trim

Description:

- Metal
- Vinyl
- Wood

Observations:

- Recommend routine exterior painting maintenance of any exposed wood surfaces as needed.



Recommend routine exterior painting maintenance of any exposed wood surfaces as needed.

7. Deck, Balcony

Materials: Pressure treated lumber

Observations:

- The deck was installed with joist hangers and ledger bolts. This is a standard not always followed.
- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.
- Peeling paint observed. Recommend repainting/staining where needed.



The deck was installed with joist hangers and ledger bolts. This is a standard not always followed.

8. Railings

Materials:

- Vinyl Railings
- Wood railings

Observations:

- Handrails were in place and properly supported where required.

9. Grading and Surface Drainage

Description: Grading is away from house except rearyard, which slopes towards the home.

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
- While performance of lot drainage and water handling systems appear serviceable at the time of inspection. The inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- There are some low spots along the deck footers. Recommend Regrading to allow for proper drainage.



There are some low spots along the deck footers. Recommend Regrading to allow for proper drainage.

10. Vegetation Affecting Structure

Description:

- Vegetation in contact with the house.

Observations:

- Vegetation is currently away from home. Recommend continued maintenance assuring home is free of contact with vegetation.



Vegetation is currently away from home. Recommend continued maintenance assuring home is free of contact with vegetation.

11. Limitations of Exterior Inspection

Recent snow limited the scope of the inspection

Roofing

Every roof will wear differently relative to its age, the quality of the material, the method of the application, its exposure to direct sun light or other prevalent weather conditions, and the regularity of the maintenance. Regardless of its design life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. This is equally true to almost all roofs. The material on the majority of pitched roofs is not designed to be waterproof only water resistant. However, what remains true of all roofs is that,

whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak unless it is occurring at the time of the inspection. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak is present without corroborative evidence. Consequently, only the installer can credibly guarantee that a roof will not leak. Our inspection makes every attempt to determine the possibility of leaks some areas may go unnoticed due to inaccessibility. Please be aware the inspector has your best interest in mind. Any repairs noted in this report should be considered before purchase. It is recommended to have qualified professional contractors make any repair issues as it relates to the inspection report.

1. Roof Style and Pitch

- Gable
- Normal slope: roof angle

2. Method of Roof Inspection

Viewed from the ground level with the aid of binoculars due to the roof height.

3. Roof Covering

Description: Dimensional (upgraded) architectural shingles

Age: 10-15+ years • 1 visible layer observed

Observations: The roof appears to be in the first half of the life cycle where visible. • Roof is serviceable. A roof tune up including patching broken shingles and cleaning should be performed to aid in lengthening the replacement and help prevent the chances of premature leaking.



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4. Flashings

Materials: Metal

Observations:

- Visible areas appeared functional, at time of inspection

5. Roof Penetrations

Description: Pumping vent stack

Observations:

- One or more roof penetrations have been sealed with tar or mastic instead of conventional metal or plastic flashings. Leaks may develop over time as the sealant deteriorates. The penetrations will need to be diligently monitored for leaks and periodically re-sealed. Replacement of the flashing is a better alternative and is recommended.



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6. Chimney(s)

Description: Metal

Observations:

- Chimney appeared functional

7. Roof Drainage System

Description: Galvanized/Aluminum • All downspouts discharge above grade

Observations:

- Downspouts which discharge onto the ground - above grade - should discharge a good distance away from the house -- four (4) to six (6) feet or more, if possible. The slope of the ground in this area should be away from the house to direct water away from the foundation.



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8. Limitations of Roofing Inspection

Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life., It is impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors., Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage.

Structure

1. Foundation Type

- Unfinished basement

2. Foundation Walls

Description: Masonry Block

Observations:

- Shrinkage/settlement cracking noted. This is a relatively common condition that occurs during the curing process and is normally no reason for concern. Recommend sealing and monitoring. Consult with a professional engineer or qualified contractor should condition worsen or if water intrusion occurs.

3. Foundation Floor

Description: Concrete slab

Observations:

- All concrete floor slabs experience some degree of cracking due to shrinkage in the drying 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.
- Common cracks noted. Recommend consultation with qualified contractor should condition worsen or water intrusion occur.

4. Under Floor Crawlspace(s)

Method of Inspection: Entered

5. Columns and Beams

Description:

- Wood beams
- Steel lally columns

Observations:

- No deficiencies were observed at the visible portions of the columns and beams of the home.

6. Floor Structure

Description: Joists

Observations:

- Insulation in upper section limited inspection.
- No deficiencies noted on visible areas, at the time of inspection.

7. Wall Structure

Description: Wood frame

Observations:

- Limited view due to finishing materials.

8. Ceiling and Roof Structure

Description: Rafters • Wood Joists • Oriented Strand Board (OSB) sheathing

Observations:

- Limited view of ceiling framing due to insulation.
- Staining was observed at the roof sheathing located in the attic. This is typically from the ventilation or insulation systems. The staining may contain mold. Recommend contacting a remediation specialist for treatment.



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9. Limitations of Structure Inspection

Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors. • A representative sample of the visible structural components was inspected. • No representation can be made to future leaking of foundation walls. • Furniture, storage, and/or personal items restricted access to some structural components. • Insulation under subfloor limited inspection. Unable to see behind this insulation.

Attic and Insulation

1. Attic Access

Description:

- Pull Down Ladder located in:
- Bedroom

Observations:

- Insulated cover installed to improve efficiency.

2. Method of Attic Inspection

Viewed and walked in the attic section.

3. Insulation in Unfinished Spaces

Description: Fiberglass, batts

Depth/R-Value: 9-12 inches. This is approximately R-30

Observations: Insulation level in the attic is typical for homes this age • Insulation appears adequate.

4. Attic Ventilation

Description: Ridge exhaust venting • Under eave soffit inlet vents • Baffles installed

Observations:

- All vents appears functional
- No deficiencies noted.
- Baffles are installed. These allow air flow through the attic which is required to prevent moist, stagnant air from infiltrating the attic and prevents ice damming.



Baffles are installed. These allow air flow through the attic which is required to prevent moist, stagnant air from infiltrating the attic and prevents ice damming.

5. Limitations of Attic and Insulation Inspection

Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected. • Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed. • Any estimates of insulation R values or depths are rough average values.

Interior

In accordance with the NACHI© Standards of Practice pertaining to Interiors, inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, installed countertops and a representative number of installed cabinets, and representative number of doors and windows. Garage door(s) and automatic garage door operators are inspected for proper function and the operation of installed safety features. If the home is occupied, the possessions of the owner necessarily conceal some areas/items. These are exempt from inspection. All reasonable attempt is made to more closely inspect behind the owner's possessions if any hint of a problem is found or suspected. The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Some walls, floors, and ceilings may be obstructed from view due to cabinets, furniture, and/or stored items that may be in place at the time of the inspection. The inspector does not remove or move these items to perform the inspection. The walls, floors, and ceilings of the home are covered with finished materials, making the structural components behind these finished materials not visible. Some issues may become discovered during periods of renovations or repairs when these finished materials are removed. This inspection does not include testing for radon, mold, indoor air quality or other hazardous materials unless specifically requested.

1. Door Bell

Observations:

- Operated normally when tested.

2. Doors

Description:

- wood exterior
- Sliding Glass
- Interior wood doors

Observations:

- Appeared functional, at time of inspection.
- Recommend replacing lock sets upon taking possession.

3. Walls and Ceilings

Materials: Drywall

Observations:

- Some cosmetic, common small cracks and typical flaws noted. This is normal wear for age of home.
- Moisture intrusion noted at master bath and dining room ceiling. Unable to determine the condition of the underlying material due to the homes finishing system. Recommend further evaluation by a qualified contractor. The master bath was dry at the time of inspection and appears to have been corrected.



Moisture intrusion noted at master bath and dining room ceiling. Unable to determine the condition of the underlying material due to the homes finishing system. Recommend further evaluation by a qualified contractor. The master bath was dry at the time of inspection and appears to have been corrected.

4. Floor Surfaces

Materials: Carpet • Hardwood type • Tile

Observations:

- Normal wear for age

5. Windows

Description: Wood • Double hung with tilt-out feature

Observations:

- Operated windows were functional at time of inspection.

6. Stairways and Railings

Observations:

- Loose handrail at stairs leading to upstairs. Repair as needed.

7. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

8. Cabinets and Vanities

Materials: Solid Wood

Observations:

- No deficiencies observed.
- Functional and in satisfactory condition, at time of inspection.

9. Countertops

Materials: Laminate

Observations:

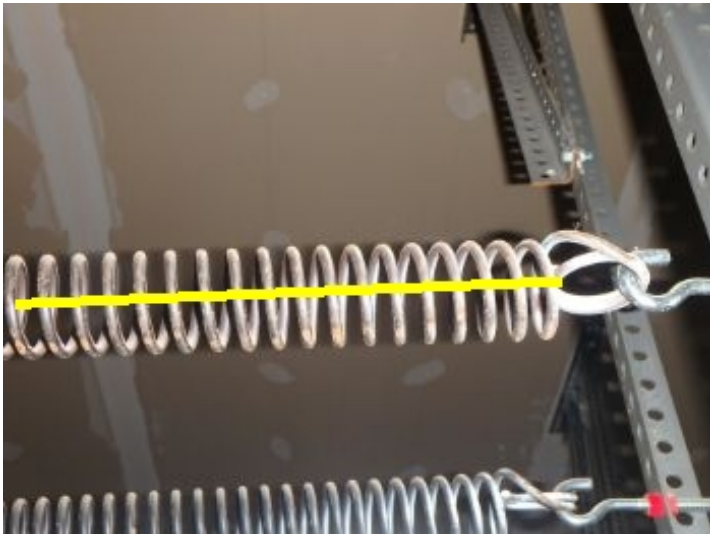
- No discrepancies noted
- normal wear

10. Garage Door(s)

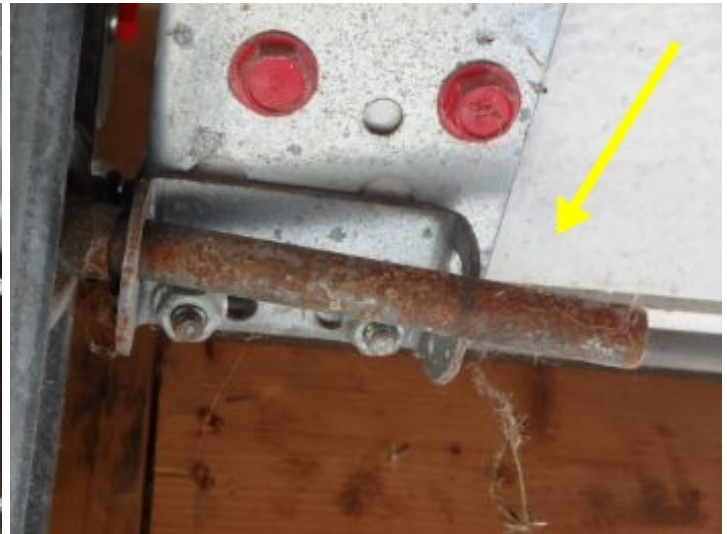
Description: Two- single sectional roll-up doors.

Observations:

- Safety cable passing through springs not present. This is an easy upgrade and recommended for additional safety.
- Right door bottom roller not in place. This is an easy fix that can be handled by a qualified handyperson.



Safety cable passing through springs not present. This is an easy upgrade and recommended for additional safety.



Right door bottom roller not in place. This is an easy fix that can be handled by a qualified handyperson.

11. Garage Door Opener(s)

Description: Two automatic openers

Observations:

- Functional using normal controls at time of inspection.

12. Garage Door Safety Features

Safety Reverse: Present.

Safety Sensor: Present.

Observations:

- Safety sensors operated normally.
- The automatic garage door opener(s) reversed direction when met with resistance.
- Safety features of automatic garage door openers should be tested periodically to ensure proper and safe operation.

13. Garage Firedoor

Material: Present • Metal

Observations:

- Satisfactory and functional, at time of inspection.

14. Garage Firewall and Ceiling

Observations:

- No visible concerns.

15. Limitations of Interiors Inspection

There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects. • Recommend thorough review of interior areas during final walk-through inspection prior to closing. • Storage in home and garage limited inspection.

Heating and Air Conditioning

The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating and Cooling equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating and cooling systems when weather conditions or other circumstances may cause equipment damage; inspect the interior of flues and ducts; Perform any invasive or technically exhaustive inspection of furnace heat exchangers or components not readily visible by removing lift off covers; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat or cooling supply to the various rooms. Any and all chimneys in the home should be cleaned and inspected by a qualified chimney sweep prior to use. If the appliance or heating/cooling system is not ready for inspections including but not limited to a lack of fuel, not supplied by electricity etc. it is not included as part of the inspection. The appliance should be evaluated by a qualified specialist, supplied with a power/fuel source and tested as needed. The home inspector shall observe the visible portions of any permanently installed solid fuel, gas log, electric log fire places and/or stoves. The inspector will comment on; the type of system in place; the type of fuel intended to be used by the manufacturer; the condition of the visible sections of the interior/exterior of any flue, chimney or venting equipment; the operation of any dampers; the operation of any gas logs using normal operating controls. The home inspector will not; operate solid fuel fire places (wood, coal, etc.); operate gas logs not easily operated from visible controls; comment on code clearances, improper installations, any recalls or latent defects of manufactured systems; use any technically exhaustive devices, tools, or methods to determine conditions of not readily visible sections of the systems.

1. Thermostat(s)

Description:

- Digital - programmable type.

Observations:

- No deficiencies noted.

2. Heating System

Description: Forced air propane furnace

Age and Capacity: 11 years

Observations:

- There were no visible deficiencies with the heating system at this time.
- Annual/seasonal HVAC service contract highly recommended.

3. Energy Source

For Heating: LP quantity gauge located on tank, under service lid

Observations:

- Propane shutoff.
- No deficiencies noted.



Propane shutoff.

4. Safety Switch

Description: Electric switch within sight of unit and stairs

Observations:

- No deficiencies noted.

5. Combustion Air

Observations:

- No deficiencies noted.

6. Venting, Flue(s), and Chimney(s)

Materials: Plastic - PVC

7. Cooling System

Description: Compressor/Condensing unit

Age and Capacity: Approximately: • 11 years old on condenser

Observations:

- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.
- A/C Unit or Heat Pump not operated in the cooling mode (see Limitations). The ability of the cooling system to perform its normally intended function and operation could not be determined.

8. Condensate Drain

Observations:

- No deficiencies noted in the condensate collection and removal system.

9. Heating & Cooling Distribution

Description: Galvanized sheetmetal ductwork • Flex type duct work

Observations:

- No deficiencies noted.

10. Filter(s)

Description: Fiberglass disposable filter(s) • Size: 16 X 25 X 1

Observations:

- No deficiencies noted.
- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

11. Other Components

Description: Aprilaire brand Humidifier

Observation:

- Humidifiers require routine annual service prior to each heating season. They easily become covered by lime deposits which cause them to become inoperative within short periods of time. This should be part of annual/seasonal HVAC service contract.

12. Gas Fireplace(s)

Description: Propane log direct vent fireplace

Observations:

- Propane was off to the fireplace at the time of inspection. Recommend having lit at the final walkthrough to verify functionality. Ask the current owner for the operating manual if accessible.

13. Limitations of Heating and Air Conditioning Inspection

- This inspection does not involve igniting or extinguishing fires nor the determination of draft.

Electrical

1. Service Drop

Description:

- Overhead

Observations:

- Wires are touching trees, recommend trimming trees as necessary to prevent damage to wires.



Wires are touching trees, recommend trimming trees as necessary to prevent damage to wires.

2. Service Entrance Wires

Description: Aluminum

Observations:

- Anti oxidant paste present.

3. Electrical Service Rating

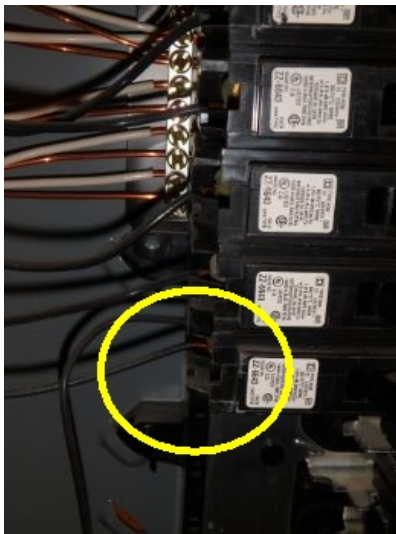
Amperage Rating: • 200 amps

4. Main Service Panel(s)

Description: Manufacturer: • Square D

Observations:

- "Double Tapping" observed on one or more circuit breakers--two wires on single breaker. This will cause nuisance tripping. Qualified electrician should evaluate and repair as necessary.



"Double Tapping" observed on one or more circuit breakers--two wires on single breaker. This will cause nuisance tripping. Qualified electrician should evaluate and repair as necessary.

5. Main Disconnect

Location: On panel

6. Service Grounding

Description: Ground Rod Connection • Outside the residence

Observations:

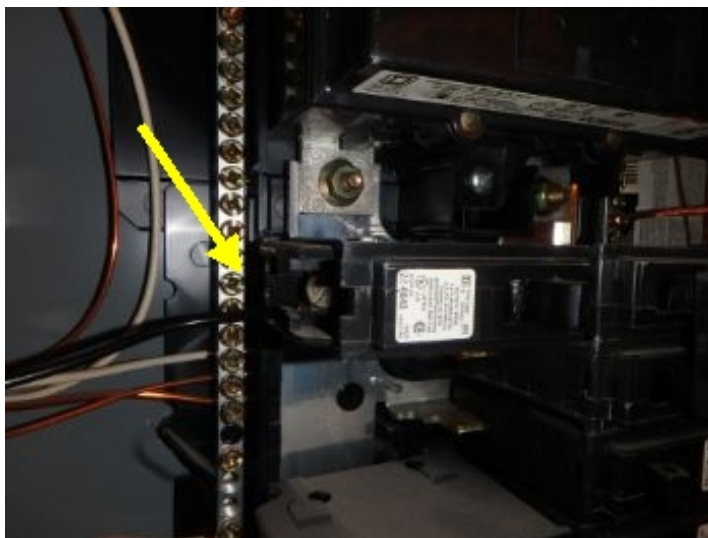
- No discrepancies noted.

7. Overcurrent Protection

Type: Breakers

Observations:

- Oversized breakers in main panel. The wire supplying the breaker is too small for the breaker. This should be evaluated and corrected by a qualified electrician.



Oversized breakers in main panel. The wire supplying the breaker is too small for the breaker. This should be evaluated and corrected by a qualified electrician.

8. Distribution Wiring

Description: Wiring type: non-metallic sheathed cable "Romex"

Observations:

- Visible wiring appeared functional, at time of inspection.

9. Lighting, Fixtures, Switches, Outlets

Description: Grounded

Observations:

- A representative number of receptacles, switches and lights were tested and are generally serviceable, unless otherwise noted.

10. GFCI - Ground Fault Circuit Interrupter

Description: GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets:

- Present at:
- Bathrooms.
- Kitchen
- Exterior
- Garage
- Basement

Observations:

- Test GFCIs monthly to ensure proper operation.
- Missing cover in basement.



Missing cover in basement.

11. Smoke/Heat Detector(s)

Description:

- Present at:
- One on each level at hall ceiling
- One in most bedrooms

Observations:

- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- **IMPROVE:** Recommend installing one in upper bedroom to bring up to modern safety standards.
- **Battery in smoke detectors were missing. New batteries were installed as a courtesy by inspector.**

12. Carbon Monoxide (CO) Detector(s)

Location: None installed/plugged in

Comments:

- **SAFETY INFO:** Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
- Recommend the addition of another CO detector outside the homes bedrooms at the 2nd level.

13. Limitations of Electrical Inspection

Electrical components concealed behind finished surfaces are not visible to be inspected. • Furniture and/or storage restricted access to some electrical components which may not be inspected. • Back-up generator not tested or inspected. Licensed electrician should evaluate and operate. Recommend you review with seller to become familiar how to operate emergency generator in the event of a power failure.

Plumbing

1. Water Supply Source

Source:

- Private well water supply

2. Service Piping Into The House

Materials: Plastic

3. Main Water Shut Off

Location: Front Wall of Basement

Observations:

- Main water shutoff.



Main water shutoff.

4. Supply Branch Piping

Description: Readily visible water supply pipes are: • Copper

Observations:

- Indications of previous leaking evident by oxidation over water heater. This should be monitored for future concerns.



Indications of previous leaking evident by oxidation over water heater. This should be monitored for future concerns.

5. Exterior Hose Bibs/Spigots

Description: Upgraded to new modern Frost-Free type at rear.

Observations:

- Upgraded frost free hose bibs installed at rear. These are designed for reduced maintenance. It is recommended to remove all hoses from the hose bibs to reduce the chances of freezing.
- IMPROVE: Install the frost-free type faucet at front to reduce the risks of a bursted/frozen pipe or faucet.
- rear hose bib was leaking. Repaired by inspector.



rear hose bib was leaking. Repaired by inspector.

6. Water Flow and Pressure

Pressure: 45 PSI

Observations:

- The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.



The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

7. Faucets

Observations:

- No deficiencies noted.

8. Sinks

Observations:

- No deficiencies observed.

9. Waste System

Description: Private sewage disposal - Septic - system

10. Drainage, Wastewater & Vent Piping

Description: Thermoplastic PVC (Polyvinyl Chloride) - normally white in color

Observations:

- Visible piping appeared serviceable at time of inspection.

11. Water Heater(s)

Description: Conventional storage tank

Capacity: 50 Gallons

12. Water Heater(s) Condition

Age: 11 Years • Water heaters have a typical life expectancy of 8-12 years.

Observations:

- The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6" from the floor.



The extension at the water heater relief valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper type of relief extension to discharge within 6" from the floor.

13. Fuel Supply and Distribution

Description: Copper

Observations:

- No deficiencies observed at the Visible portions of the gas supply piping.

14. Pump(s)

Description: Evidence of one sump pump and basin installed.

Observations:

- Sump pump not accessible.
lid is sealed

15. Other Components

Description: Water conditioner • Water filter

Observations:

- Upgraded above average water conditioning system installed. Recommend having water conditioning system serviced by a qualified professional and serviced annually.
- Recommend replacing water filter every 2 months or as needed.



Recommend replacing water filter every 2 months or as needed.

16. Limitations of Plumbing Inspection

The sections of the plumbing system concealed by insulation, finished material and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.

Bathrooms

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved it is included here as a separate area. Fixtures and faucets, functional water flow, leaks, and cross connections are checked. Moisture, water leaks, failed caulk and tile grout can cause mildew and other problems that may be undetectable within the walls or under flooring. It is important to routinely maintain all bathroom caulking and tile grout, because minor imperfections will result in water migration and damage behind finished surfaces. Any caulking issues in this report should be addressed.

1. Tub(s)

Description:

- Whirlpool (hydromassage) tub in hall Bath
- Plastic/Fiberglass

Observations: Some caulking repair needed at tubs. Caulking reduces the amount of moisture penetration around the tub. Recommend resealing all tub seams. • Recommend all tile edges and tub walls be periodically checked -- then caulked and sealed as necessary to prevent moisture penetration. • Active leak observed under master bath whirlpool drain. Recommend further evaluation/correction as needed by a qualified plumber.



Some caulking repair needed at tubs. Caulking reduces the amount of moisture penetration around the tub. Recommend resealing all tub seams.



Active leak observed under master bath whirlpool drain. Recommend further evaluation/correction as needed by a qualified plumber.

2. Toilet(s)

Observations:

- Operated when tested. No deficiencies noted.

3. Exhaust Fan(s)

Observations: Bathroom fans exhaust to exterior.

4. A Word About Caulking and Bathrooms

Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected. • Areas which should be examined periodically are vertical corners, horizontal corners/grout lines between walls and tubs/shower pans and at walls near floor areas. Also, the underside of shower curbs, the tub lip, tub spouts, faucet trim plates and any other areas mentioned in this report. • Chose a PVA (polyvinyl acetate) type caulk. These are much more mildew resistant, are longer lasting and can be more thoroughly removed from bathroom surfaces.

One of the best is : POLYSEAMSEAL Tub and Tile Ultra Sealant caulk.

For more information, go to: <http://polyseamseal.com/tt/ultra.shtml> • I highly recommend that any caulking issues/deficiencies listed in this inspection report, be addressed and corrected by the client (buyer) and not the seller. The reason is: Old caulk must be removed--the surface meticulously cleaned--THEN new caulk applied. A seller may not always have the best interest in mind for a thorough job--that will may have to be re accomplished.

Appliances

1. Dishwasher

Description:

- Present

Observations:

- Operated through one cycle and in working order at time of inspection.

2. Ranges, Ovens, Cooktops

Description: Oven(s):propane

Observations:

- One burner failed to operate. Repair as needed.

3. Hood/Exhaust Fan

Description: Recirculating type • Built into microwave

Observations:

- Functioned and operated normally when tested

4. Microwave

Description: Present • Located over stove

Observations:

- Operated when tested

5. Refrigerator

Description: Present

Observations:

- Functional at time of inspection.

6. Washer

Description: 120 Volt Circuit for Washer

Observations: Operated as designed using normal controls

7. Dryer

Description: Electric

Observations:

- Operated as designed using normal controls

8. Dryer Vent

Observations:

- Properly vented to exterior.
- MAINTENANCE: Annual cleaning of dryer vent duct recommended, as fire safety.
- Dryer duct was plugged. Cleaned by inspector as a courtesy.



Dryer duct was plugged. Cleaned by inspector as a courtesy.

9. Limitations of Appliances Inspection

Appliances are tested by turning them on for a short period of time. Recommend a one-year Homeowner's Warranty or service contract be purchased. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing. • Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection. • Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.