

Inspection Report

**963 Beaver Creek Road
Bluff City, TN 37618**

Prepared For:

Lois Wells



Prepared By:

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GENERAL CONDITIONS

INSPECTION INFORMATION

1.1 Client Name: Lois Wells.
 1.2 Inspection Number: 042125-02.
 1.3 Inspection Date: April 21, 2025.
 1.4 Inspection Address: 963 Beaver Creek Road, Bluff City, TN 37618.
 1.5 Inspector: Ron Ladd, TNHIL #0000033, VAHIL #3380000585, ASHI #245442.
 1.6 Parties Present: Seller, Sellers Agent.
 1.7 Clients Agent: N/A.
 1.8 Weather: The weather conditions at time of inspection: Sunny, The temperature at time of inspection: 70 - 80 degrees fahrenheit.

INSPECTION SCOPE

We attempt to give the client a comprehensive, clear-cut, unbiased view of the property. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrective action was taken. We also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Components of the property can and do experience failure without prior indications. This report is a snap shot of the condition of the structure at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in key areas. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

DEFINITION OF TERMS

*** Please read the follow pages. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report. ***

SERVICEABLE: The item was inspected and appeared to function normally at the time of inspection allowing for normal wear and tear. Items with the heading "Serviceable" will not appear in the "Summary Report".

DEFICIENT: The item was inspected and found to have deficiencies. A system or component marked as deficient is one that did not respond to user controls, was not able to be safely used, was not functioning as intended, or was otherwise defective. These may be items that are incomplete or have imperfections and with further evaluation these items may (or may not) be found to be material defects. Your inspector does NOT prioritize or emphasize the importance of one deficiency over another. General deficiencies include inoperable, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Items with the heading "DEFICIENT" will appear in the "Summary Report".

SAFETY: A condition in a readily accessible, installed system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards. Your inspector will NOT prioritize or emphasize the importance of one safety condition over another. For this reason, ALL safety conditions should be evaluated by appropriate specialists and corrected immediately. Items with the heading "SAFETY" will appear in the "Summary Report".

MAINTENANCE: The item was inspected and found to be deficient in some respect or in the inspectors opinion maintenance needs to be performed. Items with the heading "MAINTENANCE" will not appear in the "Summary Report".

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading "Not Inspected" will not appear in the "Summary Report".

NOT OPERATED: The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading "Not Operated" will not appear in the "Summary Report".

NOT PRESENT: At the time of inspection, the item or component listed for review was not found or not present. Items with the heading "Not Present" will not appear in the "Summary Report".

COMMENT: The item was inspected and found to be deficient and requires clients attention in some respect or in the inspectors opinion the item requires attention but does not meet the test to fall under one of the other categories. Items with the heading "Comment" will not appear in the "Summary Report".

GENERAL INFORMATION

MAJOR SYSTEMS: Our evaluation of major systems is both visual and functional provided power and / or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report unless specifically agreed to in our "Inspection Agreement". Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing. This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

REPORT LIMITATIONS: 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 representations 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 wall, moving of furniture, appliances or stored items, or excavations was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from this report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, radon, asbestos, toxic or flammable materials, and other environmental hazards; pest inspection, 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 components 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 options expressed regarding adequacy, capacity 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 tradespeople 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, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, 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 construe evidence relating to the complaint, except in the case of an emergency.

PROPERTY INFORMATION

- 1.9 House Status: The property was occupied at time of inspection. This is a limited review of many areas in this home. The home was occupied and personal items blocked, restricted or hid visible access to certain areas of the house at time of inspection. Efforts were made to inspect as much as possible; however due to the presence of household goods, furniture, personal items and belongings, many areas are not visible or accessible. Furniture, clothes and other personal items are not moved during the course of the inspection.
- 1.10 Year Built: The home, dwelling, structure was built approximately in **2006**. The age of the structure was provided by: Multiple Listing Service.
- 1.11 Building Type: The structure is a: Single Family Home. The structure above ground is comprised of: 2 Levels. The space below grade consist of: Basement.
- 1.12 Structure Faces: The structure faces primarily In a Northerly Direction.

1.13 Structure Views: This is an AERIAL DRONE view of the subject property at time of inspection from the Front.



1.14 This is an AERIAL DRONE view of the subject property at time of inspection from the Rear



WATER - ELECTRIC - GAS

- 1.15 Utilities Status: The following utilities were **ON** at time of inspection: Water, Electric, Propane.
- 1.16 Water Source: The water source is provided by Public Utility. Buyer is advised to verify source and availability of water prior to close. The type or method of water service was provided by: City or County Records.
- 1.17 Sewage Disposal: The sewage disposal is provided by Private Septic System. Buyer is advised to evaluate capacity, function and flow with seller or other source prior to close. The type or method of sewage disposal was provided by: City or County Records.

GENERAL COMMENTS

- 1.18 The following item / systems were noted at time of the inspection: Alarm System, Low Voltage Lighting System.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including 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. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY

- 2.1 Material: The material makeup of the driveway: Concrete.

- 2.2 Condition: **Maintenance:** Common cracks observed, primarily a cosmetic concern. Suggest sealing all cracks in concrete, asphalt or brick surfaces to prevent water penetration as a routine maintenance effort.

WALKWAY

- 2.3 Material: The material makeup of the walkway: Concrete.
- 2.4 Condition: **Maintenance:** Common cracks observed, primarily a cosmetic concern. Suggest sealing all cracks in concrete, asphalt or brick surfaces to prevent water penetration as a routine maintenance effort.

RETAINING WALL

- 2.5 Material: The material makeup of the retaining wall is: Block, Brick.
- 2.6 Condition: **Maintenance:** Cracks, Common cracks observed, primarily a cosmetic concern. Suggest sealing all cracks in concrete / asphalt / brick surfaces to prevent water penetration as a routine maintenance effort.

LANDSCAPE

- 2.7 Condition: **Maintenance:** Suggest trimming plants / vegetation away from structure to enhance air flow, reduce moisture build-up and help prevent accelerated deterioration.

LOT, GRADE & DRAINAGE

- 2.8 Lot: The topography of the lot is gentle slope.
- 2.9 Grade: **Maintenance:** Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.
- 2.10 Drainage: **Maintenance:** Reshaping the area around the foundation to move water away from the structure, drainage improvement would help to minimize movement of the foundation system which can be caused by poor or inadequate drainage.

GAS, OIL, UTILITIES

- 2.11 Location: Gas Propane Tank is located at exterior rear of the structure and is buried below grade.



- 2.12 Condition: **Serviceable:** Appears serviceable at time of inspection.

ROOF SYSTEM

Our evaluation of the roof is to determine if portions are damaged, missing and / or deteriorating and, therefore, subject to possible leaking. Portions of the underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee nor a certification against roof leaks. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Normally, this situation is not present during our inspection. To determine the remaining life left on the roof, we recommend verifying the installation date and manufacturer warranty with the seller prior to close. We recommend any roof repairs / replacement be performed by a qualified roofer.

ROOF SYSTEMS

- 3.1 Type: The style of the roof installed is: Gable - a very triangular shaped roof, with a single ridge that terminates at gable ends.

3.2 Inspection Method:

Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be consulted for further review if a more detailed report is desired. Roof was not mounted due to: A steep / unsafe pitch prevented access to roof surface. Unable to fully access due to height / pitch / weather or roof type, the roof was: Viewed from roof edge on ladder with binoculars and by AERIAL DRONE. This is a typical view of the roof surface at time of inspection:



3.3 Roof Covering:

Asphalt composition shingles. The roof appears to have: a single layer installed (the roof layers are only checked in spot areas). Determining the remaining life of the roof is beyond the scope of our inspection.

3.4 Conditions:

Maintenance: Tree debris observed on the roof, removing debris and / or trimming of trees / vegetation away from the roof is recommended.

3.5

Maintenance: Exposed nail heads noted, this condition can lead to damage to existing shingles and moisture penetration over time. Suggest sealing / caulking nail heads, nail holes to prevent water entry.

Maintenance: Several small damaged shingles noted causing / leaving fiberglass material to be exposed. Due to the number of layers of shingle materials this does **NOT** appear to be a significant issue.



Maintenance: Nails Protruding: This condition can lead to damage to existing shingles and moisture penetration over time. Suggest securing, caulking, sealing nails, nail holes to prevent water entry.



Maintenance: The roof ridge boards at the sides of the roof have loose or protruding metal trim noted. Suggest securing to prevent damage or loss.



Maintenance: The roof ridge boards metal trim at the rear bonus room roof line is damaged / bent and in need of repair or replacement to prevent further damage or loss.



Maintenance: Soffit trim noted as loose and hanging in several locations around the structure at time of inspection. Suggest securing.



ROOF PENETRATIONS

- 3.6 Type: The type of roof penetration noted is a: Plumbing stack, Ridge vent.
- 3.7 Conditions: **Serviceable:** At the time of inspection the exterior components of the roof appeared to be in generally good condition with no evidence of any obvious significant deterioration, breeches, or openings.

ROOF FLASHINGS

- 3.8 Material: The material used to flash used in flashing was: Metal.
- 3.9 Location: Flashing is where roof meets wall.
- 3.10 Conditions: **Serviceable:** At the time of inspection the exterior components of the roof appeared to be in generally good condition with no evidence of any obvious significant deterioration, breeches, or openings.

GUTTERS & DOWNSPOUTS

GUTTERS & DOWNSPOUTS

- 4.1 Type: A full guttering system with downspouts is installed.
- 4.2 Material: Aluminum.
- 4.3 Conditions: **Maintenance:** Gutters have debris / standing water, suggest cleaning gutter to allow for proper drainage, function and flow.
- 4.4 **Comments:** Underground drainage system noted, inspector cannot verify the serviceability of underground drains, line, hoses and connections. Suggest checking with seller prior to close as to serviceability of drainage system and where pipes empty.

Maintenance: Gutter and downspout securing straps noted as loose or disconnected. Suggests securing to prevent damage or loss.



WALL CLADDING & TRIM (EXTERIOR)

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

EXTERIOR WALL CLADDING

- 5.1 Material: The exterior wall cladding is: Brick, Siding. Siding on this home is covered with vinyl siding. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.
- 5.2 Condition: **Maintenance:** Exposed / open holes were noted in the wall cladding at time of inspection. Suggest repairing/sealing to prevent water entry.
- 5.3 **Maintenance:** Common cracks observed, primarily a cosmetic concern. Suggest sealing all cracks in exposed surfaces to prevent water penetration as a routine maintenance effort.

EXTERIOR WALL TRIM

- 5.4 Type: The type of trim used is: aluminum, vinyl, wood.
- 5.5 Condition: **Maintenance:** Suggest sealing / caulking as part of routine maintenance to prevent further deterioration.
- 5.6 **Maintenance:** Deterioration, swelling, cracking and / or missing trim observed. This material is subject to wind and water damage. Suggest maintenance / repairs be performed to prevent future / further damage / deterioration. **Maintenance:** Loose and / or missing trim noted. Suggest repairing/replacing trim as necessary to prevent further deterioration.

WINDOWS - (EXTERIOR)

The **Exterior Windows** section of this report only addresses the outside dynamics of the window systems as view from the exterior of the structure. The functionality, material, style and overall serviceability of the windows systems are addressed more specifically within each windows section (such as: Interior Rooms, Bedrooms, Bathrooms, etc.) of this report.

EXTERIOR WINDOWS

- 6.1 Location: The window is located at the: Front, Rear, Right Side and Left Side of the dwelling.
- 6.2 Material: The exterior exposed window frame is: Vinyl Frame.
- 6.3 Type: Casement (open by means of a crank or lever), Hung either as a single or double hung window.

- 6.4 Condition: **Maintenance:** Caulking should be applied around all windows, doors, and any voids where necessary as part of routine maintenance to prevent further deterioration.
- 6.5 **Maintenance:** Screens observed missing, suggest replacing screens as necessary.

EXTERIOR WINDOWS

- 6.6 Location: The window is located at the: Rear of the dwelling.
- 6.7 Material: The exterior exposed window frame is: Vinyl Frame.
- 6.8 Type: Fixed window does not slide, raise or open.
- 6.9 Condition: **Maintenance:** Caulking should be applied around all windows, doors, and any voids where necessary as part of routine maintenance to prevent further deterioration.

DOORS - (EXTERIOR)

For the purpose of this inspection, Exterior Doors shall describe only to those doors that open to an outside space or from an interior space to the exterior area. All interior doors providing access from room to room will be described in the specific room the door opens into.

1ST EXTERIOR DOOR

- 7.1 Location: The door is located at the: Front of the dwelling, and serves as the main entrance to the dwelling. This is a: Metal Clad - A light weight material covered by metal cladding or fiberglass.
- 7.2 Condition: **Serviceable:** Appears serviceable at time of inspection.

2ND EXTERIOR DOOR

- 7.3 Location: The door is located at the: Rear of the dwelling, and serves as a secondary deck entrance door to the dwelling. This is a: French - Door / Doors constructed as french doors with two doors one generally stationary and the other usually for opening and closing.
- 7.4 Condition: **Maintenance:** Weather strip around door frame allowing light to penetrate between door and frame, suggest installing / repairing / replacing weather strip to provide protective barrier from conditioned air loss and moisture penetration.
- 7.5 **Maintenance:** Wood, frame, seal deterioration observed. Suggest repairs/replacement as needed.

3RD EXTERIOR DOOR

- 7.6 Location: The door is located at the: Rear of the dwelling, and serves as the exterior garage entrance door to the garage.
- 7.7 Condition: **Maintenance:** Weather strip around door frame allowing light to penetrate between door and frame, suggest installing / repairing / replacing weather strip to provide protective barrier from conditioned air loss and moisture penetration.
- 7.8 **Maintenance:** Wood, frame, seal deterioration observed. Suggest repairs/replacement as needed.

EXTERIOR COMPONENTS

FAUCETS

- 8.1 Location: Located at the exterior left side of the structure at or near the Vehicle entry garage.
- 8.2 Condition: **Serviceable:** Appears serviceable at time of inspection.

8.3

Comments: Water pressure at time of inspection was **68** psi. This is within the normal recommended limits of 40 - 80 psi.



FAUCETS

8.4 Location:

The faucet is located at the buildings exterior: Back rear of the structure at or near the exterior HVAC Compressor.

8.5 Condition:

Serviceable: Appears serviceable at time of inspection.

OUTLETS

8.6 Type:

Three prong outlet noted mounted to the exterior wall of the front porch area.. GFCI.

8.7 Condition:

Serviceable: The outlet appears serviceable at the time of inspection. Ground Fault Interrupter (outlets) - GFI protection is present. These type of outlets should be tested monthly for proper operation.

OUTLETS

8.8 Type:

Three prong outlet noted mounted to the exterior rear wall of the Garage Door Exterior entrance.. GFCI.

8.9 Condition:

Serviceable: The outlet appears serviceable at the time of inspection. Ground Fault Interrupter (outlets) - GFI protection is present. These type of outlets should be tested monthly for proper operation.

OUTLETS

8.10 Type:

Three prong outlet noted mounted to the exterior left side wall of the structure at or near the Vehicle Garage Doors.. GFCI.

8.11 Condition:

Serviceable: The outlet appears serviceable at the time of inspection. Ground Fault Interrupter (outlets) - GFI protection is present. These type of outlets should be tested monthly for proper operation.

LIGHTS

8.12 Type:

Mounted light fixtures noted mounted to the exterior soffit area of the structure at or around the corners of the structure.

8.13 Condition:

Maintenance: One or more lights did not work, inspector turned on all available switches, bulbs appeared to be installed when tested, inspector did not determine if the switch, bulbs or wiring was the cause of non functional performance. Suggest asking seller prior to close as to the serviceability of the lights in this room.

LIGHTS

8.14 Type:

Mounted light fixtures noted mounted to the exterior front wall of the structure at or around front entry door.

8.15 Condition:

Serviceable: The lights were serviceable at the time of inspection.

LIGHTS

8.16 Type:

Ceiling mounted light fixtures noted mounted to the exterior front porch ceiling of the structure at or around front porch

8.17 Condition:

Maintenance: One or more lights did not work, inspector turned on all available switches, bulbs appeared to be installed when tested, inspector did not determine if the switch, bulbs or wiring was the cause of non functional performance. Suggest asking seller prior to close as to the serviceability of the lights in this room.

LIGHTS

- 8.18 Type: Mounted light fixtures noted mounted to the exterior rear wall of the structure at or around rear deck entry door.
- 8.19 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

LIGHTS

- 8.20 Type: Mounted light fixtures noted mounted to the exterior rear wall of the structure at or around rear exterior garage entry door to the garage area..
- 8.21 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

LIGHTS

- 8.22 Type: Mounted light fixtures noted mounted to the exterior left side wall of the structure at or around vehicle exterior garage entry door to the garage area..
- 8.23 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

PORCH - PATIO - STOOP**PORCH, PATIO & STOOP**

- 9.1 Description: Porch: Located at the front of the dwelling, and is constructed of: Concrete, Brick, The covering for the porch, patio or stoop is: Same as structure.
- 9.2 Condition: **Maintenance:** Common cracks observed, primarily a cosmetic concern. Suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

PORCH, PATIO & STOOP

- 9.3 Description: Stoop: Located at the Left rear of the dwelling off the Garage exterior entry door to the Garage. and is constructed of: Concrete, The covering for the porch, patio or stoop is: Open Design.
- 9.4 Condition: **Maintenance:** Common cracks observed, primarily a cosmetic concern. Suggest sealing all cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.

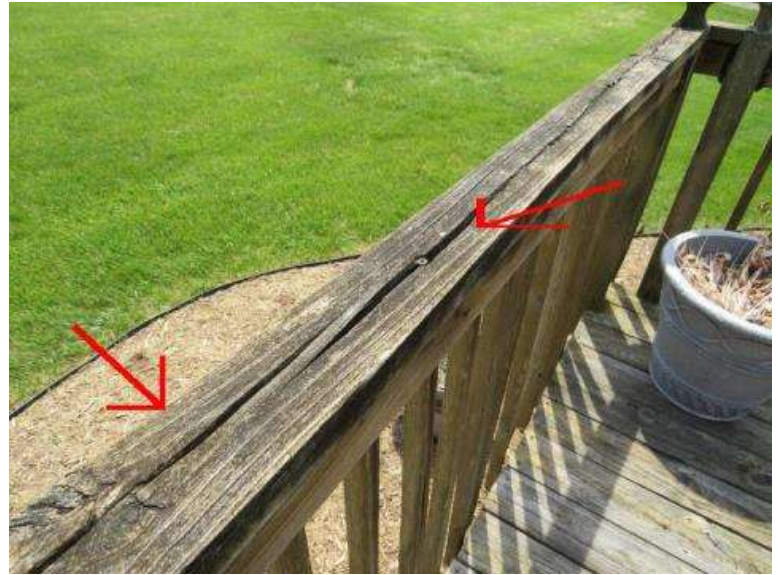
DECK - BALCONY**DECK**

- 10.1 Description: The deck is located at the rear of the house and is constructed of wood. This deck has an open cover design.
- 10.2 Condition: **Maintenance:** Deterioration noted to deck surface, suggest sealing / caulking / staining to prevent further damage/deterioration.



10.3

Maintenance: Deck guardrail / handrail material is noted as splitting, cracking and beginning to deteriorate. Suggest repair or replacement.



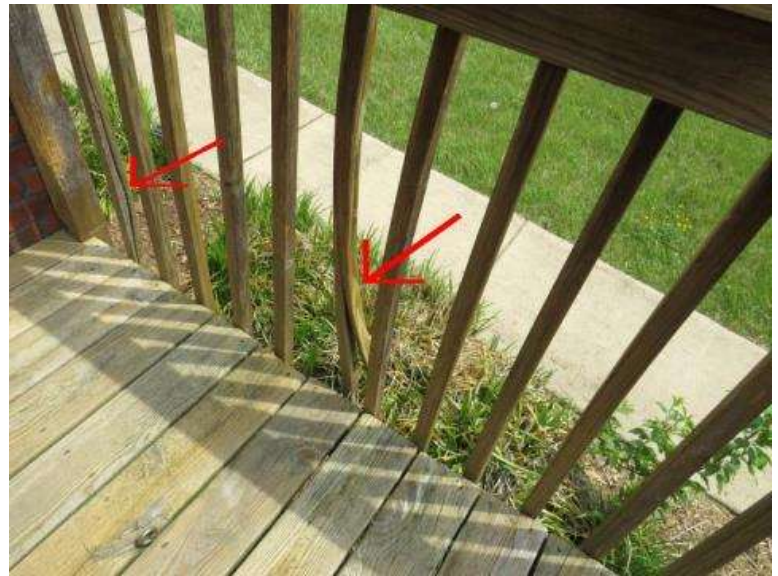
10.4

Maintenance: Deck is weathered, suggest cleaning, as necessary, and treating with oil based, water-repellent preservative to protect and extend the remaining life of the deck.

Maintenance: Waterproof coating is needed to prevent further deterioration/damage as part of annual maintenance.

10.5

Maintenance: Deck guardrail spindles noted as loose, damage, deteriorating, warping and in need of repair or replacement.



FOYER

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

FOYER

11.1 Room Location: The Foyer is located in the structure at the: 1st Floor, Front Middle, and serves as the main entrance to the dwelling.

DOORS

- 11.2 Type: This is a: Metal Clad - A light weight material covered by metal or fiberglass cladding.
- 11.3 Condition: **Maintenance:** Door stop missing or damaged, suggest installing / repairing door stop to prevent damage to door or wall.

LIGHT SWITCH

- 11.4 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

- 11.5 Type: Hanging light fixture noted at time of inspection.
- 11.6 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

- 11.7 Material: Drywall, A textured surface was applied over surface material.
- 11.8 Condition: **Maintenance:** Common cracking observed, these appear to be cosmetic in appearance.

SMOKE DETECTOR

- 11.9 Type: A smoke detector was not found at time of inspection.

CARBON MONOXIDE DETECTOR

- 11.10 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

- 11.11 Material: Drywall, Paint.
- 11.12 Condition: **Maintenance:** Typical settlement cracks noted, this appears to be a cosmetic issue.

WINDOWS

- 11.13 Windows: The windows have a: vinyl frame.
- 11.14 Style: The style of windows in this dwelling are: Fixed window does not slide, raise or open. Fixed window does not slide, raise or open and is installed in the door or side door panel.
- 11.15 Insulation: Double glazed window/doors are present in this home. Windows with insulated glass (commonly called thermo-pane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required.
- 11.16 Condition: **Serviceable:** The window appears serviceable at the time of inspection.

OUTLETS

- 11.17 Type: Three prong outlet noted.
- 11.18 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection.

HEATING / COOLING SOURCE

- 11.19 Type: Forced air registers.
- 11.20 Conditions: **Serviceable:** Appears serviceable at the time of inspection.

FLOOR

- 11.21 Type: Wood flooring.
- 11.22 Condition: **Serviceable:** Appears serviceable at the time of inspection.

HALL - HALLWAY

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

HALL

12.1 Room Location: The Hall is located in the structure at the: 1st Floor, Right Side Middle.

DOORS

12.2 Type: This is a: Archway.

12.3 Condition: **Serviceable:** The door, doorway and / or archway appears serviceable at time of inspection.

LIGHT SWITCH

12.4 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

12.5 Type: Center globe light fixture noted at time of inspection.

12.6 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

12.7 Material: Drywall, A textured surface was applied over surface material.

12.8 Condition: **Serviceable:** The ceiling was serviceable at the time of inspection.

SMOKE DETECTOR

12.9 Type: Smoke detectors appear to be battery operated and hard wired running off house electrical current.

12.10 Conditions: **Serviceable:** Appears serviceable at time of inspection. The smoke detector alarm responded to the test button operation.

CARBON MONOXIDE DETECTOR

12.11 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

12.12 Material: Drywall, Paint.

12.13 Condition: **Serviceable:** The walls appear serviceable at the time of inspection.

OUTLETS

12.14 Type: Three prong outlet noted.

12.15 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection.

HEATING / COOLING SOURCE

12.16 Type: None observed. No heat source noted at time of inspection.

FLOOR

12.17 Type: Wood flooring.

12.18 Condition: **Serviceable:** Appears serviceable at the time of inspection.

CLOSET

12.19 Doors: **Maintenance:** Door stop damaged or missing at time of inspection, suggest installing a door stop to prevent damage / deterioration to door, hardware or wall.

12.20 Ceiling: **Serviceable:** The ceiling appear serviceable at the time of inspection.

12.21 Walls: **Serviceable:** The walls appear serviceable at the time of inspection.

12.22 Flooring: **Serviceable:** The walls appear serviceable at the time of inspection.

2ND HALL

12.23 Room Location: The Hall is located in the structure at the: 1st Floor, Back Left Rear, and serves as the secondary entrance to the dwelling from the Garage Area.

DOORS

12.24 Type: This is a: Archway, Metal Clad - A light weight material covered by metal or fiberglass cladding.

12.25 Condition: **Serviceable:** The door, doorway and / or archway appears serviceable at time of inspection.

LIGHT SWITCH

12.26 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

12.27 Type: Center globe light fixture noted at time of inspection. Recessed lights noted at time of inspection.

12.28 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

12.29 Material: Drywall, A textured surface was applied over surface material.

12.30 Condition: **Serviceable:** The ceiling was serviceable at the time of inspection.

SMOKE DETECTOR

12.31 Type: A smoke detector was not found at time of inspection.

CARBON MONOXIDE DETECTOR

12.32 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

12.33 Material: Drywall, Paint.

12.34 Condition: **Serviceable:** The walls appear serviceable at the time of inspection.

OUTLETS

12.35 Type: Three prong outlet noted.

12.36 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection.

HEATING / COOLING SOURCE

12.37 Type: None observed. No heat source noted at time of inspection.

FLOOR

12.38 Type: Wood flooring.

12.39 Condition: **Serviceable:** Appears serviceable at the time of inspection.

CLOSET

12.40 Doors: **Maintenance:** Door stop damaged or missing at time of inspection, suggest installing a door stop to prevent damage / deterioration to door, hardware or wall.

12.41 Ceiling: **Serviceable:** The ceiling appear serviceable at the time of inspection.

12.42 Walls: **Serviceable:** The walls appear serviceable at the time of inspection.

12.43 Flooring: **Serviceable:** The walls appear serviceable at the time of inspection.

STAIRWAY

12.44 Type: Stairs. Steps.

12.45 Conditions:

Safety: No hand railing is installed at the rear hallway to bonus room landing.. Installing to enhance safety is recommended.



LIVING - FORMAL LIVING ROOM

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

LIVING ROOM

13.1 Room Location: The Living Room is located in the structure at the: 1st Floor, Back Rear Middle, and serves as the back deck entrance to the dwelling.

DOORS

13.2 Type: This is a: Archway, French - A door / doors constructed as french doors with two doors one generally stationary and the other usually for opening and closing.

13.3 Condition: **Maintenance:** Door stop missing or damaged, suggest installing / repairing door stop to prevent damage to door or wall.

13.4 **Maintenance:** Door weather striping damaged / deteriorated / loose or missing, suggest replacement of weather strip to ensure weather tight seal.

Maintenance: Wood, frame, seal deterioration / damage observed. Suggest repairs / replacement as needed.

LIGHT SWITCH

13.5 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

13.6 Type: Ceiling Fan with light globe / assembly attached. Recessed lights noted at time of inspection.

13.7 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

13.8 Material: Drywall, A textured surface was applied over surface material.

13.9 Condition: **Maintenance:** Common cracking observed, these appear to be cosmetic in appearance.

CEILING FANS

13.10 Condition: **Serviceable:** The ceiling fan appears serviceable at the time of inspection.

CARBON MONOXIDE DETECTOR

- 13.11 Type: A carbon monoxide detector is not present, suggest installing a carbon monoxide detector for safety, batteries should be changed annually.
- 13.12 Conditions: **Safety:** Adding a carbon monoxide detector is recommended for safety. We suggest a carbon monoxide detector be installed on every level of the home in a common area for safety.

WALLS

- 13.13 Material: Drywall, Paint.
- 13.14 Condition: **Maintenance:** Typical settlement cracks noted, this appears to be a cosmetic issue.

WINDOWS

- 13.15 Windows: The windows have a: vinyl frame.
- 13.16 Style: The style of windows in this dwelling are: Double Hung (opens from either the top or the bottom, sliding up or down)
- 13.17 Insulation: Double glazed window/doors are present in this home. Windows with insulated glass (commonly called thermo-pane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required.
- 13.18 Condition: **Serviceable:** The window appears serviceable at the time of inspection.

OUTLETS

- 13.19 Type: Three prong outlet noted.
- 13.20 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection.

HEATING / COOLING SOURCE

- 13.21 Type: Forced air registers. A cold air return was noted, the filter size required for this return is: 24 x 30 x 1.
- 13.22 Conditions: **Maintenance:** Air Filter noted as dirty, missing or damage at time of inspection, suggest installing / changing filter on a monthly basis as part of routine maintenance.
- 13.23 **Maintenance:** Air return noted as dirty, suggest cleaning to prevent damage to "A" Coil. Suggest replacement of filter on a monthly basis as part of annual maintenance.

FLOOR

- 13.24 Type: Wood flooring.
- 13.25 Condition: **Serviceable:** Appears serviceable at the time of inspection.

FIREPLACE

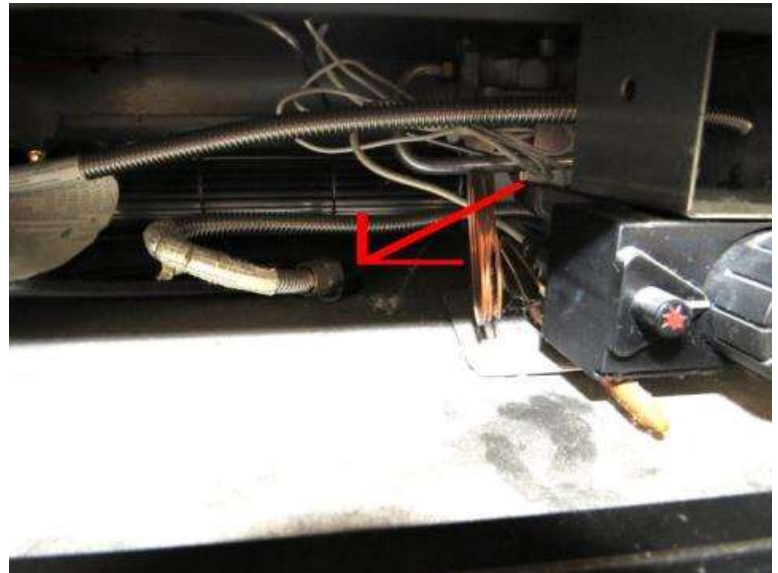
13.26 Type:

Prefabricated metal. Gas logs / inserts noted at time of inspection. **NOTE:** Inspector could not verify gas logs installed are "VENTLESS DESIGN", suggest verifying with seller gas logs are designed so a flue is not required when in use.



13.27 Condition:

Safety: The gas line was NOT connected at time of inspection and was open at the end of the line. This condition could allow gas to leak out of the line is connected at the other end.



13.28

Safety: The gas fireplace does NOT have a manual gas shutoff valve installed. A manual gas shutoff valve is required within 6 feet of a gas appliance and must be located in the same room as the gas appliance.

Maintenance: The blower fan for the gas fireplace did not work on day of inspection.



DINING - FORMAL DINING ROOM

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

DINING ROOM

14.1 Room Location: The Dining Room is located at the front left middle of the structure off the Foyer.

DOORS

14.2 Type: This is a: Archway.

14.3 Condition: **Serviceable:** The door, doorway and / or archway appears serviceable at time of inspection.

LIGHT SWITCH

14.4 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

14.5 Type: Hanging light fixture noted at time of inspection.

14.6 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

14.7 Material: Drywall, A textured surface was applied over surface material.

14.8 Condition: **Serviceable:** The ceiling was serviceable at the time of inspection.

SMOKE DETECTOR

14.9 Type: A smoke detector was not found at time of inspection.

CARBON MONOXIDE DETECTOR

14.10 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

14.11 Material: Drywall, Paint.

14.12 Condition: **Serviceable:** The walls appear serviceable at the time of inspection.

WINDOWS

- 14.13 Windows: The windows have a: vinyl frame.
- 14.14 Style: The style of windows in this dwelling are: Double Hung (opens from either the top or the bottom, sliding up or down)
- 14.15 Insulation: Double glazed window/doors are present in this home. Windows with insulated glass (commonly called thermo-pane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required.
- 14.16 Condition: **Serviceable:** The window appears serviceable at the time of inspection.

OUTLETS

- 14.17 Type: Three prong outlet noted.
- 14.18 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection.

HEATING / COOLING SOURCE

- 14.19 Type: Forced air registers.
- 14.20 Conditions: **Serviceable:** Appears serviceable at the time of inspection.

FLOOR

- 14.21 Type: Wood flooring.
- 14.22 Condition: **Serviceable:** Appears serviceable at the time of inspection.

KITCHEN - BREAKFAST AREA

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN

- 15.1 Room Location: The Kitchen is located in the structure at the: 1st Floor, Left Side Middle.

DOORS

- 15.2 Type: This is a: Archway.
- 15.3 Condition: **Serviceable:** The door, doorway and / or archway appears serviceable at time of inspection.

LIGHT SWITCH

- 15.4 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

- 15.5 Type: Recessed lights noted at time of inspection.
- 15.6 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

- 15.7 Material: Drywall, A textured surface was applied over surface material.
- 15.8 Condition: **Serviceable:** The ceiling was serviceable at the time of inspection.

SMOKE DETECTOR

- 15.9 Type: A smoke detector was not found at time of inspection.

CARBON MONOXIDE DETECTOR

15.10 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

15.11 Material: Drywall, Paint, Tile.

15.12 Condition: **Serviceable:** The walls appear serviceable at the time of inspection.

WINDOWS

15.13 Windows: The windows have a: vinyl frame.

15.14 Style: The style of windows in this dwelling are: Double Hung (opens from either the top or the bottom, sliding up or down)

15.15 Insulation: Double glazed window/doors are present in this home. Windows with insulated glass (commonly called thermo-pane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required.

15.16 Condition: **Serviceable:** The window appears serviceable at the time of inspection.

OUTLETS

15.17 Type: Three prong outlet noted. GFCI.

15.18 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection. Ground Fault Interrupter (outlets) - GFI protection is present. These type of outlets should be tested monthly for proper operation.

HEATING / COOLING SOURCE

15.19 Type: Forced air registers.

15.20 Conditions: **Serviceable:** Appears serviceable at the time of inspection.

FLOOR

15.21 Type: Tile flooring. Wood flooring.

15.22 Condition: **Serviceable:** Appears serviceable at the time of inspection.

CABINETS

15.23 Conditions: **Serviceable:** Appears serviceable at time of inspection.

COUNTERS

15.24 Type: Stone.

15.25 Conditions: **Serviceable:** At the time of inspection.

KITCHEN SINK

15.26 Type: Corian.

15.27 Conditions:

Maintenance: The HOT and COLD water supply lines are reversed. **NOTE:** HOT should be to the left of the faucet.



COOK TOP

15.28 Type:

Electric.

15.29 Conditions:

Serviceable: Appears Serviceable at the time of inspection.

OVEN

15.30 Type:

Electric, Self Cleaning Feature noted installed.

15.31 Condition:

Serviceable: Appears Serviceable at the time of inspection.

VENTILATION

15.32 Type:

Internal.

15.33 Condition:

Serviceable: Appears serviceable at the time of inspection.

REFRIGERATOR

15.34 Type:

Electric.

15.35 Conditions:

Serviceable: Appears Serviceable at the time of inspection.

DISHWASHER

15.36 Conditions:

Serviceable: Appears serviceable at the time of inspection.

GARBAGE DISPOSAL

15.37 Conditions:

Serviceable: Appears serviceable at the time of inspection.

MICROWAVE

15.38 Condition:

Serviceable: Appears serviceable at the time of inspection.

BREAKFAST AREA

15.39 Room Location:

The Hall is located in the structure at the: 1st Floor, Front Left.

DOORS

15.40 Type:

This is a: Archway.

15.41 Condition:

Serviceable: The door, doorway and / or archway appears serviceable at time of inspection.

LIGHT SWITCH

15.42 Condition:

Serviceable: The light switch appears serviceable at time of inspection.

LIGHTS

15.43 Type:

Center globe light fixture noted at time of inspection.

15.44 Condition:

Serviceable: The lights were serviceable at the time of inspection.

CEILING

- 15.45 Material: Drywall, A textured surface was applied over surface material.
- 15.46 Condition: **Serviceable:** The ceiling was serviceable at the time of inspection.

SMOKE DETECTOR

- 15.47 Type: A smoke detector was not found at time of inspection.

CARBON MONOXIDE DETECTOR

- 15.48 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

- 15.49 Material: Drywall, Paint.
- 15.50 Condition: **Serviceable:** The walls appear serviceable at the time of inspection.

WINDOWS

- 15.51 Windows: The windows have a: vinyl frame.
- 15.52 Style: The style of windows in this dwelling are: Double Hung (opens from either the top or the bottom, sliding up or down)
- 15.53 Insulation: Double glazed window/doors are present in this home. Windows with insulated glass (commonly called thermo-pane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required.
- 15.54 Condition: **Serviceable:** The window appears serviceable at the time of inspection.

OUTLETS

- 15.55 Type: Three prong outlet noted.
- 15.56 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection.

HEATING / COOLING SOURCE

- 15.57 Type: Forced air registers.
- 15.58 Conditions: **Serviceable:** Appears serviceable at the time of inspection.

FLOOR

- 15.59 Type: Wood flooring.
- 15.60 Condition: **Serviceable:** Appears serviceable at the time of inspection.

BEDROOMS

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

1ST BEDROOM

- 16.1 Room Location: The Bedroom is located in the structure at the: 1st Floor, Front Right Middle.

DOORS

- 16.2 Type: This is a: Hollow Core Door.

16.3 Condition: **Serviceable:** The door, doorway and / or archway appears serviceable at time of inspection.

LIGHT SWITCH

16.4 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

16.5 Type: Center globe light fixture noted at time of inspection.

16.6 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

16.7 Material: Drywall, A textured surface was applied over surface material.

16.8 Condition: **Serviceable:** The ceiling was serviceable at the time of inspection.

SMOKE DETECTOR

16.9 Type: Smoke detectors appear to be battery operated and hard wired running off house electrical current.

16.10 Conditions: **Serviceable:** Appears serviceable at time of inspection. The smoke detector alarm responded to the test button operation.

CARBON MONOXIDE DETECTOR

16.11 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

16.12 Material: Drywall, Paint.

16.13 Condition: **Serviceable:** The walls appear serviceable at the time of inspection.

WINDOWS

16.14 Windows: The windows have a: vinyl frame.

16.15 Style: The style of windows in this dwelling are: Double Hung (opens from either the top or the bottom, sliding up or down)

16.16 Insulation: Double glazed window/doors are present in this home. Windows with insulated glass (commonly called thermo-pane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required.

16.17 Condition: **Serviceable:** The window appears serviceable at the time of inspection.

OUTLETS

16.18 Type: Three prong outlet noted.

16.19 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection.

HEATING / COOLING SOURCE

16.20 Type: Forced air registers.

16.21 Conditions: **Serviceable:** Appears serviceable at the time of inspection.

FLOOR

16.22 Type: Wood flooring.

16.23 Condition: **Serviceable:** Appears serviceable at the time of inspection.

CLOSET

16.24 Doors: **Serviceable:** The door / archway appears to be serviceable at time of inspection.

16.25 Ceiling: **Serviceable:** The ceiling appear serviceable at the time of inspection.

16.26 Walls: **Serviceable:** The walls appear serviceable at the time of inspection.

16.27 Flooring: **Serviceable:** The walls appear serviceable at the time of inspection.

2ND BEDROOM

16.28 Room Location: The Bedroom is located in the structure at the: 1st Floor, Front Right.

DOORS

16.29 Type: This is a: Hollow Core Door.

16.30 Condition: **Serviceable:** The door, doorway and / or archway appears serviceable at time of inspection.

LIGHT SWITCH

16.31 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

16.32 Type: Center globe light fixture noted at time of inspection.

16.33 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

16.34 Material: Drywall, A textured surface was applied over surface material.

16.35 Condition: **Serviceable:** The ceiling was serviceable at the time of inspection.

SMOKE DETECTOR

16.36 Type: Smoke detectors appear to be battery operated and hard wired running off house electrical current.

16.37 Conditions: **Serviceable:** Appears serviceable at time of inspection. The smoke detector alarm responded to the test button operation.

CARBON MONOXIDE DETECTOR

16.38 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

16.39 Material: Drywall, Paint.

16.40 Condition: **Serviceable:** The walls appear serviceable at the time of inspection.

WINDOWS

16.41 Windows: The windows have a: vinyl frame.

16.42 Style: The style of windows in this dwelling are: Double Hung (opens from either the top or the bottom, sliding up or down)

16.43 Insulation: Double glazed window/doors are present in this home. Windows with insulated glass (commonly called thermo-pane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required.

16.44 Condition: **Serviceable:** The window appears serviceable at the time of inspection.

OUTLETS

16.45 Type: Three prong outlet noted.

16.46 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection.

HEATING / COOLING SOURCE

16.47 Type: Forced air registers.

16.48 Conditions: **Serviceable:** Appears serviceable at the time of inspection.

FLOOR

16.49 Type: Wood flooring.

16.50 Condition: **Serviceable:** Appears serviceable at the time of inspection.

CLOSET

- 16.51 Doors: **Serviceable:** The door / archway appears to be serviceable at time of inspection.
- 16.52 Ceiling: **Serviceable:** The ceiling appear serviceable at the time of inspection.
- 16.53 Walls: **Serviceable:** The walls appear serviceable at the time of inspection.
- 16.54 Flooring: **Serviceable:** The walls appear serviceable at the time of inspection.

3RD BEDROOM

- 16.55 Room Location: Master Bedroom, The Bedroom is located in the structure at the: 1st Floor, Right Side Middle.

DOORS

- 16.56 Type: This is a: Hollow Core Door.
- 16.57 Condition: **Serviceable:** The door, doorway and / or archway appears serviceable at time of inspection.

LIGHT SWITCH

- 16.58 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

- 16.59 Type: Ceiling Fan with light globe / assembly attached.
- 16.60 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

- 16.61 Material: Drywall, A textured surface was applied over surface material.
- 16.62 Condition: **Serviceable:** The ceiling was serviceable at the time of inspection.

CEILING FANS

- 16.63 Condition: **Serviceable:** The ceiling fan appears serviceable at the time of inspection.

SMOKE DETECTOR

- 16.64 Type: Smoke detectors appear to be battery operated and hard wired running off house electrical current.
- 16.65 Conditions: **Serviceable:** Appears serviceable at time of inspection. The smoke detector alarm responded to the test button operation.

CARBON MONOXIDE DETECTOR

- 16.66 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

- 16.67 Material: Drywall, Paint.
- 16.68 Condition: **Serviceable:** The walls appear serviceable at the time of inspection.

WINDOWS

- 16.69 Windows: The windows have a: vinyl frame.
- 16.70 Style: The style of windows in this dwelling are: Double Hung (opens from either the top or the bottom, sliding up or down)
- 16.71 Insulation: Double glazed window/doors are present in this home. Windows with insulated glass (commonly called thermo-pane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required.
- 16.72 Condition: **Serviceable:** The window appears serviceable at the time of inspection.

OUTLETS

- 16.73 Type: Three prong outlet noted.
- 16.74 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection.

HEATING / COOLING SOURCE

- 16.75 Type: Forced air registers.
 16.76 Conditions: **Serviceable:** Appears serviceable at the time of inspection.

FLOOR

- 16.77 Type: Wood flooring.
 16.78 Condition: **Serviceable:** Appears serviceable at the time of inspection.

BATHROOMS

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

1ST BATHROOM

- 17.1 Room Location: Off the 1st floor right middle hallway.

DOORS

- 17.2 Type: This is a: Hollow Core Door.
 17.3 Condition: **Serviceable:** The door, doorway and / or archway appears serviceable at time of inspection.

LIGHT SWITCH

- 17.4 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

- 17.5 Type: Light fixture noted mounted above sink. Ceiling Exhaust Vent Fan with light globe / assemble attached.
 17.6 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

- 17.7 Material: Drywall, A textured surface was applied over surface material.
 17.8 Condition: **Serviceable:** The ceiling was serviceable at the time of inspection.

CEILING FANS

- 17.9 Condition: **Serviceable:** The ceiling exhaust vent fan appears serviceable at the time of inspection.

SMOKE DETECTOR

- 17.10 Type: A smoke detector was not found at time of inspection.

CARBON MONOXIDE DETECTOR

- 17.11 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

- 17.12 Material: Drywall, Paint.
 17.13 Condition: **Serviceable:** The walls appear serviceable at the time of inspection.

OUTLETS

- 17.14 Type: Three prong outlet noted. GFCI.

17.15 Condition: **Deficient:** The GFCI outlet had power on day of inspection but would not trip when tested.



17.16 **Safety:** Outlet did **NOT** have power on day of inspection and **NO GFCI** was protection was noted..



HEATING / COOLING SOURCE

17.17 Type: Forced air registers.

17.18 Conditions: **Serviceable:** Appears serviceable at the time of inspection.

FLOOR

17.19 Type: Tile flooring.

17.20 Condition: **Serviceable:** Appears serviceable at the time of inspection.

TUB

17.21 Tub: **Serviceable:** Appears serviceable at time of inspection.

17.22 Tub Surround: **Maintenance:** Caulking, sealing of surround where the shower surround meets wall is recommended as part of routine maintenance. A good quality silicone caulk will prevent mildew growth/buildup. Cracked, Loose, Missing grout and/or tile are present. All tile edges should be kept caulked and sealed to prevent moisture penetration. All loose, missing or damaged grout and / or tile should be repaired or replaced and sealed to prevent moisture penetration. Failure to keep tiles sealed can cause moisture/water damage to the surfaces beneath.

17.23 Tub Faucet: **Maintenance:** Faucet assembly is loose at the wall. Normally, this indicates the water supply lines at interior of wall may not be properly secured. Securing/repairing is recommended. Caulking of tub faucet where meeting wall is recommended as part of routine maintenance.

17.24 Tub Stopper: **Serviceable:** Appears serviceable at time of inspection.

SHOWER

- 17.25 Shower Faucet: **Maintenance:** Faucet assembly is loose at the wall. Normally, this indicates the water supply lines at interior of wall may not be properly secured. Securing/repairing is recommended. Caulking of faucet where meeting wall is recommended as part of routine maintenance.
- 17.26 Shower Head: **Maintenance:** Shower head / stem assembly is loose at the wall. Normally, this indicates the water supply lines at interior of wall may not be properly secured. Securing / repairing is recommended to prevent leakage. Caulking of faucet where meeting wall is recommended as part of routine maintenance.
- 17.27 Shower Surround: **Maintenance:** Caulking/sealing of surround where meeting walls is recommended as part of routine maintenance. A good quality silicone caulk will prevent mildew growth/buildup.

SINK

- 17.28 Sink: **Serviceable:** Appears serviceable at time of inspection.
- 17.29 Sink Faucet: **Serviceable:** Appears serviceable at time of inspection.
- 17.30 Sink Stopper: **Serviceable:** Appears serviceable at time of inspection.
- 17.31 Sink Drain: **Serviceable:** Appears serviceable at time of inspection.

CABINETS

- 17.32 Conditions: **Serviceable:** Appears serviceable at time of inspection.

TOILET

- 17.33 Toilet: **Serviceable:** Appears serviceable at time of inspection.

2ND BATHROOM

- 17.34 Room Location: Off the Master Bedroom.

DOORS

- 17.35 Type: This is a: Wooden Door.
- 17.36 Condition: **Maintenance:** Door stop missing or damaged, suggest installing / repairing door stop to prevent damage to door or wall.

LIGHT SWITCH

- 17.37 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

- 17.38 Type: Light fixture noted mounted above sink. Center globe light fixture noted at time of inspection. Recessed lights noted at time of inspection. Ceiling Exhaust Vent Fan with light globe / assemble attached.
- 17.39 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

- 17.40 Material: Drywall, A textured surface was applied over surface material.
- 17.41 Condition: **Serviceable:** The ceiling was serviceable at the time of inspection.

CEILING FANS

- 17.42 Condition: **Serviceable:** The ceiling exhaust vent fan appears serviceable at the time of inspection.

SMOKE DETECTOR

- 17.43 Type: A smoke detector was not found at time of inspection.

CARBON MONOXIDE DETECTOR

- 17.44 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

- 17.45 Material: Drywall, Paint.
- 17.46 Condition: **Serviceable:** The walls appear serviceable at the time of inspection.

WINDOWS

- 17.47 Windows: The windows have a: vinyl frame.
- 17.48 Style: The style of windows in this dwelling are: Fixed window does not slide, raise or open. Double Hung (opens from either the top or the bottom, sliding up or down)

17.49 Insulation: Double glazed window/doors are present in this home. Windows with insulated glass (commonly called thermo-pane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required.

17.50 Condition: **Maintenance:** Fog and condensation was noted in the double glazed insulated window panes at . This indicates a broken seal which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this window pane is required.



OUTLETS

17.51 Type: Three prong outlet noted. GFCI.

17.52 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection. Ground Fault Interrupter (outlets) - GFI protection is present. These type of outlets should be tested monthly for proper operation.

HEATING / COOLING SOURCE

17.53 Type: Forced air registers. Electric wall unit(s).

17.54 Conditions: **Serviceable:** Both the Forced Air Register and the Electric Wall Heating Unit appears serviceable at the time of inspection.

FLOOR

17.55 Type: Tile flooring.

17.56 Condition: **Serviceable:** Appears serviceable at the time of inspection.

CLOSET

17.57 Doors: **Maintenance:** Door stop damaged or missing at time of inspection, suggest installing a door stop to prevent damage / deterioration to door, hardware or wall.

- 17.58 **Maintenance:** Door does not properly lock, latch and remain closed when shut.



- 17.59 Ceiling: **Serviceable:** The ceiling appear serviceable at the time of inspection.
 17.60 Walls: **Serviceable:** The walls appear serviceable at the time of inspection.
 17.61 Flooring: **Serviceable:** The walls appear serviceable at the time of inspection.
 17.62 Electrical: **Maintenance:** Damaged / inoperable light fixture is present suggest repairs / replacement as needed.

TUB

- 17.63 Tub: **Serviceable:** Appears serviceable at time of inspection.
 17.64 Tub Surround: **Maintenance:** Caulking, sealing of surround where the shower surround meets wall is recommended as part of routine maintenance. A good quality silicone caulk will prevent mildew growth/buildup. Cracked, Loose, Missing grout and/or tile are present. All tile edges should be kept caulked and sealed to prevent moisture penetration. All loose, missing or damaged grout and / or tile should be repaired or replaced and sealed to prevent moisture penetration. Failure to keep tiles sealed can cause moisture/water damage to the surfaces beneath.
 17.65 Tub Faucet: **Serviceable:** Appears serviceable at time of inspection.
 17.66 Tub Stopper: **Serviceable:** Appears serviceable at time of inspection.
 17.67 Jacuzzi: **Serviceable:** Appears serviceable at time of inspection. **NOTE:** Jacuzzi breaker was turned OFF in the electrical panel at time of inspection.

SHOWER

- 17.68 Shower Faucet: **Maintenance:** Faucet assembly is loose at the wall. Normally, this indicates the water supply lines at interior of wall may not be properly secured. Securing/repairing is recommended. Caulking of faucet where meeting wall is recommended as part of routine maintenance.
 17.69 Shower Head: **Maintenance:** Shower head / stem assembly is loose at the wall. Normally, this indicates the water supply lines at interior of wall may not be properly secured. Securing / repairing is recommended to prevent leakage. Caulking of faucet where meeting wall is recommended as part of routine maintenance.
 17.70 Shower Surround: **Maintenance:** Caulking/sealing of surround where meeting walls is recommended as part of routine maintenance. A good quality silicone caulk will prevent mildew growth/buildup.

SINK

- 17.71 Sink: **Serviceable:** Appears serviceable at time of inspection.
 17.72 Sink Faucet: **Serviceable:** Appears serviceable at time of inspection.
 17.73 Sink Stopper: **Serviceable:** Appears serviceable at time of inspection.
 17.74 Sink Drain: **Serviceable:** Appears serviceable at time of inspection.

CABINETS

- 17.75 Conditions: **Serviceable:** Appears serviceable at time of inspection.

TOILET

17.76 Toilet:

Maintenance: The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Re-sealing and re-securing of this unit is recommended to prevent water leakage and damage.



3RD BATHROOM

17.77 Room Location: Located off the back left rear hallway.

DOORS

17.78 Type: This is a: Hollow Core Door.

17.79 Condition: **Serviceable:** The door, doorway and / or archway appears serviceable at time of inspection.

LIGHT SWITCH

17.80 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

17.81 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

17.82 Condition: **Serviceable:** The ceiling was serviceable at the time of inspection.

SMOKE DETECTOR

17.83 Type: A smoke detector was not found at time of inspection.

CARBON MONOXIDE DETECTOR

17.84 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

17.85 Condition: **Serviceable:** The walls appear serviceable at the time of inspection.

FLOOR

17.86 Type: Tile flooring.

17.87 Condition: **Serviceable:** Appears serviceable at the time of inspection.

SINK

17.88 Sink: **Serviceable:** Appears serviceable at time of inspection.

17.89 Sink Faucet: **Serviceable:** Appears serviceable at time of inspection.

17.90 Sink Stopper: **Serviceable:** Appears serviceable at time of inspection.

17.91 Sink Drain: **Serviceable:** Appears serviceable at time of inspection.

TOILET

17.92 Toilet:

Maintenance: The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Re-sealing and re-securing of this unit is recommended to prevent water leakage and damage.



LAUNDRY ROOM

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.

LAUNDRY

- 18.1 Room Location: The Laundry Room is located in the structure at the: 1st Floor off the Back left rear hallway.
 18.2 Serviceable: The following appears serviceable at time of inspection: Plumbing, Electrical Outlet, 220 Service, A Dryer Venting is provided.

DOORS

- 18.3 Type: This is a: Hollow Core Door.
 18.4 Condition: **Serviceable:** The door, doorway and / or archway appears serviceable at time of inspection.

LIGHT SWITCH

- 18.5 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

- 18.6 Type: Center globe light fixture noted at time of inspection.
 18.7 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

- 18.8 Material: Drywall, A textured surface was applied over surface material.
 18.9 Condition: **Serviceable:** The ceiling was serviceable at the time of inspection.

SMOKE DETECTOR

- 18.10 Type: Smoke detectors appear to be battery operated and hard wired running off house electrical current.
 18.11 Conditions: **Serviceable:** Appears serviceable at time of inspection. The smoke detector alarm responded to the test button operation.

CARBON MONOXIDE DETECTOR

- 18.12 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

- 18.13 Material: Drywall, Paint.
 18.14 Condition: **Serviceable:** The walls appear serviceable at the time of inspection.

OUTLETS

- 18.15 Type: Three prong 110 volt outlet noted. 220 Volt outlet noted.
 18.16 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection.

FLOOR

- 18.17 Type: Tile flooring.
 18.18 Condition: **Serviceable:** Appears serviceable at the time of inspection.

WASHER & DRYER

- 18.19 Washer: **Serviceable:** Appears serviceable at the time of inspection.
 18.20 Dryer: **Serviceable:** Appears serviceable at the time of inspection.

BONUS - GAME ROOM

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. 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.

BONUS ROOM

- 19.1 Room Location: Located at the Back Left Rear of the structure above the Attached Garage Area.

DOORS

- 19.2 Type: This is a: Hollow Core Door.
 19.3 Condition: **Maintenance:** Door stop missing or damaged, suggest installing / repairing door stop to prevent damage to door or wall.

LIGHT SWITCH

- 19.4 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

- 19.5 Type: Center globe light fixture noted at time of inspection.
 19.6 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

- 19.7 Material: Drywall, A textured surface was applied over surface material.
 19.8 Condition: **Maintenance:** Common cracking observed, these appear to be cosmetic in appearance.
 19.9 **Maintenance:** Common nail pops observed in one or more areas of the ceiling. This is a cosmetic issue that can be corrected with typical patching efforts.

SMOKE DETECTOR

- 19.10 Type: Smoke detectors appear to be powered solely by a "one year" battery source.
 19.11 Conditions: **Serviceable:** Appears serviceable at time of inspection. The smoke detector alarm responded to the test button operation.

CARBON MONOXIDE DETECTOR

- 19.12 Type: A carbon monoxide detector is not present, suggest installing a carbon monoxide detector for safety, batteries should be changed annually.
 19.13 Conditions: **Safety:** Adding a carbon monoxide detector is recommended for safety. We suggest a carbon monoxide detector be installed on every level of the home in a common area for safety.

WALLS

- 19.14 Material: Drywall, Paint.

- 19.15 Condition: **Maintenance:** Typical settlement cracks noted, this appears to be a cosmetic issue.
- 19.16 **Maintenance:** Common nail pops observed in one or areas of the room. This is a cosmetic issue that can be corrected with typical patching efforts.

WINDOWS

- 19.17 Windows: The windows have a: vinyl frame.
- 19.18 Style: The style of windows in this dwelling are: Double Hung (opens from either the top or the bottom, sliding up or down)
- 19.19 Insulation: Double glazed window/doors are present in this home. Windows with insulated glass (commonly called thermo-pane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required.
- 19.20 Condition: **Serviceable:** The window appears serviceable at the time of inspection.

OUTLETS

- 19.21 Type: Three prong outlet noted.
- 19.22 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection.

HEATING / COOLING SOURCE

- 19.23 Type: None observed. No heat source noted at time of inspection.

FLOOR

- 19.24 Type: Carpet or rug flooring. *Carpet/rugs restrict the viewing of the flooring material(s).*
- 19.25 Condition: **Maintenance:** Dry carpet stains noted in one or more areas, inspector probed stains and found them to be dry, suggest checking with seller prior to close as to serviceability of carpet, cause and corrective action to prevent further deterioration.

STAIRWAY

- 19.26 Type: Stairs. Steps.
- 19.27 Conditions: **Comments:** No handrail noted installed between the Bonus Room and the Left Rear Hall Area Landing.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

PRIMARY GARAGE

- 20.1 Description: The garage is located at: 1st Floor Left side of the dwelling.

ROOF

- 20.2 Type: Same as house.

1ST DOOR

- 20.3 Type: This is the: Exterior exit door from garage. This is a: light weight material covered by metal cladding.
- 20.4 Condition: **Maintenance:** Door stop missing or damaged, suggest installing / repairing door stop to prevent damage to door or wall.
- 20.5 **Maintenance:** Weather stripping damaged or deteriorated, suggest installing weather stripping to prevent energy loss. Wood, frame, seal deterioration observed. Suggest repairs/replacement as needed.

2ND DOOR

- 20.6 Type: This is the: Garage entry door to dwelling interior. This is a: light weight material covered by metal cladding.

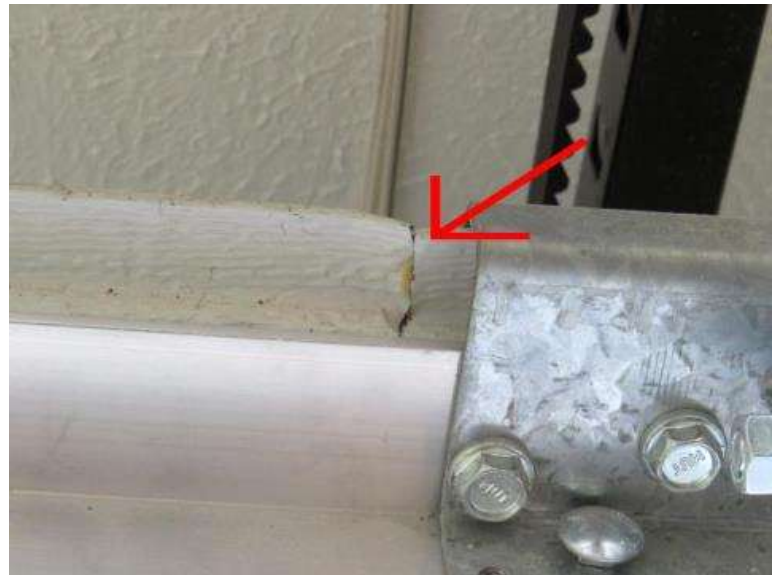
- 20.7 Condition: **Maintenance:** Door stop missing or damaged, suggest installing / repairing door stop to prevent damage to door or wall.
- 20.8 **Maintenance:** Door does not have a self-closing feature installed. This feature will automatically allow the door to close if left open preventing vehicle exhaust from entering the living spaces. Suggest installing a self-closing feature to the door for safety.

3RD DOOR

- 20.9 Type: This is the: Garage door to dwelling basement. This is a: hollow core door. Inspector recommends replacing the hollow core door with an appropriate exterior type door to help assure safety.
- 20.10 Condition: **Maintenance:** Door stop missing or damaged, suggest installing / repairing door stop to prevent damage to door or wall.
- 20.11 **Maintenance:** Weather stripping damaged or deteriorated, suggest installing weather stripping to prevent energy loss.

GARAGE DOOR

- 20.12 Material: Metal.
- 20.13 Condition: **Maintenance:** The forward vehicle garage door upper door panel is damaged / cracked. This condition weakens the door and it will eventually cause it the break. Suggest installing a 6 to 8 foot piece of angle iron across the top of the door to help extend the useful life of the door.



LIGHT SWITCH

- 20.14 Condition: **Serviceable:** The light switch appears serviceable at time of inspection.

LIGHTS

- 20.15 Type: Center globe light fixture noted at time of inspection.
- 20.16 Condition: **Serviceable:** The lights were serviceable at the time of inspection.

CEILING

- 20.17 Material: Drywall, A textured surface was applied over surface material.
- 20.18 Condition: **Maintenance:** Common cracking observed, these appear to be cosmetic in appearance.

SMOKE DETECTOR

- 20.19 Type: Smoke detectors appear to be battery operated and hard wired running off house electrical current.
- 20.20 Conditions: **Serviceable:** Appears serviceable at time of inspection. The smoke detector alarm responded to the test button operation.

CARBON MONOXIDE DETECTOR

- 20.21 Type: A carbon monoxide detector was not found at time of inspection.

WALLS

- 20.22 Material: Drywall, Paint.
- 20.23 Condition: **Maintenance:** Typical settlement cracks noted, this appears to be a cosmetic issue.

WINDOWS

- 20.24 Windows: The windows have a: vinyl frame.
- 20.25 Style: The style of windows in this dwelling are: Double Hung (opens from either the top or the bottom, sliding up or down)
- 20.26 Insulation: Double glazed window/doors are present in this home. Windows with insulated glass (commonly called thermo-pane or double glazed windows) can experience condensation between the panes of glass. This typically indicates that the insulating seal between the two panes has broken. Conditions such as temperature, humidity and lighting can limit the ability to review these windows visually. In addition these factors can change appearance of these windows from season to season and even from day to day making detection of broken seals very difficult under certain conditions. While this condition does slightly effect the energy efficiency of the window, the greater adverse effect is a potential reduction in visibility (i.e. the window can appear fogged or cloudy). In order to restore the visibility and energy efficiency if the window is breeched, replacement of the glass seal or the entire window is required.
- 20.27 Condition: **Serviceable:** The window appears serviceable at the time of inspection.

OUTLETS

- 20.28 Type: Three prong outlet noted. GFCI.
- 20.29 Condition: **Serviceable:** The outlet appears serviceable at the time of inspection. Ground Fault Interrupter (outlets) - GFI protection is present. These type of outlets should be tested monthly for proper operation.

HEATING / COOLING SOURCE

- 20.30 Type: None observed. No heat source noted at time of inspection.

FLOOR

- 20.31 Type: Concrete flooring.
- 20.32 Condition: **Maintenance:** Typical settlement cracks noted, this appears to be a cosmetic issue, suggest sealing / caulking all cracks to prevent moisture intrusion and to aid in the reduction of radon gas levels in the home.

STAIRWAY

- 20.33 Type: Stairs. Steps. Railings leading to the Basement Landing.
- 20.34 Conditions: **Serviceable:** Appears serviceable at the time of inspection.

SECONDARY GARAGE

- 20.35 Description: The secondary garage is located at the right side of the structure and serves as a drive under garage to the basement area.

ROOF

- 20.36 Type: Same as house.

GARAGE DOOR

- 20.37 Material: Metal.
- 20.38 Condition: **Maintenance:** Trim around garage door is loose, damaged or deteriorated. Suggest repair, seal, caulk or replacement as required.

20.39

Maintenance: Minor damage is noted to door frame hardware, suggest repair / replacement to damaged / defective materials for serviceability.



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. 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. 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.

MAIN WATER LINE

21.1 Water Meter
Location:

Water meter is located:
at the front of the house,
at or near the road.



21.2 Material:

Plastic.

21.3 Main Water Line
Size:

Main line appears to be 3/4 inch diameter.

21.4 Water Shutoff
Location:

In the Basement and / or at the Water
Meter.



21.5 Condition:

Serviceable: Appears serviceable at time of inspection where visible.

SUPPLY LINES

21.6 Material:

A combination of materials are being used at time of inspection such as: Copper, Plastic.

21.7 Condition:

Serviceable: Appears serviceable at time of inspection where visible.

WASTE LINES

21.8 Material:

A combination of materials are being used at time of inspection such as: PVC Plastic, ABS Plastic.

21.9 Condition:

Serviceable: Appears serviceable at time of inspection where visible.

WATER HEATER

21.10 Type:

Electric.

21.11 Size:

50 Gallons.

21.12 Location:

Basement.

21.13 Condition:

Serviceable: Appears serviceable at time of inspection where visible. Temperature pressure relief valve noted, but not tested. Pressure relief valve appears to be in good condition and has an acceptable discharge tube attached.

21.14

Comments: Water temperature at time of inspection was **114** degrees, this is just outside the normal limits of 120 - 140 degrees.



ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. 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. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

ELECTRICAL SERVICE

- 22.1 Type: Underground, 110 / 220 Volt, 200 Amps, Circuit breakers.
 22.2 Condition: **Serviceable:** Appears serviceable at time of inspection.

ELECTRICAL PANELS

- 22.3 Main Panel: Main power shutoff is located at the electrical panel. The electrical panel can be found: Basement.

- 22.4 Condition: **Safety:** The mounting screws for the electrical panel cover plate is noted coming into contact with the high voltage wiring inside the electrical panel cabinet. Suggest moving all internal wires to allow for the proper insertion of the panel cover screws.



- 22.5 Sub Panel #1: Air Conditioner.
 22.6 Condition: **Serviceable:** Appears serviceable at time of inspection.
 22.7 Sub Panel #2: Heating System.
 22.8 Condition: **Serviceable:** Appears serviceable at time of inspection.

CONDUCTORS

- 22.9 Entrance Cables: Copper.
 22.10 Branch Wiring: Copper, Aluminum.
 22.11 Condition: **Serviceable:** Appears serviceable at time of inspection.

SWITCHES & OUTLETS

- 22.12 Condition: **Comments:** Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets.

HVAC

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. **NOTE:** Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can **ONLY** be performed by laboratory testing and 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. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. We suggest you 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. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. 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.

1ST HVAC UNIT

- 23.1 System Description: This Unit provides both GAS HEAT and ELECTRIC A/C Compressor COOLING. The Conditioned Air is distributed by means of a Ducted Forced Air System. The Heating Blower Unit is located:
 23.2 Unit Fuel Type: The Heating System is powered by: Propane, The Cooling System is powered by: Electric.
 23.3 Unit Capacity: The Heating Capacity of HVAC System is: 40,000 - 45,000 btu based on manufacture website. The Cooling Capacity of HVAC System is: 40,000 - 45,000 btu based on manufacture website.
 23.4 Unit Age: The Heating Unit manufacture date is: **2020** based on manufacture website. The Cooling Unit manufacture date is: **2006** based on manufacture website.
 23.5 Disclosure: The units were operated in both the Heating and Cooling Modes.
 23.6 Normal Controls: **Serviceable:** Appears serviceable at time of inspection. Thermostat located in: Living room.
 23.7 Heat Exchanger: **Serviceable:** Appears serviceable at time of inspection. Unit is a Closed Combustion System.
 23.8 Blower Fan: **Serviceable:** Appears serviceable at time of inspection.
 23.9 Combustion Air: **Serviceable:** Appears serviceable at time of inspection.
 23.10 Exhaust Venting: **Serviceable:** Appears serviceable at time of inspection.
 23.11 Air Plenum: **Maintenance:** Air Plenum dirty, suggest cleaning to prevent damage to the "A" Coil.
 23.12 Air Filters: **Maintenance:** Suggest cleaning / changing filter on a monthly basis to prevent damage to the "A" Coil.
 23.13 System Condition: **Serviceable:** The Overall System Operation appears serviceable at time of inspection.

FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

BASEMENT

- 24.1 Door/Entrance Way: **Serviceable:** Appears serviceable at time of inspection.
 24.2 Stairs/Stairway: **Serviceable:** Appears serviceable at time of inspection.

- 24.3 Accessibility: Basement is fully accessible. This is a typical view of the basement area at time of inspection.



- 24.4 Stage of Completion: Basement is unfinished.
- 24.5 Basement Walls Type: Concrete block.
- 24.6 Wall Condition: **Maintenance:** Minor settlement cracks noted, not significant at this time.
- 24.7 **Maintenance:** Staining was observed: Evidence of prior water penetration is noted, inspector probed stains and found them to be dry at time of inspection. Efflorescence seen on walls indicates the past presence of periodic moisture. Suggest checking with seller as to corrective action taken to prevent further moisture entry.
- 24.8 Columns/Supports: **Serviceable:** Appears serviceable at time of inspection.
- 24.9 Beams: **Serviceable:** Appears serviceable at time of inspection.
- 24.10 Flooring Type: Floor Joist noted installed on day of inspection.
- 24.11 Floor Condition: **Serviceable:** Appears serviceable at time of inspection.
- 24.12 Subfloor: **Serviceable:** Appears serviceable at time of inspection.
- 24.13 Electrical: **Serviceable:** Appears serviceable at time of inspection.
- 24.14 Floor and Drainage: **Comments:** Adequacy of basement drainage or de-watering systems are not determined, due to the underground nature of the system.
- 24.15 Basement Garage: The garage is located at: Right side of the dwelling, and is: under main house roof, The garage is designed to support: One car, The garage has one main garage door. This is a: door constructed of metal. This is the: Secondary entry doors for vehicles / mowers etc..
- 24.16 Basement Condition: **Serviceable:** Appears serviceable at time of inspection.

SMOKE DETECTOR

- 24.17 Type: Smoke detectors appear to be battery operated and hard wired running off house electrical current.
- 24.18 Conditions: **Serviceable:** Appears serviceable at time of inspection. The smoke detector alarm responded to the test button operation.

CARBON MONOXIDE DETECTOR

- 24.19 Type: A carbon monoxide detector is not present, suggest installing a carbon monoxide detector for safety, batteries should be changed annually.
- 24.20 Conditions: **Safety:** Adding a carbon monoxide detector is recommended for safety. We suggest a carbon monoxide detector be installed on every level of the home in a common area for safety.

ATTIC

1ST ATTIC

- 25.1 Access Location: Four attic access points are noted in the structure. One is located in the 1st floor front right hall closet. The second is located in the 2nd floor bonus room at the left middle of the room. The third is located in the 2nd floor bonus room at the right middle of the room. The fourth is located in the 2nd floor bonus room at the top of the stairway on the front right side of the room. This fourth access door provides access to the attic space above the main structure..

ATTIC & INSULATION

- 25.2 Attic Access: Attic is only partially accessible providing limited access to the entire roof subsystem. The attic has: Conventional framing, This is a typical view of the attic space at time of inspection.



- 25.3 Condition: **Maintenance:** No walk boards are provided. Client may wish to install walk boards to make moving around the attic more readily accessible.

- 25.4 **Maintenance:** Bathroom exhaust vents exiting into attic. This condition allows warm moist air from bathroom to exit into the attic. This condition can lead to condensation forming on roof sheeting and the development of mold growth in the attic.



- 25.5 Insulation: The type of insulation installed is: Fiberglass Batts, Fiberglass- Blown.

- 25.6 Condition: **Serviceable:** At the time of inspection, the insulation appeared to be properly installed with an adequate amount of insulation installed in the attic space..

- 25.7 Depth & R-Factor: 13 inches to 15 inches, R-38.

SMOKE DETECTOR

- 25.8 Type: A smoke detector was not found at time of inspection.

CARBON MONOXIDE DETECTOR

- 25.9 Type: A carbon monoxide detector was not found at time of inspection.

REPORT SUMMARY

This inspection is performed in accordance with the Standards of Practice of the American society of Home Inspectors (ASHI). Therefore, this summary is provided as a common courtesy to highlight items/components that the inspector believes are above and beyond routine maintenance and items that are significantly deficient. ASHI defines Significantly Deficient as Inoperative, Unsafe, At The End of Service Life. These findings are also listed in the full report. This summary is not intended to be a complete overview of all areas of concern. The full report may also outline monitoring items as well as comments regarding routine maintenance. As we cannot predict all conditions that may be of personal concern, **YOU ARE ADVISED TO READ THE ENTIRE REPORT DUE TO THE FACT THAT CERTAIN ITEMS MAY NOT BE LISTED BELOW.**

BATHROOMS

OUTLETS

17.15 Condition:

Deficient: The GFCI outlet had power on day of inspection but would not trip when tested.

HALL - HALLWAY

STAIRWAY

12.45 Conditions:

Safety: No hand railing is installed at the rear hallway to bonus room landing.. Installing to enhance safety is recommended.

LIVING - FORMAL LIVING ROOM

CARBON MONOXIDE DETECTOR

13.12 Conditions:

Safety: Adding a carbon monoxide detector is recommended for safety. We suggest a carbon monoxide detector be installed on every level of the home in a common area for safety.

FIREPLACE

13.27 Condition:

Safety: The gas line was NOT connected at time of inspection and was open at the end of the line. This condition could allow gas to leak out of the line is connected at the other end.

13.28

Safety: The gas fireplace does NOT have a manual gas shutoff valve installed. A manual gas shutoff valve is required within 6 feet of a gas appliance and must be located in the same room as the gas appliance.

BATHROOMS

OUTLETS

17.16

Safety: Outlet did NOT have power on day of inspection and NO GFCI was protection was noted..

BONUS - GAME ROOM

CARBON MONOXIDE DETECTOR

19.13 Conditions:

Safety: Adding a carbon monoxide detector is recommended for safety. We suggest a carbon monoxide detector be installed on every level of the home in a common area for safety.

ELECTRICAL SYSTEM

ELECTRICAL PANELS

22.4 Condition:

Safety: The mounting screws for the electrical panel cover plate is noted coming into contact with the high voltage wiring inside the electrical panel cabinet. Suggest moving all internal wires to allow for the proper insertion of the panel cover screws.

FOUNDATION

CARBON MONOXIDE DETECTOR

24.20 Conditions:

Safety: Adding a carbon monoxide detector is recommended for safety. We suggest a carbon monoxide detector be installed on every level of the home in a common area for safety.

Each of these items may likely require further evaluation and repair. We would suggest for these items you are not comfortable repairing/replacing yourself, that you obtain competitive estimates for these items from qualified tradespersons. Some minor items are also noted in the report and should receive eventual attention, but none of them affect the habitability of the house and their alteration or improvement is typically considered the responsibility of the purchaser. 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;

Ron

Best Inspection Service

Ronald E. Ladd

Chief Inspector