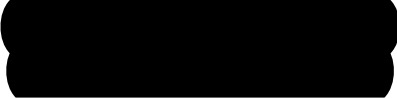


Kennedy Inspections  
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Paoli PA 19301  
610-833-8220  
RossDKennedy@gmail.com

Report: 2676

# Confidential Inspection Report



September 3, 2020



Prepared for: [Redacted]

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.



# Inspection Table of Contents

Summary	3
GENERAL INFORMATION	5
GROUNDS	6
EXTERIOR	8
GARAGE	10
ROOF	11
ATTIC	15
BASEMENT - CRAWLSPACE	16
ELECTRICAL SYSTEM	17
HEATING - AIR CONDITIONING	21
PLUMBING SYSTEM	24
FIREPLACE	25
LAUNDRY	26
KITCHEN	27
BATHROOMS	28
INTERIOR	30
INTERIOR ROOMS	31

September 3, 2020

[REDACTED]

RE: [REDACTED]



Dear [REDACTED]

At your request, a visual inspection of the above referenced property was conducted on September 3, 2020 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

**IMPORTANT:** The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors. Major defects are concerns that threaten health and safety and/or carry significant expense to repair

**(All items listed below are also included, with pictures, in the appropriate sections within the report)**

#### GROUNDS

##### Decks / Balcony:

##### Deck:

Wood. Deck brackets are rusted and subject to failure. Recommend repair by a qualified deck contractor for safety.

#### ELECTRICAL SYSTEM

##### Sub Panel:

##### Sub Panel Bonding:

Improper bonding noted at sub-panel. Ground and neutral wires not properly isolated or wired. Recommend evaluation for repair as needed by qualified electrician to prevent fire and shock risk.

##### Sub Panel Observations:

Double tap(s) noted. Multiple circuit wires noted at breaker(s) rated for a single circuit wire. This can cause an overload or burned wire. Recommend evaluation by qualified electrician to separate double taps for safety.

Electrical Outlets:*Garage Interior:*

Ground Fault Circuit Interrupter (GFCI) protection is required at all garage outlets. Recommend evaluation for installation or repair as needed by qualified electrician for safety. Outlet at rear wall requires upgrade.

*Laundry:*

Ground Fault Circuit Interrupter (GFCI) protection is required laundry sink and at washer. Recommend evaluation for installation or repair as needed by qualified electrician for safety.

*Kitchen Outlets:*

Missing GFCI protection noted at kitchen at all countertop outlets.. Ground Fault Circuit Interrupter (GFCI) protection is required at all outlets above kitchen counters and outlets for use related to kitchen counters. Recommend evaluation for installation or repair as needed by qualified electrician for safety.

*Bathroom*

GFCI outlet at bath off of laundry room did not trip when tested with a wall trip tester. Recommend replacement as needed for safety by qualified electrician.

Outlet without power noted near master bath whirlpool. Inquire with seller for more info. Repair if needed.

Ground Fault Circuit Interrupter (GFCI) protection is required at all bathroom outlets. Outlet at bathroom over the garage requires upgrade to GFCI. Recommend evaluation for installation or repair as needed by qualified electrician for safety.

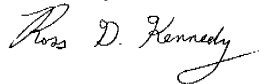
**BATHROOMS**Bath Ventilation:*Bathroom*

Missing ventilation noted at bathroom over the garage and at 2nd floor hall bathroom. A vent fan or openable window is required for ventilation at all bathrooms. Recommend installing an exterior venting fan as needed.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



Ross Kennedy  
Kennedy Inspections

## GENERAL INFORMATION

### Client & Site Information:

**Inspection Date:**  
September 3, 2020.

**Inspection Time:**  
9:00 AM.

**Client:**  
[REDACTED]

**Inspection Site:**  
[REDACTED]

### People Present:

Buyer(s), Buyer's agent,  
Buyer's children, Listing  
agent, Homeowner.

### Building Characteristics:

**Estimated Age:**  
1990.

**Building Style & Type:**  
1 family, Traditional.

**Stories:**  
3

**Occupancy:**  
Occupied, Furnished.

*Water Source:*

Private.

*Sewage Disposal:*

Private.

*Utilities Status:*

All utilities on.

*Fire Hydrant Distance:*

Further than 100 yards from property.

*Permits:*

It is beyond the scope of this inspection to research and verify building permits if required for building modifications noted. Inquire with seller as to permits or records of any renovations or remodeling completed or planned.

### Climatic Conditions:

**Weather:**  
Overcast.

**Soil Conditions:**  
Damp.

**Outside Temperature (f):**  
80-90.

# GROUNDS

We do not focus on cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grading and drainage is limited to only areas around the exterior of the foundation or exterior walls. We cannot 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. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

## Paving Conditions:

*Driveway:*

- Loose gravel.

*Walks:*

- Brick. Sunken walk at front door has created a trip step with the railroad tie beams. Recommend repair for safety.



*Exterior Steps:*

- Wood.

## Porch:

*Wood Porch:*

- Wood porch.

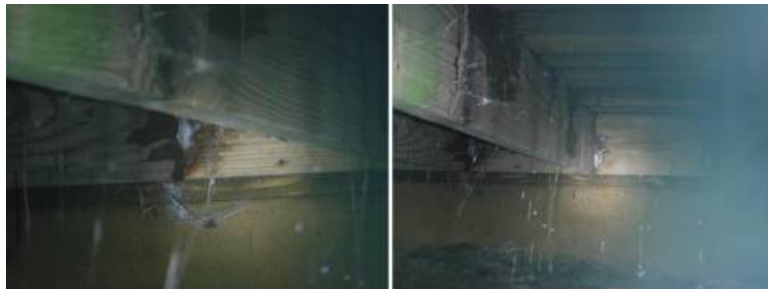
*Cover / Roof:*

- Same as main roof. See Roofing page.

## Decks / Balcony:

*Deck:*

- Wood. Deck brackets are rusted and subject to failure. Recommend repair by a qualified deck contractor for safety.



## Patio:

*Wood Patio:*

- Wood decking at rear.

## Fences & Gates:

*Type:*

- Metal.

## Grading:

*Site:*

- Generally flat.

## Landscaping:

*Grounds:*

- Trees/foliage noted touching the walls or roof. Recommend trimming vegetation as needed to protect structure.



**Utility Connections:**

*Oil Tank:*

- Oil tank located in garage. Some municipalities require protective caging or barriers be built around the tank to avoid this hazard. Consult with local authorities for determination of requirements.



*Propane Tank:*

- Above ground propane tank(s) noted. Propane tanks in our area are typically leased, but can be owned. Consult seller for more info.

**Pool**

*Utility Connections:*

No significant concerns were noted at time of inspection with a generalized overview of the pool area. Pools should be inspected by a qualified pool company prior to close. A cursory look at the pool was provided but is not intended as a substitute for a complete pool inspection.

# EXTERIOR

All exterior landscaping should allow for ground surface and roof water to flow away from the foundation. All exterior surfaces should shed weather away from the dwelling. All concrete slabs experience some degree of cracking due to shrinkage in the curing process. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Monitor and maintain all exterior systems to protect the dwelling.

## Foundation:

Type:

- Concrete block.

## Exterior Walls:

Siding/Walls:

- Wood siding. Exterior wood requires maintenance. Re-stain or paint as needed in course of maintenance. Some wood rot noted at siding near rear door slider and exposed wood near rear door to entry vestibule leading to the garage. Recommend repair by a qualified contractor to prevent worsening conditions and moisture entry.
- Peeling stain or paint is noted throughout the property as this last coat appears to be aging. Recommend updating the stain by a qualified painter to maintain cedar siding integrity.





*Flashing & Trim:*

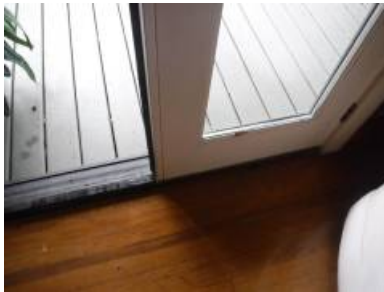
- Wood trim. Maintain caulk and paint as needed. At wood trim, soft areas noted in several locations. Wood trim requires maintenance, and occasional putty repairs or trim replacement while painting is part of maintenance. Recommend repairs as needed to prevent further damage and weather entry. Repaint as needed in course of maintenance.



**Exterior Doors:**

*Type:*

- Wood, Metal, Hinged. Vinyl, Sliding. Right passive door at front most french doors in living room was jammed shut and could not be opened. Recommend repair as needed for use.



**Exterior Windows:**

*Type:*

*Condition:*

*Exterior Sills:*

- Wood frame, Double glazed insulated.
- Peeling paint noted at exterior windows. Recommend scrape and paint as needed to encapsulate and protect.
- Wood. Some wood sills have some minor rot due to water penetration. Recommend repairs as needed.



## GARAGE

Garage door openings and parking areas are not always standard sized, so you may wish to measure to ensure that there is sufficient clearance to accommodate your vehicle. Garage doors are the largest, heaviest moving objects in a home and should be used with caution. Monitor springs for wear and stretching and test auto reverse functions on openers regularly.

**Garage Type:**

- Attached garage, Two car.

**Garage Floor:***Material:*

- Concrete.

**Garage Vehicle Door:***Door Type:*

- Overhead.

*Door Material:*

- Fiberglass.

*Automatic Opener:*

- Garage door opener was tested. Auto reverse was tested and found functional. Monitor for future adjustment.

**Garage Windows:***Condition:*

- General condition appears serviceable.

**Garage Interior:***Walls:*

- Drywall.

*Ceilings:*

- Drywall.

*Doors:*

- Door appears to be fire rated door separating the garage from the living areas of the house.

# ROOF

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 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. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring. 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. It is recommended that you ask the sellers about any warranties related to the roofing, and that you include comprehensive roof coverage in your home insurance policy.

## Roof:

Style:

Gable.



Roof Access:

○ Walked on roof, Surveyed by drone using High Definition imagery.

Approximate Roofing Age:

Roofing material appears to be approximately 5 years old. Inquire with seller to confirm age and about any applicable warranty documentation.

Roof Covering:

○ Asphalt composition shingles, Architectural shingles, upgraded lifespan design. Roof shingles are rated for 20 to 30 years useful life.

Roof Covering Condition:

○ Roofing material appears to be in good condition for its age and nature. Monitor for future wear and leakage.

## Roof #2:

Style:

Flat.

Roof Access:

Drone.

Approximate Roofing Age:

Roofing material appears to be approximately 5 years old. Inquire with seller to confirm age and about any applicable warranty documentation.

Roof Covering:

○ Modified bituminous membrane, often referred to as rubber roofing noted. Recommend recoat with silver aluminized coating every 2 to 4 years to prolong life.

Roof Covering Condition:

○ Roofing material appears to be in good condition for its age and nature. Monitor for future wear and leakage.



**Flashings:**

- Metal, Satisfactory - The flashings appear to be in satisfactory condition. In future, adjust, repair or replace when re-roofing.

**Valleys:**

- Satisfactory - The valleys appear to be in satisfactory condition. The valleys on the roof are open with metal valleys.

**Skylights:**

*Type:*

- Raised curb type skylight noted. Monitor for future leakage. Fogged window, blown thermal seal noted at skylight in rear dining area off of kitchen. Seal at double pane insulated window has failed, allowing moisture between the panes. Not all blown seals are visible in all seasons and visibility can vary with other factors such as temperature. This inspection can only mention those that are clearly visible at time of inspection. Repair typically is the replacement of the glass unit. Recommend evaluation for repair as needed by qualified window contractor.



**Eaves - Soffits - Fascias:**

*Type & Condition:*

- Soffits and overhang materials are a combination of wood and aluminum. Missing capping is noted at the fascia boards at rear of garage 2nd floor. This exposes the wood to the elements and will lead to wood rot. Recommend capping or painting for protection of the wood surfaces.



**Gutters & Downspouts:**

*Type & Condition:*

- Aluminum, Extend downspouts to route rainwater away from the building.
- Clogged gutters noted. Recommend clearing gutters as needed.



**Chimney:**

*General Comments:*

- There are a wide variety of chimneys and interrelated components. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. Significant areas of chimney flues cannot be adequately viewed during a home inspection. Therefore, because our inspection of chimneys is limited to areas easily viewed and does not include the use of specialized equipment, recommend that they be more thoroughly evaluated by a qualified chimney specialist before the close of escrow.

*Chimney Exterior:*

- Brick.



- Flue:* ○ Fireplace flue. Terra Cotta clay, There is no chimney rain cap installed. Installation of a chimney rain cap is recommended to prevent water from entering the chimney flue and causing damage. Also will prevent bird and critter entry.
- Flue #2:* ○ Fireplace flue. Terra Cotta clay, There is no chimney rain cap installed. Installation of a chimney rain cap is recommended to prevent water from entering the chimney flue and causing damage. Also will prevent bird and critter entry.
- Flue #3:* ○ Heating appliance flue. i.e. furnace or boiler, Terra Cotta clay, There is no chimney rain cap installed. Installation of a chimney rain cap is recommended to prevent water from entering the chimney flue and causing damage. Also will prevent bird and critter entry.
- Chimney Cap/Crown:* ○ Cement.

## ATTIC

The attic space by definition is the space between the top of insulation and the roof sheathing. This can be large and used for storage or as small as inches of ventilation space. Attics are entered when possible for inspection. Insulation coverage limits inspection of wiring and can hide evidence of leakage stains. Storage, if applicable, should be limited to light objects such as empty computer boxes, empty luggage and holiday decorations. Use caution when navigating the attic area being careful of footing and support.

**Attic & Insulation:**

- Access:*  Hatch attic access, Entered attic for inspection.
- Structure:*  Rafters.



- Sheathing:*  Plywood sheathing.
- Insulation:*  Roll fiberglass batts.
- Depth & R-factor:*  10-12 inches.

**Ventilation Provisions:**

- Attic Ventilation:*  There are ridge vents installed. There are soffit vents installed.
- Attic Power Vent:*  A power vent fan is installed.  
Improper wiring noted at attic power vent fan. Recommend re-wiring as needed for safety by qualified electrician. Fan thermostat setting was dialed to the lowest setting in an attempt to test the fan. Fan did not function when tested. Power may be turned off to the fan at another location or the fan is broken. Recommend repair as needed. Consult with a qualified roofer to determine the need for the fan.



## BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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.

**Crawlspace:**

*Access:*

- Crawl Space was entered for inspection.

*Foundation Walls:*

- Concrete block. Efflorescence noted at foundation walls. White powdery substance noted on foundation walls is efflorescence; minerals residue left behind from moisture evaporation. Some efflorescence is common and normal. Excessive amounts can indicate a water issue. Recommend extending downspouts, and improving exterior drainage away from the foundation.



*Beams:*

- Wood.

*Posts/Columns:*

- Concrete blocks.

*Joists:*

- Dimensional wood joists.

*Subfloor:*

- Plywood. Small area of moisture noted above the rear rim joist at the secondary crawlspace room nearer to the garage. This could be moisture coming in through a door threshold or otherwise. Recommend further evaluation by a qualified contractor to prevent worsening conditions.



*Ventilation:*

- Satisfactory - The cross-ventilation in the crawlspace appears to be adequate.

*Floor:*

- Concrete floor. Minor cracks were noted in the concrete floor.

*Wiring:*

- Visible wiring appears intact and proper.

*Insulation*

- No under floor insulation exists. Install as needed to improve energy efficiency and to help prevent a cold floor above.



## ELECTRICAL SYSTEM

Inspectors are not electricians and do not perform load-calculations. 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 that are hidden during our inspection.** Any electrical repairs or upgrades should be made by a licensed electrician.

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.

### Service:

- Grounding Equipment:*
- Grounding provided by ground rod(s). Ground rods are typically not visible above ground but can be.

### Main Service Panel:

- Main Panel Location:*  Top of the crawlspace stairs.
- Main Circuit Breaker Rating:*  200 amps.
- Entrance Cable Size:*  4/0 Aluminum: 200 amps.
- Main Panel Rating:*  200 amps.
- Main Panel Observations:*  Circuit breaker rating and wire sizing appears correct for present usage. Missing panel cover screws noted. Install blunt panel screws as needed for safety.



### Visible Branch Wiring:

- Branch Wiring:*  Copper.

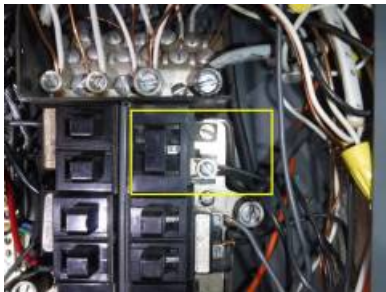
### Sub Panel:

- Sub Panel Location:*  Crawlspace.
- Sub Panel Breaker Rating:*  100 amps.
- Sub Panel Supply Cable Size:*  #2 Aluminum: 100 amps.
- Sub Panel Bonding:*  Improper bonding noted at sub-panel. Ground and neutral wires not properly isolated or wired. Recommend evaluation for repair as needed by qualified electrician to prevent fire and shock risk.



Sub Panel Observations:

- ⊙ Double tap(s) noted. Multiple circuit wires noted at breaker(s) rated for a single circuit wire. This can cause an overload or burned wire. Recommend evaluation by qualified electrician to separate double taps for safety.
- Pushmatic panels were used primarily from the 1960s to the 1980s. It is unclear why this panel would have been used on a home built in 1990. Pushmatics are not considered unsafe in general but parts are expensive and difficult to replace.



**Wiring And Fixtures:**

Foundation:

- All exterior lighting appeared functional.

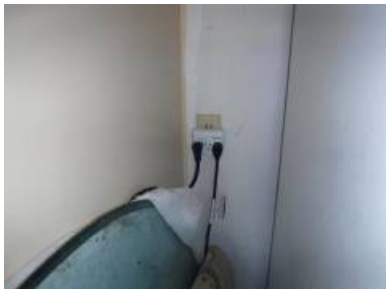
**Electrical Outlets:**

Exterior Walls:

- Proper GFCI (ground fault circuit interrupter) shock protection noted at required outlets; tested functional. Test and reset GFCI outlets monthly to prolong life.

Garage Interior:

- ⊙ Ground Fault Circuit Interrupter (GFCI) protection is required at all garage outlets. Recommend evaluation for installation or repair as needed by qualified electrician for safety. Outlet at rear wall requires upgrade.



Laundry:

- ⊙ Ground Fault Circuit Interrupter (GFCI) protection is required laundry sink and at washer. Recommend evaluation for installation or repair as needed by qualified electrician for safety.



*Kitchen Outlets:*

- ⊙ Missing GFCI protection noted at kitchen at all countertop outlets.. Ground Fault Circuit Interrupter (GFCI) protection is required at all outlets above kitchen counters and outlets for use related to kitchen counters. Recommend evaluation for installation or repair as needed by qualified electrician for safety.



*Bathroom*

- ⊙ GFCI outlet at bath off of laundry room did not trip when tested with a wall trip tester. Recommend replacement as needed for safety by qualified electrician.
- ⊙ Outlet without power noted near master bath whirlpool. Inquire with seller for more info. Repair if needed.
- ⊙ Ground Fault Circuit Interrupter (GFCI) protection is required at all bathroom outlets. Outlet at bathroom over the garage requires upgrade to GFCI. Recommend evaluation for installation or repair as needed by qualified electrician for safety.



*Interior:*

- ⊙ A representative number of accessible outlets were tested. As a whole, outlets throughout the house functioned properly.

**Wiring, Switches & Fixtures:**

*Garage Interior:*

- Visible wiring appears proper and functional in the garage.

**Attic Wiring:**

*Attic & Insulation:*

- Visible wiring appears intact and proper.

**Type & Condition:**

*Service:*

- Aluminum, 110/220 Volt, Circuit breakers. Underground.

## 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 if there is a concern. Normal service and maintenance is recommended on a yearly basis.

### Heating Equipment:

- Fuel Source:*  Oil. Oil heat requires yearly service by a qualified technician.
- Heat Type:* Location-Crawspace. Hydronic; circulating hot water boiler.
- Brand:* Weil McClain brand.
- Age / Date Manufactured:* System appears to be original from 1990.



- Furnace Efficiency:*  Conventional efficiency system. The expected life of a conventional efficiency system in this area is 15 to 25 years. Yearly routine maintenance and cleaning by a qualified technician is suggested.
- General Operation & Cabinet:*  Heating system showed proper response to controls and appears to be functional as designed however with concerns. Heavy corrosion is noted at the cabinet exterior. Recommend evaluation by a qualified HVAC technician to determine repairs as needed.



- Burners / Heat Exchangers:*  Closed System - Unable to inspect interior of heat exchanger.
- Pump / Blower Fan:*  Proper operation noted.
- Combustion Air:*  Interior combustion air supply.
- Flue, Vent, Connector Pipe:*  The flue connector pipe is metal, Terra cotta flue.
- Normal Thermostatic Controls:*  There are multiple thermostats. The structure is divided into zones.

### Air Conditioning: 1st And 2nd Floor Zones

- Primary Type:*  Central.
- Brand:* Airease.

Fuel Source: ○ 220 Volt, Electrical disconnect present.

**Approx. Age:**  
Manufacture Date- 2008.

*Delta Temp:* ○ Air temperature difference (delta) between the supply and return was noted at 15 degrees. The A/C appears to be functioning properly as designed.

*System Condition:* ○ General condition appears serviceable. The expected life of an A/C system in this area is 15 to 25 years. As with any aging system, budget for eventual repairs, replacement or upgrade.



*Air Filters:* ○ Disposable filter noted on the air handler in the crawlspace. Check and change filters every 1 to 3 months as needed. Recommend using moderate quality filters as high dust and pollen catching filters can restrict air flow and reduce HVAC efficiency. Low end filters, even if changed often, can allow too much dust into the blower motor.

*Condensate Line/Pan:* ○ Proper overflow pan noted.

*Normal Thermostatic Controls:* ○ There are multiple thermostats. The structure is divided into zones.

**Air Conditioning: 3rd Floor Zone**

*Primary Type:* ○ Central.

*Brand:* York brand. Air handler in the attic.

*Fuel Source:* ○ 220 Volt, Electrical disconnect present.

**Approx. Age:**  
Manufacture Date- 1996.

*Delta Temp:* ○ Air temperature difference (delta) between the supply and return was noted at 14 degrees. The A/C appears to be functioning properly as designed. Approximately 90% of units testing functional run at 14 degrees difference.

*System Condition:* ○ General condition appears serviceable but with concern. The expected life of an A/C system in this area is 15 to 25 years. This unit is very old and beyond the end of its design life. Upgrade to current technology and efficiency will save energy and possibly begin to pay for itself in savings quickly. Recommend evaluation by qualified HVAC technician for pricing to upgrade this unit in the near future.



*Air Filters:* ○ Disposable filter noted in ceiling return above the 3rd floor stairs. Use caution when changing. Check and change filters every 1 to 3 months as needed. Recommend using moderate quality filters as high dust and pollen catching filters can restrict air flow and reduce HVAC efficiency. Low end filters, even if changed often, can allow

- Condensate Line/Pan:*                     too much dust into the blower motor.
- Normal Thermostatic Controls:*     Proper overflow pan noted.
- Single zone cooling.

## PLUMBING SYSTEM

All underground, under slab, and hidden piping related to water supply, waste, or sprinkler use are excluded from this visual 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 tested if not in daily use. The inspector cannot state the effectiveness or operation of any water conditioning equipment, fire and lawn sprinkler systems, on-site well water quality and quantity, on-site waste disposal systems, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

**Main Water Supply:**

*Water Source:*

- Well water. Two well bladder tanks were noted in the basement. One newer near the crawlspace steps and one appears older at the rear corner of the crawlspace. Each has a separate water line coming through the back wall of the home. Consult seller for more information on why there are two.



*Main Supply Pipe Material:*

*Well System:*

- Plastic.
- Water pump is submersible type, located at bottom of well.

**Secondary Supply Pipes:**

*Material:*

- Copper.

**Waste Pipes:**

*Material:*

- Plastic.

**Hose Bibs:**

*General:*

- Where accessible, hose bibs were tested. Frost proof type hose bibs noted.

**Water Heater:**

*Type:*

- Hot water is provided by a Winter/Summer hookup at boiler. This can provide an unlimited amount of water at a reasonable rate.



## FIREPLACE

Fireplace and wood stove inspection is limited to the visible portions of the unit and flue. Drop lights, specialized cameras, mirrors, and smoke testing are not used in this inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is desired, a full inspection by a qualified professional chimney sweep is recommended. Gas fireplaces are tested when pilot light is found lit.

### Fireplace: 1st Floor Living Room

- Masonry* ○ Brick. Wood burning.
- Front, Mantel And Hearth:* ○ Mesh spark protection.
- Damper:* ○ Bottom mount metal damper noted.
- Chimney Flue:* ○ Terra cotta clay chimney liner noted. Fireplace flue appears generally clean. Monitor with use in the future for creosote build up.

### Fireplace #2: Master Bedroom

- Masonry* ○ Brick, Wood burning.
- Front, Mantel And Hearth:* ○ Mesh spark protection.
- Damper:* ○ Bottom mount metal damper noted.
- Chimney Flue:* ○ Terra cotta clay chimney liner noted. Fireplace flue appears generally clean. Monitor with use in the future for creosote build up.

## LAUNDRY

Laundry appliances are tested when requested, or disclosed as inclusions. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

### Laundry:

- Laundry Floors:* ○ Ceramic tile flooring, General condition of flooring appears good with only minor wear noted.
- Washer Hookups:* ○ Hot and cold supplies noted for washing machine. Using high pressure braided steel supply hoses is recommended. Washer drainage is provided by a standpipe.
- Dryer Hookup:* ○ 240 volt electric outlet is provided for dryer.
- Dryer Vent:* ○ Dryer is vented to the exterior. Recommend cleaning dryer vent of lint annually.
- Wash Tub/Sink:* ○ Plastic washtub noted.
- Clothes Washer:* ○ Clothes washer was tested; run through one cycle. Unit appears functional.
- Clothes Dryer:* ○ Clothes dryer was tested; run until heated up. Unit appears functional.

## KITCHEN

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor test all of their settings or cycles. Appliances are not moved during the inspection.

**Kitchen Floor:***Type:*

- Ceramic tile flooring, General condition of flooring appears good with only minor wear noted.

**Kitchen Sink:***Sink:**Sink Fixture:**Sink Drain:*

- Porcelain.
- Kitchen faucet and supply plumbing is functional. Hand sprayer is functional.
- Monitor kitchen sink trap and drain lines for future drips or leak.

**Kitchen Counters:***Counters Material:*

- Stone: quartz, granite or marble.

**Kitchen Cabinets:***Cabinets Material:*

- Wood.

**Cooktop / Oven/Stove:***Type & Condition:*

- Burners and oven were tested and found functional, Electric.

**Ventilation:***Type & Condition:*

- Internal recirculating vent. Clean vent filters regularly. Built in with microwave.

**Refrigerator:***Type & Condition:*

- Over and under unit, Frig was tested for operation temperature. Below freezing in the freezer and below 40 in the frig. Unit tested functional.

**Dishwasher:***Condition:*

- Dishwasher was tested through one cycle. Unit appears to be functional.

**Other Built-ins:***Ice Maker:*

- General condition appears serviceable.

## BATHROOMS

We inspect bathrooms for function and not necessarily form. We do not leak test shower pans and do not test tub vents as overflow drains. We recommend regular inspection of caulk and grouted surfaces for resealing as needed.

**Floors:**

*Bathroom*

- The floor covering material is ceramic tile. The floor covering is in good condition for its age and nature.

**Sink:**

*Bathroom*

- Bathroom sinks and faucets were tested and found functional.

**Toilet:**

*Bathroom*

- Toilets were inspected and tested and found functional and tight to the floor.

**Tub/Shower Fixtures:**

*Bathroom*

- Shower and tub fixtures were tested and found functional.

**Tub/Shower And Walls:**

*Bathroom*

- Fiberglass. Ceramic Tile. Shower walls appear serviceable.

**Bath Ventilation:**

*Bathroom*

- ⊙ Missing ventilation noted at bathroom over the garage and at 2nd floor hall bathroom. A vent fan or openable window is required for ventilation at all bathrooms. Recommend installing an exterior venting fan as needed.



**Switches & Light Fixtures:**

*Bathroom*

- Recessed light over master bath sink did not function. Recommend replacing light bulb and testing prior to contacting and electrician.
- Loose light switch noted in bathroom above garage. Recommend repair by a qualified electrician for safety.



**Whirlpool Tub**  
*Bathroom*

- Whirlpool tub was filled to above the jets and tested. Always fill to above jets prior to turning on. Recommend filling and running every 2 to 3 months if not used often. Run with spa cleaner or bleach to manage growth within plumbing.

## INTERIOR

Our inspection of living spaces includes the visually accessible areas of walls, floors, cabinets and closets, 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. These are typically caused by minor movement, such as wood shrinkage, and common settling, and will often reappear if they are not correctly repaired. 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.

### Interior:

*Stairs/Railings:*



- Loose railing noted at top of stairs to bedroom over garage. Recommend repair by a qualified contractor for safety.

### Wiring:

*Interior:*

- Visible wiring appears intact and proper.

# INTERIOR ROOMS

## Walls:

Bathroom

- Drywall.

Interior:

- Drywall.

## Ceilings:

Bathroom

- Drywall.

Interior:

- Drywall, Common minor cracks and nail pops noted. Repair in the course of painting.

## Windows:

Bathroom

- Type: Wood frame, Double glazed insulated, All bathroom windows were tested where accessible and found operable with only minor sticking noted. Window require seasonal attention to remain operable.

Interior:

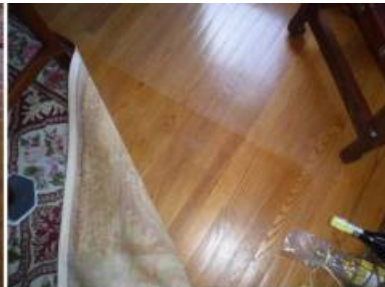
- Type: Wood frame, Double glazed insulated. Some windows are stuck from disuse or possible from painting. Recommend careful tooling of the windows to open. Fogged windows, blown thermal seals noted at crescent window over at rear family room and at master bath rear window near whirlpool, . Seal at double pane insulated windows has failed, allowing moisture between the panes. Not all blown seals are visible in all seasons and visibility can vary with other factors such as temperature. This inspection can only mention those that are clearly visible at time of inspection. Repair typically is the replacement of the glass unit. Recommend evaluation for repair as needed by qualified window contractor.
- Damage window mullion noted at 3rd floor rear window in room at top of stairs (farthest right window viewed from interior) Recommend repair by a qualified window specialist to prevent worsening conditions.



## Floors:

Interior:

- Wood flooring. Some cupping noted at entrance to dining room from foyer. Faded finish noted under rug at dining room. These are cosmetic defects and can be corrected as needed by a qualified contractor.



## Doors:

Interior:

- Hollow core wood, Doors are in generally good condition and found functional.

**Switches & Fixtures:**

*Interior:*

- A representative number of switches and lights were tested. 3 way switches are not verified and mystery switches may exist.

**Ceiling Fans:**

*Interior:*

- Ceiling fan(s) tested and found functional.

**Heat Sources:**

*Interior:*

- Hot water/steam radiators.

**Smoke / Fire Detector:**

*Interior:*

- Smoke detectors noted but not tested. Batteries should be changed twice a year. Quantity and location requirements for smoke detectors is determined by the local fire marshal.