

Important: Please note that the following questions should be ascertained from the Seller and/or the Seller's Representative because they are important and relevant to the purchase of the inspected dwelling and may not be Readily Observable through inspection.

To the Best of Your Knowledge as the Seller and/or Seller's Representative:

- (a) Does the dwelling have a history of seepage, dampness, and/or water penetration into the Basement and/or Under Floor Crawl Space? If so please explain.
- (b) Has a sump pump ever been installed or used in the Basement/Under Floor Crawl Space?
- (c) Do you use any type of dehumidification in any part of the dwelling?
- (d) Are you aware of any mold and/or air quality issues in the dwelling?
- (e) Is the dwelling on a private sewage system?
 - 1. If the waste system is private, has a Title V inspection been completed, and is the completed Title V Report available for review?
 - 2. Has the dwelling ever been inspected and/or treated for insect infestation?
 - a. If so, when?
 - b. What were the chemicals used?
- (f) Has the dwelling ever been tested for radon gas and/or lead paint?
 - 1. If so when?
 - 2. What were the results?
- (g) Has the dwelling ever been inspected by an Inspector?
 - 1. If so, when?
 - 2. Were any problems noted?
 - 3. Is a copy of the inspection Report available?
- (h) Are the Seller/ Seller's Representative aware of any structural, mechanical, electrical or other material defects that may exist on the property?
- (i) Has there ever been a fire in the dwelling?
 - 1. If so, when?
 - 2. What areas were involved?
 - 3. What chemical cleaners, if any, were used for cleanup?
- (j) Has there ever been a hazardous waste spill on the property?
- (k) Is there is an underground storage tank on the property?

Toto Home Inspection LLC.
"There's No Place Like Home"
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Report: Sample Report

Confidential Inspection Report

1 Yellow Brook Road

Anytown, MA

January 15, 2013



Prepared for: Dorthy Gale

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

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GENERAL INFORMATION

Client & Site Information:

Inspection Date: January 15, 2013 02:00 pm.
Inspection Time: 02:00 pm.
Client: Dorothy Gale

Inspection Site: 1 Yellow Brook Road
Anytown, MA
People Present: Buyers agent, Purchaser, Purchasers children.

Building Characteristics:

Main Entry Faces: Northeast.
Estimated Age: 1998.
Building Style & Type: 1 family, Colonial.
Stories: 2
Space Below Grade: Basement.
Water Source: Public.
Sewage Disposal: Private.
Utilities Status: All utilities on.

Climatic Conditions:

Weather: Clear.
Soil Conditions: Snow covered limits viewing in some areas.
Outside Temperature (F): 20-30.

Payment Information:

Total Fee: 575.00.
Paid By: Check.

This report reflects the condition of the Readily Accessible and Observable items, components and/or systems noted at time of inspection. *The Client has agreed that the conditions that existed at the time of the inspection are subject to change through no fault of omission, examination and/or reporting. That is, the dwelling is in constant state of change: it is normal and to be expected that even with proper maintenance, the components, equipment and materials will continue to deteriorate and depreciate over time. Absolutely **NO WARRANTIES AND /OR GUARANTEES ARE GIVEN OR IMPLIED** against any and all **FUTURE DEFECTS/DEFICIENCIES or PROBLEMS** occurring after the inspection date.

*The Client has also agreed to assume all of the risks and responsibilities for conditions concealed from view at the time of the inspection and/or exist in any area/system excluded from inspection. In addition, the client has agreed that the inspection of concealed and excluded items shall be preformed, detected and evaluated by "Others retained separate and apart from the Agreement". Further, the Client has agreed to exercise due diligence regarding the recommendations and information provided and contained in this report and failure to do so is at their own peril.

REPORT LIMITATIONS

The comments made and noted below are based on the **VISUAL INSPECTION OF THE READILY ACCESSIBLE and OBSERVABLE PORTIONS OF THE DWELLING**

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This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the 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 or difficult to inspect are excluded from the report. **The inspection is performed in compliance with Massachusetts standard of practice, 266 CMR 6.00. A copy of which is attached to the end of this report.**

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

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

Should any disagreement or dispute arise as a result of this inspection or report, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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RADON SCREENING

Radon Screening

<i>Testing Technician:</i>	Toto Home Inspection LLC.
<i>Type of Screening Device Used:</i>	Charcoal canisters are small flat containers filled with a measured amount of activated charcoal. The lid is usually perforated or screened to keep the charcoal from falling out. Once set , they are left unattended for at least 48 hours but not over 144 hours. The canister after the test period is then sealed and sent to an E.P.A. Listed Lab where the contents are analyzed. Analysis consists of counting the gamma radiation emission rate from the radon decay products resulting from the radon absorbed in the charcoal.
<i>Number of Sampling Units Set:</i>	Two charcoal canisters.
<i>Charcoal Canister #1:</i>	123456.
<i>Charcoal Canister #2:</i>	123457.
<i>Sampling Location:</i>	Basement level.
<i>Start Date:</i>	01/15/2013.
<i>Start Time:</i>	2:00 pm.
<i>Radon Test In Progress Sign Posted:</i>	Yes, a radon test in progress sign was posted in a conspicuous area of the structure. This notice also contained a listing of the testing conditions.
<i>Results Measurement & Recommendations:</i>	The E.P.A. pamphlet "Home Buyer's and Seller's Guide to Radon" states that any structure with a radon level of 4.0 pCi/L or greater should receive remedial action.

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ROOF SYSTEM

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring during a prolonged rainfall. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about any roof concerns.

Roof:

<i>Style:</i>	Gable.
<i>Roof Access:</i>	No safe access to the roof provided : therefore ,the roof was not <u>Readily Accessible</u> . The comments made are based upon observations made from the ground, viewing the roof with ALL-PRO 7x35mm Wide Angle binoculars.
<i>Roof Covering:</i>	Composition shingles, Standard 3-tab design.
<i>Roof Covering Condition:</i>	Appears serviceable. Shingles have normal weathering commensurate with their age of, 8-12 years.

Flashings:

The eave, rake and step flashings, if any, were not **Readily Accessible** and/or **Observable** (they were covered with roofing materials) therefore they could not be inspected.

Skylights:

Satisfactory - The skylight(s) appears to be satisfactory and shows no signs of leaking from exterior viewing.

Eaves - Soffits - Fascias:

Type & Condition: Soffits and overhang materials are wood.

Gutters & Downspouts:

Type & Condition: Gutters and downspout materials are aluminum. Building is fully guttered, Subsurface drains noted, but Not Tested. THEY ARE NOT PART OF THIS INSPECTION.

About Roof Ventilation

Roofs and attics need year around ventilation and is essential to remove moisture from the air. If air is not circulated, this can lead to premature failure of roofing materials, rot, mildew and mold.

Ventilation Provisions:

Satisfactory - There appears to be adequate ventilation provided from exterior viewing. See comments made in attic section of this report. Vents are located both in the ridge area and low in the eaves area. There are ridge vents installed. There are soffit vents installed.

EXTERIOR - FOUNDATION

This is a VISUAL inspection of **Readily Accessible** and **Observable** components. The inspector cannot make judgments regarding conditions behind exterior coverings of walls. We make every reasonable effort to look for indications of pest or moisture damage to walls and other structural systems. However, it is beyond the scope of this inspection to make judgment's about concealed conditions in these areas. If suspected concealed damage may be possible, a contractor should make a more detailed and exhaustive evaluation of areas with suspected hidden damage.

Exterior Walls:

Materials & Condition:

Walls are constructed with Wood siding.

Flashing & Trim:

Wood materials. The wood trim on the dwelling was not **Readily Accessible** (that is trim above the 5'-00" level) therefore, comments made on the condition of the trim are based on observations made from the ground. However the following was noted: Deteriorated material is noted at the front and left side of the building, note there is potential for concealed damage. Recommend replacement of all rotted wood: if repairs are not implemented the deterioration is progressive. This condition is conducive to the development of pest infestation.



Damage noted to freeze board.

Exterior Doors:

Main Entry Door:

Metal, with glass.



Moisture damage noted on front porch

Side Entry Door:

Metal, with glass.

Other Entry Doors:

Wood Sliding door installed. Minor rot is noted at the lower portion of the doorframe, note there is potential for concealed damage. Recommend replacement of all rotted wood: if repairs are not implemented the deterioration is progressive. This condition is conducive to the development of pest infestation. A qualified trim carpenter should be called to make further evaluation and repairs as needed.



Damage on slideing door jam.

Exterior Windows:

Predominant Type:

Wood Double Hung, Wood Casement off kitchen.

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Overall Condition:

Minor rot is noted at the window sills and/or window casings, note there is potential for concealed damage. Recommend replacement of all rotted wood: if repairs are not implemented the deterioration is progressive. This condition is conducive to the development of pest infestation.



Type and Condition of Sills:

Wood. Wood sills have some minor rot due to water penetration.



Chimney:

Chimney Exterior:

No safe access was provided to the top of the chimney: therefore, the chimney top was not **Readily Accessible**. The comments made are based upon observations made from the ground, viewing the roof with ALL-PRO 7x35mm Wide Angle binoculars. Chimney is constructed of brick materials.

Flue:

The fireplace flue was not **Readily Accessible** and **Observable** and **is not** part of this inspection.. Drop light, mirrors, and smoke testing are not a part of the inspection. The services of a qualified professional chimney sweep should be obtained.

Flashing:

Satisfactory - The installed step flashing around the chimney stack appears to be functional.

Chimney Cap:

There is no chimney cap installed. Installation of a chimney cap is highly recommended to prevent water from entering the masonry stack or entering the wood chase causing deterioration. There is no metal spark arrestor installed. A spark arrestor, in addition to reducing fire possibility from burning embers, will eliminate animals and birds from entering the flue.

Note About Building Frame

It is outside the scope of a home inspection to determine if a building is structurally sound from an engineering perspective. Most structures will have varying amounts of movement based on factors such as soil condition/compaction/composition, building materials, grade, age, etc. To obtain a more extensive evaluation, a licensed structural specialist would be required to perform a technically extensive analysis of the building, grounds and surrounding area.

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Foundation:

Materials & Condition:

Poured Concrete. Satisfactory - The exposed portions of the perimeter foundation walls appear to be adequate. Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.

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GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. Information concerning these conditions can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This report is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection.

Paving Conditions:

Driveway: Driveway Type: Asphalt.
Walks: Sidewalk type: Concrete walk to home. No public walk.
Exterior Steps / Stoops: Concrete steps at front of home and Granite block steps at rear of home.

Patio / Porch:

Structure: Type: Wood deck with screens.
Cover / Roof: Same as main roof. See Roofing page. The method of patio cover attachment to main roof is incorrect and needs further evaluation and repair to prevent deterioration or water entry into wall and framing areas.

Grading:

Site: Flat site, Grade at foundation appears serviceable. Snow covered- Unable to fully view some areas.

Retaining Walls:

Windows Wells: Window wells are covered.



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GARAGE - CARPORT

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete.

Type:

Attached, Two car.

Roof:*Condition:* Same as house, See house roof report.**Ceilings:***Condition:* Plaster, No stains noted.**Garage Door:***Material - Condition:* Wood.*Door Operator:* Automatic door opener(s)- operational, Automatic reverse feature is, operational.*Service Doors:* Hardware operational.**Garage Walls:***Type & Condition:* Plaster, General condition appears serviceable, I was unable to determine if the installed sheetrock is fire rated. Walls were not fully visible, due to stored items. Note: there is a potential for concealed damage in **Unobservable** areas and areas not **Readily Accessible**, therefore I recommend the **Owner** remove the stored materials to allow further investigation.*Fire Wall* I was unable to determine if the installed sheetrock is fire rated.**Floor:***Condition:* Floor is not fully visible, due to stored items. Note: there is a potential for concealed damage in **Unobservable** areas and areas not **Readily Accessible**, therefore I recommend the **Owner** remove the stored materials to allow further investigation.

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BASEMENT - CRAWLSPACE

During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

- Access:* The foundation and floor were not **Readily Accessible** and **Observable** due to the following conditions: Basement is partially finished. This includes floor covering, wall covering and ceiling covering. Stairs are serviceable, Finish grade construction, carpeted. Handrail is serviceable.
- Walls:* Walls are poured concrete in unfinished areas. Drywall in finished areas.
- Moisture:* No - There were no elevated moisture levels noted on the exposed areas of the basement walls.
- Beams/Underfloor:* Beams were not **Readily Accessible** and **Observable** they were covered with finish materials, ie; plaster, drywall therefore **Could Not** be inspected.
- Posts/Piers & Columns:* Columns were not **Readily Accessible** and **Observable** they were covered with finish materials, ie; plaster, drywall therefore **Could Not** be inspected.
- Floor:* Carpet at finished areas.
- Windows:* The installed windows are below grade, but they are installed in wells that should minimize the probability of water leakage.



- Other Observations:* Dehumidifier noted.

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HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis.

Please note that determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. We will report on the presence of an asbestos-like materials observed. For testing/treatment/abatement it is recommended you seek a licensed asbestos professional.

Please note that determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Heating Equipment:

Type & Location:

Location- Basement. Hydro air is a forced hot water boiler which uses duct work to supply conditioned air.



Fuel Source:

Oil.

Capacity / Approx. Age:

Manufactured Date: 1998.

General Operation & Cabinet:

Unit was operational at the time of inspection.

Oil Tanks

Parts of the oil tank were not **Readily Accessible** and **Observable** due to (location, stored items, finished enclosures, etc.) but the following was noted: Appears satisfactory at time of inspection.

Boiler Plumbing:

Not all hot water boiler pipes were **Readily Accessible** and **Observable** but the following was noted: Appears serviceable at time of inspection

Air Conditioning:

Primary Type:

Central, Outside air temperature was below 65 degrees. Unable to test system at this time.

Brand:

Manufacture Date- 1998.

Fuel Source:

220 Volt, Electrical disconnect present.

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System Condition:

Unit is the one originally installed when the house was built. Condenser cabinets of this type typically have a service life of 10-15 years. As a condenser cabinet nears 10 years of age, it has an increased likelihood of breakdown in the future. Unit is older and has a limited life remaining.



Condensate Line:

Condensate line installed.

Ductwork / Distribution:

Ducts / Air Supply:

The concealed distribution ductwork (in ceilings, walls and floors) were not **Readily Accessible** and **Observable** and could not inspected or reported on. However the following was noted: Insulated sheet metal and Flexible Round viewed in accessible areas in the basement and attic.

Air Intake/Filters:

Filter(s) are Disposable types.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from Toto Home Inspection LLC for an additional fee, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

It is recommended you ask the owner/occupant about any known current or prior plumbing issues with the property.

Main Line:

Shut Off: Water meter is located, at the north side of the house. Main shutoff valve is located, at the north side of the house. Main Shutoff Valve, was not tested.

Material: Copper.

Pressure: Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Supply Lines:

Material: Copper.

Condition: The concealed water distribution piping (in ceilings, walls and floors) were not **Readily Accessible** and could not be inspected and/or reported on. Leaks are noted at rear hose bib.



Waste Lines:

Material: Plastic- PVC.

Condition: The concealed waste distribution piping (in ceilings, walls and floors or under ground to street) were not **Readily Accessible** and could not be inspected and/or reported on.

The temperature pressure relief valve at the upper portion of the water heater is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

Capacity: This homes hot water is supplied off the boiler with the addition of a stainless steel lined indirect storage tank.

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Condition: Appears serviceable.

Sump Pump:

No sump pump present.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

Kitchen Sink:

Stainless Steel, Hand sprayer is serviceable, Faucet is serviceable.

Hose Bibs / Hookups/Sink Faucets:

Laundry:

Laundry sink is provided.

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ELECTRICAL SYSTEM

In accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition: Underground, 110/220 Volt Appears serviceable.
Grounding Equipment: Grounded via connection to metallic water pipe. Cable connected on both sides of water meter.

Electrical Distribution Panels:

Main Panel Location: Basement,
Breakers Yes.
Main Circuit Rating: 200 amps.
Service Disconnect Switch: Located at the top of main panel.
Main Panel Observations: Circuit and wire sizing correct so far as visible, Grounding system is present.

Conductors:

Entrance Cables: Aluminum- OK.
Number of single pole circuit breakers (120 volt) 27.
Number of two pole circuit breakers (240) 4
Branch Wiring: Copper.

Switches & Fixtures:

General:
Master Bath: An infra-red ceiling heater is present and functional.

Electrical Outlets:

General: A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition. Stored items prevent access and testing at some outlets.

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Exterior Walls: GFCI is not operational. Outlet is missing cover.



Garage Walls: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

Basement: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

Master Bath: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Bath Between Bedrooms: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition.

Laundry: 220 Service-operational.

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ATTIC, INSULATION & VENTILATION

Some attics are restricted by ducts, headroom or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Attic & Ventilation:

Attic Access Location: Hallway ceiling.
Attic Accessibility: There is a pull down ladder installed.
Method of Inspection: The attic cavity was inspected by entering the area.



Roof Framing: A rafter system is installed in the attic cavity to support the roof decking.
Roof Framing Condition: The roof framing appears to be in functional condition.
Roof Bracing: On a high pitch roof, collar ties are used to help distribute the load factor on the exterior walls and used to stiffen the rafters. The collar ties appear functional.
Roof Decking: The roof decking material is plywood sheeting.
Evidence of Leaks on Interior of Attic: There is no evidence of current water leaks into the accessible attic spaces.
Ventilation Hi/Low: There are ridge vents installed. There are soffit vents installed. There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.
Insulation Noted: The following type of insulation was noted in the attic: Fiberglass. Loose bagged or blown in place.

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INTERIOR ROOMS

Our inspection of living space includes the visually accessible areas of walls, ceilings, floors, steps, stairways, balconies, hand and guard rails, cabinets and counter tops, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. **All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.** Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

GENERAL COMMENTS:

An occupied house such as this one will typically have furniture, storage and other items that will partially block areas from being **Readily Accessible** and/or **Observable**. Closets are usually packed with items which can completely block access and/or inspection. It is recommended that you inspect these areas at the walk through before your closing. Report any adverse findings to your representative prior to closing.

Doors:

Exterior Doors

A sampling of exterior doors were operated and appear serviceable.

Overall Interior Door Condition:

Door rubs and/or sticks on the door jam in master bedroom. The door slab is not square in the wood frame. Many times driving a longer screw (3") into one of the hinge screws can help with minor adjustments but for major adjustments, the door may need to be planed. Recommend consulting a handyman or carpenter for repairs.

Windows:

General Type & Condition:

Wood, Double hung, Casement windows in kitchen.

Condition:

A representative sampling was taken. Windows as a grouping are generally operational.

Walls:

General Material & Condition:

Plaster, General condition appears serviceable.

Ceilings:

General Type & Condition:

Plaster, General condition appears serviceable.

Floors:

General:

Stored items or furnishings prevent full inspection.

Master Bath:

Good - The floor covering is newer, and it should provide years of service.

Stairs & Handrails:

Condition:

Interior stairs serviceable, Stair handrail serviceable.

Report: Sample Report **Address:** 1 Yellow Brook Road

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining weather shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is important to maintain all grouting and caulking in bath areas. Our inspection of interior areas includes the visually accessible areas of walls, floors, ceilings, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Sink & Cabinetry:

Master Bath: General condition appears serviceable.
Bath Between Bedrooms: Counters/cabinets appear serviceable.
Other Bath: General condition appears serviceable.

Toilet:

Master Bath: General condition appears serviceable.
Bath Between Bedrooms: General condition appears serviceable.
Other Bath: General condition appears serviceable.

Tub/Shower Fixtures:

Master Bath: Hydro-spa is functional, but its supply pipes should be periodically flushed with anti-bacterial cleanser. No access panel noted.



Tub/Shower And Walls:

Master Bath: Fiberglass. Enclosure appears serviceable.
Bath Between Bedrooms: Fiberglass. Enclosure appears serviceable.

Bath Ventilation:

Master Bath: General condition appears serviceable.
Bath Between Bedrooms: General condition appears serviceable.
Other Bath: General condition appears serviceable.

Report: Sample Report **Address:** 1 Yellow Brook Road

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Garbage Disposal:

Condition: None installed.

Range/ Cooktop / Oven:

Type & Condition: Gas, Separate cook top.

Ventilation:

Type & Condition: External, Downdraft.

Dishwasher:

Condition: Portable- Not tested. Make inquiry with the seller about operation. General condition appears serviceable.

Kitchen Interior:

Counters & Cabinets: Cabinets appear serviceable.

Kitchen Electric A representative sampling of outlets was tested. As a whole, outlets throughout the house are in serviceable condition.

Report: Sample Report **Address:** 1 Yellow Brook Road

LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Service area main floor off kitchen.



Dryer Vent:

A dryer vent is provided, Piping appears in good visual condition.

Report: Sample Report **Address:** 1 Yellow Brook Road

RESIDENTIAL FIREPLACE

Fireplaces / Solid Fuel Heating:

Firebox

Water stains indicating past leak evidence. Recommend checking with seller about any past history or consider adding a chimney cap if one is not installed.

Flue:

The fireplace flue was not **Readily Accessible** and **Observable** and **is not** a part of the inspection. Drop light, mirrors, and smoke testing are not a part of the inspection. The services of a qualified professional chimney sweep should be obtained.