

Home Inspection Report



123 Main Street, Anytown, NY 12866

Inspection Date:

Wednesday, April 5, 2023

Prepared For:

Richard and Jane Jackson

Prepared By:

Chris the Home Inspector LLC
10 Brookwood Drive
Saratoga Springs, NY 12866
518-928-4172

Report Number:

0919228

Inspector:

Christopher Iula

License/Certification #:

16000066742

Inspector Signature:

Handwritten signature of Christopher Iula over a horizontal line.

Report Overview

Scope of Inspection

Visual Inspection Only. All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided.

Main Entrance Faces

The Street

State of Occupancy

Unoccupied but furnished

Weather Conditions

Cloudy

Recent Rain

No

Ground Cover

Dry

Approximate Age

64 years

Report Summary

Major Concerns

- None apparent

Potential Safety Hazards

- The door between the house and garage should be weather-stripped, fitted with an automatic closer and rated to resist modern fire prevention practices. This will reduce the potential of toxic automobile gases entering the house.
- A graspable hand railing not wider than 2.5 inches should be provided for the rear deck steps.
- Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- All junction boxes should be fitted with cover plates, in order to protect the wire connections.
- Oversized breakers within the main distribution panel should be replaced. These breakers are serving 14 gauge household branch circuit wires and should be sized at fifteen (15) amps.

Improvement Items

- Evidence of bee activity was observed on the exterior of this home. If the property has not already been treated, a licensed pest control specialist should be engaged to treat the property.
- Debris should be removed from the roofing to reduce risk of leaks and early roof wear.
- The masonry chimney should be cleaned and investigated by a qualified tradesperson to help assure safe, effective operation.
- The openings in the siding, such as the opening where the main service wire passes through the left exterior wall of this home, should be sealed and re-secured to avoid moisture and wind-damage.
- The wood trim around this home should be painted to preserve the building. Siding to soil contact should be avoided to reduce insect and rot-damage risk.
- Localized rot was observed in the wood trim of this home. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the wood trim and control of water from roof or surface runoff can avoid further damage. Vegetation should be trimmed away from the house to avoid damage to the building.
- Siding to soil contact should be avoided to prevent moisture and or insect activity.
- Damaged windows, such as the broken window located on the right wall of the garage, should be repaired or replaced as necessary. Watch for unsafe loose glass
- The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- Wood to soil contact should be avoided on the steps of the deck to reduce insect and rot-damage risk.
- A center stringer should ideally be provided for the rear deck steps.
- Vegetation growing on or near exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.
- The proximity of the tree could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the tree.
- The installation of smoke detectors protecting bedrooms and the presence of smoke detectors and CO detectors in common areas is recommended in this home.
- Repair: The dirty air filter should be replaced.
- The air conditioning system requires servicing. This should be a regular maintenance item performed every two years to ensure efficient and reliable AC.
- The outdoor unit of the air conditioning system is out of level. This should be improved.
- The outdoor unit of the air conditioning system is dirty and requires cleaning.
- It is recommended that just the top of the air conditioning outdoor unit be covered in the months that it is not in use. A top cover can prevent debris from becoming lodged inside the unit. You can use something as simple as a single piece of plywood with a heavy object such a brick or a rock to keep the cover secured. It is important not to cover the sides of the AC unit as it causes trapped moisture that can decay the fins and encourage nesting of rodents and or insects. It is important to

Report Summary

Improvement Items

remember to remove the cover in the spring before use.

- The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.
- Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent condensation moisture damage (water pooling around the foundation).
- For improved energy savings, the attic access door should be insulated to help prevent loss of efficiency and the encouragement of moisture following the heat loss as discussed.
- Insulation improvements may be cost effective, depending on the anticipated term of ownership.
- Disturbed insulation should be repaired or evened out.
- Water heaters have a typical life expectancy of 7 to 12 years. The existing unit has passed this age range. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- The bath tub waste piping is leaking as observed in the basement of this home.
- The main bath shower diverter valve allows some water to flow out of the bathtub spout. Repair or updating the diverter valve over time should be anticipated.
- The main bathroom toilet is loose, secure to the floor as needed.
- The bathtub is lacking a functional drain stopper in the main bath.
- The debris in the sump pit should ideally be cleaned.
- An inspection of the sewage system is outside the scope of this inspection. Have your complete waste plumbing system pumped and inspected by a qualified specialist before the end of your contingency period to ensure that your system does not experience frequent backups and or that is not in need repairs.

Items To Maintain

Upon taking possession of a new home, but not limited to, there are some maintenance and safety issues that should be addressed immediately:

- Change the locks on all exterior entrances, for improved security.
 - Check that all windows and doors are secure. Improve window hardware as necessary.
 - Install smoke detectors on each level of the home. Ensure that there is a smoke detector inside and outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year on an annual date that is easy to remember.
 - Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
 - Carbon monoxide is colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood burning stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. It would be wise to consider the installation of carbon monoxide detectors within the home.
 - Examine driveways, walkways, porches, decks and stairs for trip hazards. Undertake repairs where necessary.
 - Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
 - Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Deterioration of the mortar between the concrete blocks was observed on the foundation walls. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider repointing (replacing the mortar in between the blocks) over the deteriorated areas. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended also.
- The ridge and rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads from additional layers of roofing material whose weight could cause further damage. Additional support can often be added easily.
 - Monitor and maintain this property and if other insect activity is present, a licensed pest control specialist should be engaged to treat the property.
 - Maintain a rodent prevention by using prevention deterrents such as peppermint oil on the interior of the home, particularly in the attic spaces, garage and basement. It is recommended to consult with a qualified pest specialist and or ideally setting

Report Summary

Items To Maintain

up traps only on the exterior the home.

- The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage.
- Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
- The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- The air filter should be replaced (serviced) on a regular basis.
- The air conditioning system requires servicing frequently. This should be a regular maintenance item ideally performed in the spring to ensure efficient and reliable AC.
- The outdoor unit of the air conditioning system should remain level. This should be improved as needed, when and if needed.
- The outdoor unit of the air conditioning system requires cleaning on a frequent basis.
- It is recommended that just the top of the air conditioning outdoor unit be covered in the months that it is not in use. A top cover can prevent debris from becoming lodged inside the unit. You can use something as simple as a single piece of plywood with a heavy object such as a brick or a rock to keep the cover secured. It is important not to cover the sides of the AC unit as it causes trapped moisture that can decay the fins and encourage nesting of rodents and or insects. It is important to remember to remove the cover in the spring before use.
- Loose or damaged cabinet door hinges in the kitchen should be repaired.
- In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home.
- Install new exterior lock sets upon taking possession of the home.

General Summary

General Summary - this summary includes items which "do not function as intended or adversely affects the habitability of the dwelling; and or appears to warrant further investigation by a specialist. This summary is not the entire report. The full report may include additional information of interest or concern to the client. It is strongly recommended that the client promptly read the complete report. For information regarding the negotiability of any item in this report under a real estate purchase contract, contact your New York State real estate agent and or an attorney. The summary may only contain items, which in the inspector's opinion meet the state's requirements. At your request, a visual inspection of the above referenced property was conducted. An earnest effort has been performed on your behalf to discover visible defects. However, client also agrees that any claim of any type of suggested failure in the accuracy of a report shall be reported to the Inspector/Inspection Company as soon as possible and no later than within one year of the inspection report date, five (5) business days of discovery and that failure to notify the inspector within those time periods shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have a generous amount of business days to respond to any claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Home Inspection fee only. In other words, in the event of an oversight, maximum liability must be limited to the home inspection fee paid. This is an opinion type report, reflecting visual conditions of a home or building at the time of the inspection only. Hidden or concealed defects or conditions cannot be included in a report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service. Chris the Home Inspector LLC is not responsible for the items which in the opinion of any interested part were either included in the summary, but should not be omitted; and or should have been included in the summary, but were omitted. Please call our office at 518-928-4172 with any concerns after review. Chris the Home Inspector LLC advises to have appropriate qualified contractors make further evaluations and or repairs by following industry and or manufacturer specifications as well as applicable local and or state and or federal requirements. Most references in this report have been described as facing front of property. This entire report is completed in color and is intended to be used and interpreted in color under all circumstances. Any questionable issues should be discussed with Chris the Home Inspector LLC before closing.

Receipt/Invoice

Chris the Home Inspector LLC
10 Brookwood Drive
Saratoga Springs, NY 12866
518-928-4172

Date: Wed. Apr. 5, 2023 8:00

Inspected By: Christopher Iula

Property Address

123 Main Street
Anytown, NY 12866

Inspection Number: 0919228

Payment Method: Check

Client: Richard and Jane Jackson

Inspection	Fee
Home Inspection	\$495.00
Radon Test	\$150.00
Water Test	\$150.00

Total	\$795.00
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Structure

Description

Foundation	<ul style="list-style-type: none"> •Poured Concrete and Masonry Block •Basement Configuration •40% Of Foundation Was Not Visible
Columns	<ul style="list-style-type: none"> •Steel
Floor	<ul style="list-style-type: none"> •Wood Joist •Angled Solid Floor Planks
Wall	<ul style="list-style-type: none"> •Not Visible
Ceiling	<ul style="list-style-type: none"> •Joist
Roof	<ul style="list-style-type: none"> •Rafters •Trusses •Plywood Sheathing •Cross-Gabled

Observations

Foundations	<ul style="list-style-type: none"> •Deterioration of the mortar between the concrete blocks was observed on the foundation walls. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider repointing (replacing the mortar in between the blocks) over the deteriorated areas. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended also.
Roof	<ul style="list-style-type: none"> •The ridge and rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads from additional layers of roofing material whose weight could cause further damage. Additional support can often be added easily.



Wood boring insects	<ul style="list-style-type: none"> •Evidence of bee activity was observed on the exterior of this home. If the property has not already been treated, a licensed pest control specialist should be engaged to treat the property. •Monitor and maintain this property and if other insect activity is present, a licensed pest control specialist should be engaged to treat the property.
Discretionary improvements	<ul style="list-style-type: none"> •Maintain a rodent prevention by using prevention deterrents such as peppermint oil on the interior of the home, particularly in the attic spaces, garage and basement. It is recommended to consult with a qualified pest specialist and or ideally setting up traps only on the exterior the home.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the homes foundation were concealed from view.

Comments

Structure

Comments cont.

Positive attributes ·The original construction era of the home is high quality. The materials and workmanship, where visible, were above average as discussed.

Roofing

Description

Roof covering •Asphalt Shingle

Roof flashings•Metal

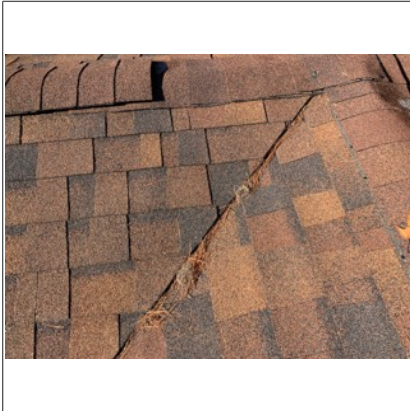
Chimneys •Masonry

Roof drainage system •Downspouts discharge above grade

Method of inspection •Walked on roof

Observations

Sloped •Debris should be removed from the roofing to reduce risk of leaks and early roof wear.



Chimney •The masonry chimney should be cleaned and investigated by a qualified tradesperson to help assure safe, effective operation.

Gutters & downspouts •The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
•The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage.



Discretionary improvements •Gutter helmets often prevent fast moving rain from roof run off management. This component should be carefully considered.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

•Many methods of installation have been used and some are more proven not to be as good as others. It

Roofing

Limitations cont.

cont. takes a skilled craftsman to install a roof properly and without being present during installation in can be difficult to determine if all safeguards were taken and they were installed in such a way that eventually problems could not exist. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in th future on a one-time visit to a home.

Exterior

Description

- Wall covering** •Vinyl Siding
•Stone Facade (veneer)
- Eaves / soffits / fascias** •Vinyl Soffits
•Metal Fascias
- Doors** •Metal Front Door
•Solid Wood Rear Garage (Man) Door
•Sliding Glass Rear Patio Door
- Window/door frames and trim** •Wood and Vinyl Covered Windows
- Entry driveways** •Concrete
- Entry walkways and patios** •Stone Front Walkway
•Stone Rear Patio
- Porch / deck / steps / railings** •Concrete Front Porch
•Wood Rear Deck with Wood Railings
- Overhead garage door(s)** •Steel
•Automatic Opener Installed
- Surface drainage** •Level Grade
•Graded Away From House
•Graded Towards House

Observations

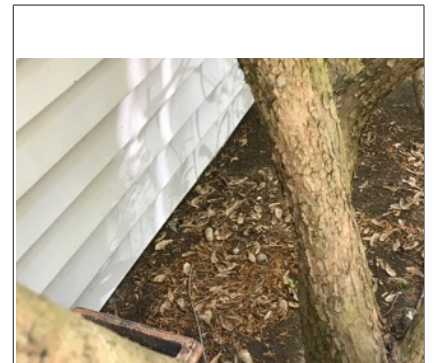
- Ext. walls**
- The openings in the siding, such as the opening where the main service wire passes through the left exterior wall of this home, should be sealed and re-secured to avoid moisture and wind-damage.
 - The wood trim around this home should be painted to preserve the building. Siding to soil contact should be avoided to reduce insect and rot-damage risk.
 - Localized rot was observed in the wood trim of this home. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the wood trim and control of water from roof or surface runoff can avoid further damage. Vegetation should be trimmed away from the house to avoid damage to the building.
 - Siding to soil contact should be avoided to prevent moisture and or insect activity.



An opening above the veneer stone should be sealed as necessary.



Localized rot on wood trim.



Siding to soil contact.

- Windows** •Damaged windows, such as the broken window located on the right wall of the garage, should be repaired or replaced as necessary. Watch for unsafe loose glass
- Garage** •The door between the house and garage should be weather-stripped, fitted with an automatic closer and rated to resist modern fire prevention practices. This will reduce the potential of toxic automobile gases entering the house.
- Lot drainage** •The grading should be improved to promote the flow of storm water away from the house. This can often be

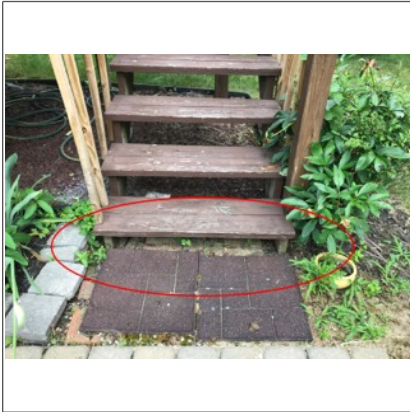
Exterior

Observations cont.

Lot drainage cont. accomplished by the addition or re-grading of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Deck

- Wood to soil contact should be avoided on the steps of the deck to reduce insect and rot-damage risk.
- A center stringer should ideally be provided for the rear deck steps.
- A graspable hand railing not wider than 2.5 inches should be provided for the rear deck steps.



Steps

- The steps on the rear of this building have unusual step heights and may pose a trip hazard.

Driveway

- The driveway shows evidence of cracking and heaving. Re-surfacing/repairs of the driveway defects would be a logical improvement.



Landscaping

- Vegetation growing on or near exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.
- The proximity of the tree could disrupt drainage pipes, cause mechanical damage to the exterior of the house, or influence the foundation over time. You should consider removal of the tree.

Discretionary improvements

- Cleaning of the siding may be worthwhile.
- It would be wise to install a smoke detector in the garage.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Landscape components restricted a view of some exterior areas of the house.

Exterior

Limitations cont.

- cont.**
- No Access Below Porch. Limited Access Below Deck.
 - Storage and a partially finished garage interior restricted the inspection. The garage door was tested during the inspection of this home. The safety eyes were also tested, however the auto reverse function should be investigated and tested regularly to ensure safety.

Electrical

Description

Size of service •200 Amp 120/240v Main Service

Service drop •Overhead

Service equip / main disconnect •Main Service Rating 200 Amps
•Breakers
•Located: Basement

Service grounding •Copper to Two Exterior Ground Rod Connections

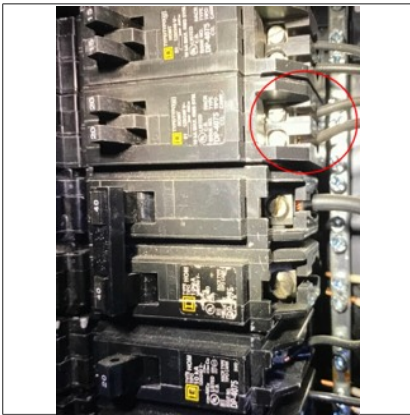
Wiring method •Non-Metallic Cable "Romex"
•Armored Cable "MC"
•Fabric-Covered

Switches / receptacles •Grounded

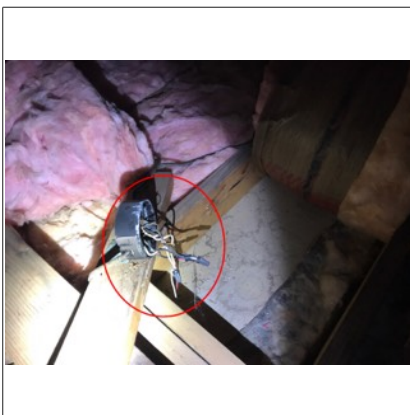
Ground fault circuit interrupter •Present in (Some areas of) the Kitchen and (All) Bathrooms

Observations

Main panel •Oversized breakers within the main distribution panel should be replaced. These breakers are serving 14 gauge household branch circuit wires and should be sized at fifteen (15) amps.



Distribution wires •Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
•All junction boxes should be fitted with cover plates, in order to protect the wire connections.



Outlet •The installation of a ground fault circuit interrupter (GFCI) outlet is recommended to the far right of the kitchen sink. A GFCI offers increased protection.
•Ideally you would have any sump pump on its own dedicated circuit to reduce the possibility of power disruption to the sump pump.

Smoke detector units •The installation of smoke detectors protecting bedrooms and the presence of smoke detectors and CO detectors in common areas is recommended in this home.

Electrical

Observations cont.

Discretionary improvements •During the course of any renovating, it is recommended that old wiring be replaced.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected. Only a representative sampling of outlets and light fixtures were tested. Furniture and or storage restricted access to some of the electrical system.
- The presence, placement and or operation of the smoke and or CO detectors is beyond the scope of this inspection.

Comments

Positive attributes •All 3-prong outlets that were tested were appropriately grounded.

Gfci •The main bath is protected by a GFCI reset in the master bathroom of this home.

Heating

Description

Energy source • Gas

System type • **Forced Air Furnace**
• **Manufacturer: Bryant**
• **Model Number: 350MAV0360ADKA**
• **Serial Number: 4799A01525**
• **Manufactures Date: 1999**



Heat distribution methods • Ductwork

Other components • Humidifier
• Condensate Pump

Observations

Furnace

- Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
- The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- Repair: The dirty air filter should be replaced.
- The air filter should be replaced (serviced) on a regular basis.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Although the heating system was operated, there are significant testing limitations at this time of year.
- The discharge location of the condensate pump was not verified. The operation of the condensate pump or humidifier were not tested at the time of the inspection.

Cooling

Description

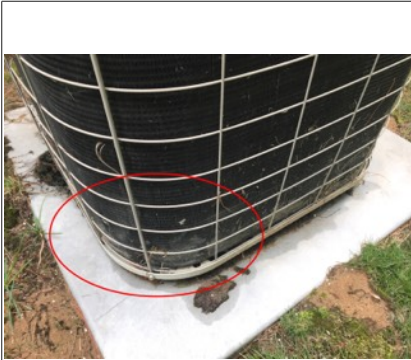
Energy source•Electricity

Central system type •**Air Cooled Central Air Conditioning Exterior Unit**

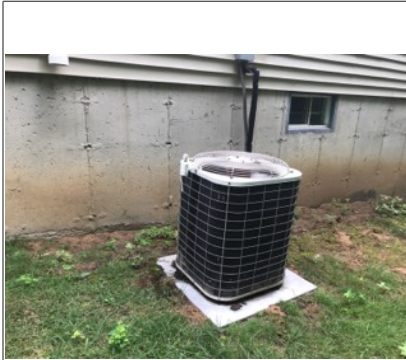
- Manufacturer:**Bryant
- Model Number:**126BNA036-A
- Serial Number:**2413E18417
- Manufactures Date:** 2013
- Nominal AC Tonnage:** 3.0 Tons
- Indoor Coil Manufacturer:**CAC/BDP
- Model Number:** CNPVP3617ALA
- Serial Number:**1313X37435
- Manufactures Date:** 2013
- Nominal AC Tonnage:** 3.0Tons
- Min/Max Fuse:** 20/30Amp
(30 Amp Breaker in Panel)

Observations

- Central air conditioning**
- The air conditioning system requires servicing. This should be a regular maintenance item performed every two years to ensure efficient and reliable AC.
 - The outdoor unit of the air conditioning system is out of level. This should be improved.
 - The outdoor unit of the air conditioning system is dirty and requires cleaning.
 - It is recommended that just the top of the air conditioning outdoor unit be covered in the months that is is not in use. A top cover can prevent debris from becoming lodged inside the unit. You can use something as simple as a single piece of plywood with a heavy object such a brick or a rock to keep the cover secured. It is important not to cover the sides of the AC unit as it causes trapped moisture that can decay the fins and encourage nesting of rodents and or insects. It is important to remember to remove the cover in the spring before use.
 - The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.
 - Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent condensation moisture damage (water pooling around the foundation).
- AC Maintenance**
- The air conditioning system requires servicing frequently. This should be a regular maintenance item ideally performed in the spring to ensure efficient and reliable AC.
 - The outdoor unit of the air conditioning system should remain level. This should be improved as needed, when and if needed.
 - The outdoor unit of the air conditioning system requires cleaning on a frequent basis.
 - It is recommended that just the top of the air conditioning outdoor unit be covered in the months that is is not in use. A top cover can prevent debris from becoming lodged inside the unit. You can use something as simple as a single piece of plywood with a heavy object such a brick or a rock to keep the cover secured. It is important not to cover the sides of the AC unit as it causes trapped moisture that can decay the fins and encourage nesting of rodents and or insects. It is important to remember to remove the cover in the spring before use.



Fin damage.



Outdoor AC unit out of Level.



Damage / missing refrigerant line insulation.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Although the cooling system was operated, there are significant testing limitations during a one time visit to a home.

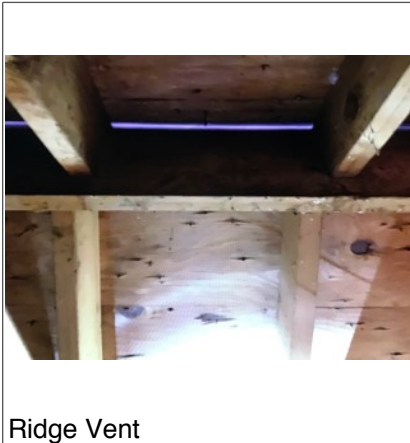
Comments

- Positive attributes**
- The capacity size of both the indoor and outdoor coil components of the AC system match.
 - The system responded properly to operating controls as discussed and the cooling system was successfully operated and a temperature drop from 77 degrees to 74 degrees was achieved during the inspection of this home.

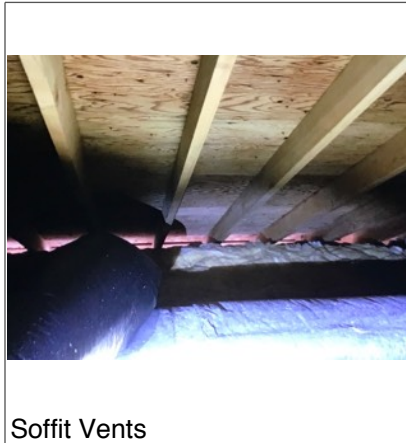
Insulation

Description

- Attic** •Blanket/Batt - low levels
- Basement wall**•Fiberglass (Blanket) In Portions Of The Headers
- Vapor retarders** •Unknown
- Roof ventilation** •Ridge Vent
•Soffit Vents



Ridge Vent



Soffit Vents

- Exhaust fan/vent locations** •Bathrooms

Observations

- Attic / roof**
- For improved energy savings, the attic access door should be insulated to help prevent loss of efficiency and the encouragement of moisture following the heat loss as discussed.
 - Insulation improvements may be cost effective, depending on the anticipated term of ownership.
 - Disturbed insulation should be repaired or evened out.
- Basement**
- Insulation improvements, such as voids in the header insulation, of the basement walls may be desirable, depending on the anticipated term of ownership.

Limitations

- As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- No access was gained to the wall cavities of the home.
 - Insulation type levels were spot checked only.
 - The attic was viewed from left to right, right to left, from the center of the attic.

Plumbing

Description

Water supply source •Private Water Supply
Service pipe to house •Plastic
Main water valve location •Front Wall of Basement



Main Water Valve: Gate Valve

Interior supply piping •Copper
 •Plastic
Waste system •Public Sewer System
Drain / waste / vent piping •Plastic
 •Copper
 •Cast Iron
Water heater •**Power Source: Electric**
 •**Storage Capacity (in gallons):40**
 •**Manufacturer:AO Smith**
 •**Location:Basement**
 •**Manufactures Date: 2012**



Fuel storage / distribution •Liquid Petroleum "LP" Gas Tank Located Above Ground
Fuel shut-off valves •LP Gas Main Valve At the Top of The Exterior Tank
Other components •Sump Pump

Observations

Water heater unit •Water heaters have a typical life expectancy of 7 to 12 years. The existing unit has passed this age

Plumbing

Observations cont.

- Water heater unit cont.** range. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- Gas piping** •The flexible gas line is not ideal and black iron pipe should ideally be installed to replace it. Flexible gas lines are not as durable as traditional black iron.
- Waste / vent** •The bath tub waste piping is leaking as observed in the basement of this home.
- Fixtures** •The main bath shower diverter valve allows some water to flow out of the bathtub spout. Repair or updating the diverter valve over time should be anticipated.
•The main bathroom toilet is loose, secure to the floor as needed.
•The bathtub is lacking a functional drain stopper in the main bath.
- Sump pumps** •The debris in the sump pit should ideally be cleaned.
- Discretionary improvements** •The use of an overflow pan and the installation of burst free hoses is recommended on the washing machine of this home to protect against overflow or hose failures.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Hose bibs were not tested. We do not inspect for buried oil tanks.
- An inspection of the sewage system is outside the scope of this inspection. Have your complete waste plumbing system pumped and inspected by a qualified specialist before the end of your contingency period to ensure that your system does not experience frequent backups and or that is not in need repairs.
- A flow rate measured on a one-time visit to a home does not ensure how a well will perform in actual day to day and or seasonal expectancy. Flow rates may not be consistent and may diminish from an initial maximum in gallons to a lower flow rate. Flow tests, in some cases, can be misleading.

Comments

Positive attributes

- General comments** •The Gallons Per Minute (GPM) flow rate was 4.1 at the start and 3.8 at the end of the one hour water flow test measured at the main bathroom tub spout.

Interior

Description

- Wall/ceiling materials** •Drywall
•Paneling
- Floor surfaces** •Carpet
•Wood
•Tile
- Window type(s) / glazing** •Casement
•Fixed Pane
- Doors** •Wood-Hollow Core

Observations

- Wall / ceiling finishes** •Minor cracks were noted.
- Windows** •It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- Door** •Repair: The screen for the sliding glass door is damaged.
- Kitchen cabinets** •Loose or damaged cabinet door hinges in the kitchen should be repaired.
- Stairways** •Repair: The loose basement stairway handrail should be better secured.
- Basement leakage** •No evidence of moisture penetration was visible in the basement at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- Environmental issues**
- There is a possibility the materials of this home may contain asbestos. This can only be verified by a laboratory analysis which is beyond the scope of this inspection. The Environmental Protection Agency (EPA) reports that asbestos represents a health hazard especially if "friable" (damaged, crumbling or in any state that allows the release of fibers). If any material of a home, such as but not limited to, a ceiling and walls are indeed friable or become friable over time, a specialist should be engaged. Further guidance is available from the EPA. There may be other materials within the home that contain asbestos but are not identified by this report.
 - There is the potential for lead content in the drinking water within the home. Lead in water may have two sources; the piping system of the utility delivering water to the house and/or the sold used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
 - Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air

Interior

Observations cont.

Environmental issues cont. represents a health hazard. A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area. This home should be tested every two years.

- It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpscpub/pubs/5010.html> for further guidance.

Discretionary improvements

- In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home.
- Install new exterior lock sets upon taking possession of the home.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Recent Renovations/Painting. Portions of the foundation walls were concealed from view.
- Furniture, contents and any other storage restricted access to some of the homes walls, floor and components.
- We do not inspect chimneys. Have the chimney(s) and or fireplace(s) cleaned and inspected prior to use and before the end of your contract contingency time period. Other components not tested: Appliances. Anytime walls are altered and or removed, it is beyond the scope of our inspection report.

Appliance

Description

Appliances tested

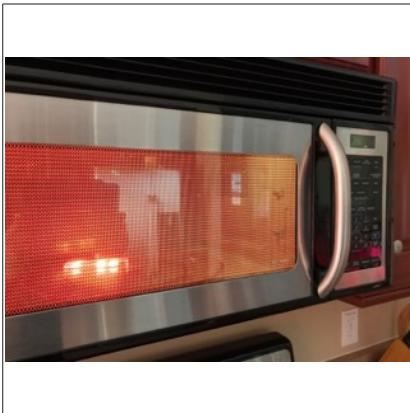
- Electric Range
- Microwave Oven

Observations

Electric range unit •The installation of an anti-tip bracket is recommended to safely secure an oven to the floor to provide extra protection when excess force is applied to an open oven door.



Microwave Oven



Dishwasher unit •Dishes in the Dishwasher prevented the testing of this appliance.

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Only the Electric Range and Microwave Oven were operated. No other appliances and or their power sources, water supplies, venting, vents or drainage were operated at the time of the inspection.
- Be sure to run all appliances including, but not limited to, your water heater, heating and cooling system, especially during your final walk through.

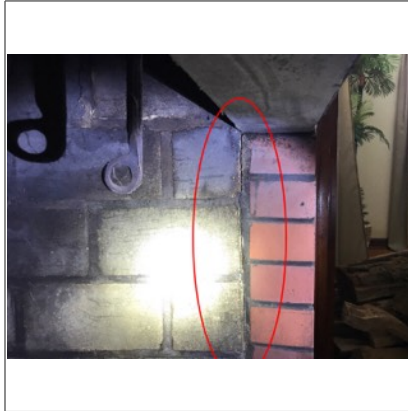
Fireplace

Description

- Fireplace**
- Masonry Firebox
 - Fireplace Insert

Observations

- Fireplace**
- The fireplace firebox mortar should be improved.



Limitations

Limitations

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- We do not inspect chimneys. Have your chimney and or fireplace cleaned and inspected by a qualified professional prior to use and or before the end of your contingency period.

House in Perspective

Description

Description •This is an above average quality home that is lacking maintenance. Some of the systems are aging and will require updating over time. As is with all homes, ongoing maintenance is also required. Despite the older systems, the improvements that are recommended in this report are considered typical of this age and location. Please remember that there is no such thing as a perfect home.

Observations

Observations This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Limitations

Weather conditions Dry weather conditions prevailed at the time of the inspection.

Recent weather conditions Weather conditions leading up to the inspection have been relatively dry.

Limitations Dry weather conditions prevailed at the time of the inspection.