Date of Inspection: 5/27/2020 Time: 9:00 AM
Age of Home: 1960 Size: 3922
Weather: Cloudy, 70
Home Inspection

Inspector: Richard Leonard

MD Lic# 31315    WVA Lic# 2237852-0516
Phone: 301-685-3145
Email: info@foxmt.com
# Inspection and Site Details

## 1. Inspection Time

- **Start:** 09:00 AM
- **End:** 1:30 PM

## 2. Attending Inspection

- Client present
- Fully Participated

## 3. Residence Type/Style

- Single Family Home
- Attached

## 4. Garage

- Attached 2-Car Garage

## 5. Age of Home or Year Built

- Built in: 1960

## 6. Square Footage

- Approximately 3900+ sq. ft.

## 7. Occupancy

- Occupied - Furnished: Heavy volume of personal and household items observed.
- The utilities were on at the time of inspection.
- Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

## 8. Weather Conditions

- Cloudy
- Weather leading up to inspection was wet
- Temperature at the time of inspection approximately:
  - 70 degrees

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### Conventions and Terms Used in this Report

#### Exterior

**1. Driveway**

- **Materials:** Asphalt
- **Observations:** Portions of the asphalt driveway have heavy cracking. Recommend repair as needed.
2. Walkways

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**Materials:**
- Concrete

**Observations:**
- Appeared functional and satisfactory, at time of inspection.

3. Stoop, Steps

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**Materials:**
- Concrete

**Observations:**
- There is no handrail installed at the front steps. Areas with 4 or more risers require a handrail for safety. Recommend a qualified professional install a proper handrail.
4. Porch, Patio, Flatwork

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**Description:**
- Concrete
- Flagstone
- Vinyl Railings

**Observations:**
- Rear porch posts/columns are showing signs of wood rot, mainly at the base of the posts/columns. Recommend qualified professional to evaluate for repair or replacement.
- Typical cracking was observed the concrete surfaces at the pool patio. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete.
- Some deteriorated mortar throughout the rear flagstone patio and a few of the steps at the rear stairs are not secured. Recommend masonry contractor for repair to preserve the surfaces.
Deteriorated mortar

Loose steps
### 5. Exterior Doors

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**Description:**
- Metal

**Observations:**
- Appeared functional and in satisfactory condition, at time of inspection.

### 6. Exterior Cladding

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**Description:**
- Full Stone

**Observations:**
- The house siding appeared in serviceable condition, at time of inspection.
### 7. Eaves, Soffits, Fascia and Trim

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**Description:**
- Wood Cladded With Metal

**Observations:**
- Appeared to be in serviceable condition, at time of inspection.
- Rusted lintels above the garage doors. Recommend prepping and painting to preserve the surfaces.
### 8. Grading and Surface Drainage

**Description:**
- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

**Observations:**
- The exterior drainage is generally away from foundation, except where noted below.
- There are some low spots along the foundation, mainly at the front left and rear left. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.
- Evidence of vermin activity, mainly at the shed behind the pool house, evident by burrowing activity and disturbed soil. Recommend wildlife specialist for removal of the vermin and other qualified professional for regrading areas.

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### 9. Vegetation Affecting Structure

**Observations:**
- No Deficiencies Observed

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10. Retaining Walls

- **Materials:**
  - Stone

- **Observations:**
  - Retaining wall appears to be stable.

11. Limitations of Exterior Inspection

- A home inspection does not include an assessment of geological, geotechnical, or hydrological conditions -- or environmental hazards.
- A representative sample of exterior components were inspected rather than every occurrence of components.
- While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.

### Roofing

1. **Roof Style and Pitch**

   - Low Slope- Roof angle (pitch) less than 30 degrees
   - Steep Slope- Roof angle (pitch) more than 45 degrees

2. **Method of Roof Inspection**

   - Walked on Roof Surface
## 3. Roof Covering

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**Description:**
- Dimensional (Upgraded) Architectural Shingles

**Age:**
- These shingles appear to be in the last third of their life cycle.
- Average life expectancy of dimensional shingles is 30-40 years

**Observations:**
- Several cracked/damaged roofing shingles observed. Recommend roofing contractor evaluate, give recommendations and make repairs as needed.

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## 4. Flashings

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**Materials:**
- Metal

**Observations:**
- Nails on rear roofing flashing are exposed. Recommend qualified individual for sealing all exposed nails.
5. Roof Penetrations

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**Description:**
- **PVC Piping For Plumbing Vent Stack(s)**

**Observations:**
- The plumbing vent stack(s) have failed/damaged flashing boot(s). This results in water intrusion into roof sheathing, attic insulation, and ceiling below. Recommend a qualified professional to replace flashing boot(s) as soon as possible.

6. Chimney(s)

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**Description:**
- **Type - Masonry**
- **Flue - Terracotta/Clay Flue Liner**

**Observations:**
- Rain cap is not present on chimney. Caps will help prevent intrusion into the chimney from water and unwanted wildlife. Recommend qualified professional for installation of a proper rain cap.
7. Roof Drainage System

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**Description:**
- Galvanized/Aluminum
- Subsurface Drainage Leaders- PVC and cast iron

**Observations:**
- The roof drainage system appeared in serviceable condition, at time of inspection.
- Subsurface gutter extensions appear to carry water away from the house. Unable to determine where the sub surface extensions terminate.

8. Skylight(s)

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**Description:**
- Glass
- Fixed

**Observations:**
- No deficiencies observed.
- MONITOR: Skylights can leak. Recommend a qualified individual for monitoring the flashing around the skylights and maintain/seal as needed.
9. Limitations of Roofing Inspection

- Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof has to be replaced. We recommend an annual inspection and tune-up to minimize the risk of leakage and to maximize roof life.
- Impossible to inspect the total underside surface of the roof sheathing for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- It is advised to inquire and obtain roof documentation & history from the previous owner. Ask the seller about the age & history of the roof.

Structure

1. Foundation Type

Unfinished Basement

2. Foundation Walls

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Description:
- Masonry Block

Observations:
- IMPROVE: It is advised to purchase a humidity gauge to monitor the levels of humidity. Typical levels are 35 to 45% during the heating season and 45 to 55% during the cooling season.
- Efflorescence observed at the front and rear left side foundation walls. This is a mineral deposit left behind from previous exterior water infiltration. It is possible that this situation can be minimized or eliminated by regrading exterior landscape at these locations and extending the gutter downspouts away from foundation. Recommend a qualified professional for regrading. If the problem persists, recommend a wet basement specialist for further review.
3. Foundation Floor

**Description:**
- Concrete Slab

**Observations:**
- Common cracks observed in the concrete floor. Moisture and radon gases could enter through the cracks. Recommend sealing the cracks with a concrete crack filler or caulk that is recommended for concrete.
- Evidence of past water penetration observed. Unable to determine the source of the water penetration. Recommend inquiring with the seller regarding the history of water intrusion.

4. Columns and Beams

**Description:**
- Masonry Block Piers

**Observations:**
- No deficiencies observed.
5. Floor Structure

**Description:**
- 2 X 10 Wood Joists
- Wood Plank Sub Floor

**Observations:**
- No deficiencies observed on visible areas, at time of inspection.

6. Wall Structure

**Description:**
- Wood Frame

**Observations:**
- Limited view due to finishing materials.

7. Ceiling and Roof Structure

**Description:**
- Rafters
- 1x Spaced Plank Sheathing

**Observations:**
- Visible areas appear satisfactory, at time of inspection.
8. Limitations of Structure Inspection

- Full inspection of all structural components (posts/girders, foundation walls, sub flooring, and/or framing) is not possible in areas/rooms where there are finished walls, ceilings and floors.
- A representative sample of the visible structural components was inspected.
- No representation can be made to future leaking of foundation walls.
- Furniture, storage, and/or personal items restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Attic and Insulation

1. Attic Access

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**Description:**
- Scuttle Hole

2. Method of Attic Inspection

- Viewed and Walked In The Attic

3. Insulation in Unfinished Spaces

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**Description:**
- Fiberglass Batts
- **Cellulose** Loose Fill

**Depth/R-Value:**
- Approximately 7-10 inches
- Standard for this area is 12"-15" for approximately R30-R38 insulating value.

**Observations:**
- Insulation level in the attic is typical for homes this age
- IMPROVE: Add insulation to improve to R-49 -- The Department of Energy R-Value recommendation for attic insulation in the North/East U.S.
4. Attic Ventilation

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**Description:**
- Under Eave Soffit Inlet Vents
- Ridge Exhaust Venting

**Observations:**
- No deficiencies noted.

5. Vent Piping Through Attic

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**Materials:**
- PVC Plumbing Vents

**Observations:**
- No deficiencies noted.

6. Limitations of Attic and Insulation Inspection

- Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected.
- Any estimates of insulation R values or depths are rough average values.
- An analysis of indoor air quality is not part of this inspection unless explicitly contracted-for separately.

**Interior**

1. Door Bell

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**Observations:**
- The doorbell at the side door was damaged and the door bell at the rear did not operate when tested. Recommend qualified individual repair or replace as needed.
## 2. Walls and Ceilings

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**Materials:**
- Drywall

**Observations:**
- General condition of walls and ceilings appeared satisfactory.
3. Floor Surfaces

Materials:
- Carpet
- Ceramic tile
- Hardwood

Observations:
- Deteriorated grout observed and some loose tiles, mainly at the master bath floor. Recommend qualified professional to repair as needed.
- Evidence of Asbestos like tiles at the basement bathroom. Recommend leaving the tiles in place as removing them could make the asbestos material airborne and cover them with an alternative floor covering. If additional information is needed, recommend consulting with an environmental remediation company.
4. **Windows**

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**Description:**
- Wood

**Observations:**
- Operated windows appeared functional, at time of inspection

5. **Interior Doors**

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**Description:**
- Wood

**Observations:**
- Appeared functional, at time of inspection.

6. **Closets**

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**Observations:**
- Appeared functional, no deficiencies noted at time of inspection.

7. **Stairways and Railings**

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**Observations:**
- Appeared functional, at time of inspection.

8. **Ceiling Fans**

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**Observations:**
- Operated normally when tested, at time of inspection.

9. **Cabinets and Vanities**

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**Materials:**
- Solid Wood

**Observations:**
- No deficiencies observed on all kitchen cabinets.
10. Countertops

Materials:
- Granite

Observations:
- No discrepancies observed, with normal wear for age.
- Some areas not visible due to personal items.

11. Garage Door(s)

Description:
- Insulated

Observations:
- No deficiencies observed.

12. Garage Door Opener(s)

Description:
- Three Automatic Openers
- Manufacturer- ALLISTAR

Observations:
- Appeared functional using normal controls, at time of inspection.
- DEFERRED COST: The openers are older. Recommend budgeting for replacement.
13. Garage Door Safety Features

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**Safety Reverse:**
- Present

**Safety Sensor:**
- Not Present

**Observations:**
- No automatic opener electronic eye safety reverse sensors installed. The doors can cause injury to a small child or animal. Recommend installation of safety reverse sensors by an overhead door contractor.

14. Garage Floor and Sill Plates

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**Description:**
- Concrete

**Observations:**
- Visible portions of the garage floor appeared sound with no observable cracks, at time of inspection.
- No deficiencies observed.

15. Garage Firedoor

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**Observations:**
- The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door.

16. Garage Firewall and Ceiling

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**Observations:**
- Appeared satisfactory, at time of inspection.

17. General Information

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**Observations:**
- Vermin activity observed, mainly in the attics. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment.
18. Limitations of Interiors Inspection

- Home Inspectors cannot determine the integrity of the thermal seal in double-glazed windows. Evidence of failed seals may be more or less visible from one day to the next depending on the weather and inside conditions (temperature, humidity, sunlight, etc.).
- There were a moderate amount of personal/household items in each room. Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Recommend thorough review of interior areas during final walk-through inspection prior to closing.
- Determining the heat resistance of firewalls is beyond the scope of this inspection.
- Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental hygienist, and particularly if you intend to remodel any area of the residence.

Heating and Air Conditioning

1. Thermostat(s)

<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone#1 Thermostat:</td>
</tr>
<tr>
<td>Type- Digital - Programmable Type</td>
</tr>
<tr>
<td>Location- Family Room</td>
</tr>
<tr>
<td>Zone#2 Thermostat:</td>
</tr>
<tr>
<td>Type- Digital, Non-Programmable Type</td>
</tr>
<tr>
<td>Location- Hallway</td>
</tr>
<tr>
<td>Zone#3 Thermostat</td>
</tr>
<tr>
<td>Type- Digital, Non-Programmable Type</td>
</tr>
<tr>
<td>Location- Master Bedroom</td>
</tr>
</tbody>
</table>

Observations:
- No deficiencies noted.
- Thermostats are not checked for calibration or timed functions.
2. Heating System

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<thead>
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<th>Inspect</th>
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<th>Repair</th>
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</table>

**Description:**

- **Zone #1 Furnace:**
  - Manufacturer: TRANE
  - Type: Forced Air - Gas
  - Age: 23 years
  - Efficiency: Mid Efficiency Furnace - Over 80% Efficient Capability
  - Location: Basement

- **Zone #2 Furnace:**
  - Manufacturer: TRANE
  - Type: Forced Air - Gas
  - Age: 9 years
  - Efficiency: Mid Efficiency Furnace - Over 80% Efficient Capability
  - Location: Attic

- **Zone #3 Furnace:**
  - Manufacturer: TRANE
  - Type: Forced Air - Gas
  - Age: Older than 25 years
  - Efficiency: Mid Efficiency Furnace - Over 80% Efficient Capability
  - Location: Garage

*Average life of a gas-fired hot air furnace is 15-25 years*

**Observations:**

- No deficiencies observed.
- Annual/seasonal HVAC service contract highly recommended.
- DEFERRED COST: This furnace appears to be nearing the end of its useful life cycle based on there age. Recommend budgeting for replacement in the next several years.
### 3. Energy Source

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</table>

**For Heating:**
- Liquid Propane (LP) - LP quantity gauge located on tank, under service lid.
- Fuel Location - Exterior, Rear

**For Cooling:**
- Electric

**Observations:**
- No deficiencies noted.

### 4. Safety Switch

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**Description:**
- Electric switch within sight of furnace unit

**Observations:**
- No deficiencies noted.

### 5. Combustion Air

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</table>

**Observations:**
- No deficiencies noted.
6. Venting, Flue(s), and Chimney(s)

**Description:**
- Plastic- PVC

**Observations:**
- PVC vent pipe in the basement furnace is improperly sloped. Recommend HVAC contractor for correcting.

7. Cooling System

**Description:**
- Zone #1:
  - AC Type- Air-Source Heat Pump
  - Manufacturer- TRANE
  - Age- 24 years
  - Max Fuse Rating- 40
- Zone #2:
  - AC Type- Air-Source Heat Pump
  - Manufacturer- TRANE
  - Age- 23 years
  - Max Fuse Rating- 40
- Zone #3:
  - AC Type- Air-Source Heat Pump
  - Manufacturer- RHEEM
  - Age- 11 years
  - Max Fuse Rating- 15

**Observations:**
- Annual/Seasonal professional HVAC inspection and cleaning service contract is recommended.
- DEFERRED COST: The outside A/C unit appears to be at the end of its life cycle. Recommend budgeting for a new unit.
- Insulation is deteriorated/missing on the refrigerant line. Recommend replacing the insulation on the refrigerant line.
- Zone 2: The exterior compressor/condensor unit is frosting up in the cooling mode. Recommend HVAC contractor evaluate and repair/replace as needed.
Referigerant line is frozen

Observations:
- No deficiencies noted.
9. Heating & Cooling Distribution

**Description:**
- Galvanized Sheetmetal Ductwork
- Flex Ducting

**Observations:**
- Zone 1:  Actual measured cooled supply air temp: 47 degrees - Ambient return air temp: 65 degrees. 18 degrees difference (Good Range). The typical temperature differential split between cooling supply and return air is 14 - 20 degrees F.
- Zone 2:  Actual measured cooled supply air temp: 52 degrees - Ambient return air temp: 70 degrees. 18 degrees difference (Good Range). The typical temperature differential split between cooling supply and return air is 14 - 20 degrees F.
- Zone 3:  Actual measured cooled supply air temp: 50 degrees - Ambient return air temp: 69 degrees. 19 degrees difference (Good Range). The typical temperature differential split between cooling supply and return air is 14 - 20 degrees F.
- 100+ degrees heating supply air was observed at a representative number of registers - using a laser thermometer.

10. Filter(s)

**Description:**
- Zone #2 Filter:
  Type- Fiberglass Disposable Filter(s)
  Location- Hallway Ceiling
  Size- 12x12x1
- Zone #3 Filter:
  Type- Fiberglass Disposable Filter(s)
  Location- Bedroom Wall
  Size- 10x20x1

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

Description:
- Type- Masonry Wood Burning Fireplace
- Flue- Terracotta/Clay Flue Liner
- Location- Living/Family Room
- Location- Study

Observations:
- The NFPA (National Fire Protection Association) highly recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. They also recommend an NFPA 211 Standard, Level II inspection upon sale or transfer of the property. A Level II inspection includes, not only cleaning the interior of the chimney pipe, but also the use of specialized tools and testing procedures such as video cameras, etc. to thoroughly evaluate the serviceability of the entire flue lining and fireplace/chimney system. If one has not been performed over the past 12 months, such an inspection is recommended before home changes ownership---for fire safety reasons.
- Level II chimney inspection advised before using. See Limitations section
- Excessively dirty flue and damper and/or accumulation of soot were observed. Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.
12. Limitations of Heating and Air Conditioning Inspection

- Heat gain calculations, adequacy, efficiency, or the balanced distribution of air throughout the home are not performed as part of a home inspection. These calculations are typically performed by designers to determine the required size of HVAC systems. As a very rough rule of thumb -- Air conditioning adequacy is 600-800 sq. feet of living area per ton (12,000 BTU) of A/C cooling capacity.
- Determining heating and cooling supply adequacy or distribution balance is not part of this inspection.
- This inspection does not involve igniting or extinguishing fires nor the determination of draft.

Electrical

1. Service Drop

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</tbody>
</table>

**Description:**
- Underground Service Lateral
- Meter Location- Exterior, Front

**Observations:**
- No deficiencies noted.
2. Electrical Service Rating

**Description:** Two 120/240 Volt, 200 Amp Panels -- 400 Amp Total Service

3. Main Disconnect

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<th>Inspect</th>
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</table>

**Description:**
- 200 Amp Breaker
- Location- On Main Panel (See Photo)
- Location- Garage

**Observations:**
- No deficiencies observed.

4. Main Service Panel(s)

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<tr>
<th>Inspect</th>
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</table>

**Description:**
- Manufacturer- SQUARE D

**Observations:**
- The main panel appears to have NO room for future upgrades or additions to the system.
- Neutral wires are doubled or bundled together on the neutral bus bar. Although common practice in the past, this is unsafe due to the need to turn off multiple circuit breakers to work on any of the circuits using these wires. Qualified electrician should evaluate and repair as necessary.
5. Service Entrance Wires

Material: Copper
Observations: No deficiencies noted.

6. Service Grounding

Material: Copper
Observations: No deficiencies noted.

7. Distribution Wiring

Material: Copper
Observations: Improperly installed wire at the upstairs left side bedroom. Recommend licensed electrician to evaluate and make corrections as needed.
### 8. Lighting, Fixtures, Switches, Outlets

<table>
<thead>
<tr>
<th>Description</th>
<th>Observations</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Grounded</td>
<td>• A few of the lights at the stair treads leading to the rear patio did not operate and one of the lights is flickering. Recommend changing the bulbs, retesting and repair as needed.</td>
</tr>
<tr>
<td></td>
<td>• There is a bank of light switches in the office off of the master bathroom. Unable to identify where all the switches go. Recommend inquiring with the seller regarding the purpose of all the light switches.</td>
</tr>
<tr>
<td></td>
<td>• Damaged outlet, mainly next to the electric panel. Recommend replacement.</td>
</tr>
</tbody>
</table>

- [X] Inspect
- [ ] Not Inspect
- [ ] Not Present
- [X] Repair
- [ ] Replace

**Damaged outlet**
### 9. GFCI - Ground Fault Circuit Interrupter

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</table>

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

**Locations & Resets:**
- Exterior
- Kitchen
- Bathrooms

**Observations:**
- The GFCI did not trip properly at the front porch, next to the AC condensing units at the exterior, rear porch at the pond plug and 1/2 bath. This is a safety concern as the GFCI is designed to trip. Recommend a licensed electrician repair or replace the defective GFCI as needed.
- There is no GFCI protection at the kitchen countertop outlets, unfinished basement, basement bathroom and garage. There is the potential for an electric shock hazard. Recommend a licensed electrician for installing GFCI protection.

---

**Front porch**

**AC area**

**Rear porch**

**1/2 bath**
10. **AFCI - Arc Fault Circuit Interrupter**

**Description:**
- AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

**Locations & Resets:**
- Absent-Not required when house constructed

11. **Smoke/Heat Detector(s)**

**Observations:**
- Old detectors. Smoke detectors last 6-10 years. Recommend replacing.

12. **Carbon Monoxide (CO) Detector(s)**

**Description:**
- None Installed/Plugged In

**Observations:**
- SAFETY INFO: Carbon Monoxide (CO) is a lethal gas--invisible, tasteless, odorless--produced in normal amounts whenever you use an appliance which burns a combustible fuel--gas, oil, kerosene, charcoal, and wood. When proper ventilation becomes blocked or inadequate, CO concentrations build up inside your home and become deadly.
- IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. Recommend installation of one CO detector on each level of the home.

13. **Limitations of Electrical Inspection**

- Only a representative sampling of outlets, switches and light fixtures were tested.
- Electrical components concealed behind finished surfaces are not visible to be inspected.
- Labeling of electric circuit locations on Main Electrical Panel are not checked for accuracy.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- A low voltage alarm system is installed. Due to the specialized nature of these systems, we suggest that you review this system with the seller. As per our Inspection Agreement, this system is beyond the scope of this report and was not inspected.

---

**Plumbing**

1. **Water Supply Source**

**Source:** Private Well Water Supply
2. Description of Service Piping

Materials:
• ABS Plastic

3. Main Water Shut Off

Location:
• At Water Pressure Tank
• Client made aware, see photos

Observations:
• No deficiencies noted.

4. Visible Supply Branch Piping

Materials:
• Copper

Observations:
• No deficiencies observed at the visible portions of the supply piping.
• Most of the piping is concealed and cannot be identified.

5. Exterior Hose Bibs/Spigots

Description:
• Location- Standard hose bib in front and rear of home.

Observations:
• Operated properly when tested
• Water shutoff valves for outside hose bibs were identified and Client made aware of.

See photos.
### 6. Water Flow and Pressure

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<thead>
<tr>
<th>Inspect</th>
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**Pressure:**
- Not tested/Private system

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

### 7. Faucets

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**Observations:**
- The faucets at the 1/2 bath in the basement did not operate. Recommend licensed plumber for repair or replacement.
8. Sinks

Observed:

- The basement utility sink is not secured. Recommend securing.

9. Traps and Drains

Observed:

- Water was run through the fixtures and drains. Functional drainage was observed.
- Components appeared satisfactory with no leaks, at time of inspection.

10. Waste System

Description:

- Private Sewage Disposal- Septic System
11. Visible Drainage, Wastewater & Vent Piping

**Materials:**
- Cast Iron
- Thermoplastic PVC (Polyvinyl Chloride)- normally white in color

**Observations:**
- Deferred Cost: There are portions of the plumbing system with older cast iron piping. Anticipate unexpected repairs in any older original plumbing.
- Damaged/cracked piping observed, mainly at the cast iron waste line at the rear of the basement. Recommend licensed plumber evaluate for repair/replacement.

Cracked waste line
### 12. Water Heater(s)

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**Description:**
- Water Heater:
  - Manufacturer: RELIANCE
  - Energy Source: Electric
  - Capacity: 50 Gallons
  - Age: 5 years
  - Location: Basement
- Water heaters have a typical life expectancy of 8-12 years.

**Observations:**
- Tank appears to be in satisfactory condition
- A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor—the end cannot be threaded or have a fitting.
- The extension at the Temperature Pressure Relief (TPR) valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper Temperature Pressure Relief (TPR) extension to discharge within 6" from the floor.

![Water Heater Image](image-url)

### 13. Pump(s)

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### 14. Other Components

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**Description:**
- Whole House Particulate Filter
- UV Light Filter
- Water Softener

**Observations:**
- Not tested.
15. Limitations of Plumbing Inspection

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

### Bathrooms

#### 1. Tub(s)

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</table>

**Description:**
- Whirlpool (Hydromassage) Tub In Master Bath

**Observations:**
- Appeared satisfactory and functional, at time of inspection.
- Whirlpool tub was filled to a level above the water jets and operated to check intake and jets. Pump and supply lines are not normally accessible and were not inspected unless otherwise noted.
### 2. Shower(s)

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**Description:**
- Surround- Ceramic Tile

**Observations:**
- Unable to fully test all aspects of the shower in the master bath, due to the fact that you would have to stand under the water to test all of the functions. Recommend testing all aspects of the shower prior to closing.
- The door for the shower at the 2nd floor hall bath did not close correctly. Recommend qualified professional for adjustment as needed.

### 3. Toilet(s)

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**Observations:**
- Operated when tested. No deficiencies noted.
4. Exhaust Fan(s)

**Observations:**
- The bath exhaust fan terminates improperly in the attic. This can create excessive moisture. Recommend qualified professional for directing the vent towards the exterior to allow for proper ventilation.
- The bathroom exhaust fan is excessively noisy in the 1/2 bath. Recommend qualified professional for repair or replacement of the fan.

5. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

Appliances

1. Dishwasher

**Manufacturer:**
- BOSCH

**Observations:**
- Operated through one cycle and appeared to be in working order at time of inspection.
2. Garbage Disposal

Manufacturer:  
- BADGER

Observations:  
- Operated - appeared functional at time of inspection.
- You should not have a disposal with a septic system.

3. Ranges, Ovens, Cooktops

Description:
- Manufacturer- JENN AIR
- Manufacturer- KITCHEN AID
- Cooktop- Gas Burners
- Oven(s)- Electric/Convection

Observations:
- Oven(s) operated when tested.
- The ignition on the right rear burner did not operate. Recommend appliance service technician for repair.
- Loose handle on the upper oven. Repair as needed.
### 4. Hood/Exhaust Fan

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**Description:**
- Type: Down Draft

**Observations:**
- Functioned and operated normally when tested.
- Vented to exterior

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### 5. Microwave

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**Manufacturer:**
- KENMORE

**Observations:**
- Permanently installed microwave not present.
- Not tested

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### 6. Refrigerator

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**Manufacturer:**
- KENMORE
- Side by side - Ice and water dispenser on door

**Observations:**
- Appeared functional, at time of inspection.
- Ice and water dispenser not tested.
7. Washer

**Manufacturer:**
- GE

**Observations:**
- Operated as designed using normal controls

---

8. Dryer

**Description:**
- Manufacturer - GE
- Energy/Fuel - Electric/240 Volt Circuit

**Observations:**
- Operated as designed using normal controls

---

9. Dryer Vent

**Observations:**
- Properly vented to exterior.
- **MAINTENANCE:** Annual cleaning of dryer vent duct recommended, as fire safety.
- The dryer vent is excessively dirty. Recommend cleaning for safety.
10. Limitations of Appliances Inspection

- Appliances are tested by turning them on for a short period of time. Recommend a one-year Homeowner’s Warranty or service contract be purchased. This covers the operation of appliances, as well as associated plumbing and electrical repairs -- with a $50-100 deductible. It is further recommended that appliances be operated once again during the final walkthrough inspection prior to closing.
- Oven(s), Range and Microwave thermostats, timers, clocks and other specialized cooking functions and features are not tested during this inspection.
- Dishwasher, Clothes Washer and Dryer are tested for basic operation in one mode only. Their temperature calibration, functionality of timers, effectiveness, efficiency and overall adequacy is outside the scope of this inspection.

END OF REPORT
<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/C</td>
<td>Abbreviation for air conditioner and air conditioning</td>
</tr>
<tr>
<td>ABS</td>
<td>Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.</td>
</tr>
<tr>
<td>AFCI</td>
<td>Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.</td>
</tr>
<tr>
<td>Cellulose</td>
<td>Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.</td>
</tr>
<tr>
<td>GFCI</td>
<td>A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.</td>
</tr>
<tr>
<td>PVC</td>
<td>Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.</td>
</tr>
<tr>
<td>TPR Valve</td>
<td>The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&amp;P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor.</td>
</tr>
</tbody>
</table>

From Plumbing: Water Heater TPR Valves
# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

## Exterior

<table>
<thead>
<tr>
<th>Page Item</th>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 Item: 1</td>
<td>Driveway</td>
<td>Portions of the asphalt driveway have heavy cracking. Recommend repair as needed.</td>
</tr>
<tr>
<td>2 Item: 3</td>
<td>Stoop, Steps</td>
<td>There is no handrail installed at the front steps. Areas with 4 or more risers require a handrail for safety. Recommend a qualified professional install a proper handrail.</td>
</tr>
<tr>
<td>3 Item: 4</td>
<td>Porch, Patio, Flatwork</td>
<td>Rear porch posts/columns are showing signs of wood rot, mainly at the base of the posts/columns. Recommend qualified professional to evaluate for repair or replacement. Typical cracking was observed the concrete surfaces at the pool patio. Further deterioration will occur as water expands and contracts from freeze and thaw cycles. Recommend sealing the cracks to prolong the life of the concrete. Some deteriorated mortar throughout the rear flagstone patio and a few of the steps at the rear stairs are not secured. Recommend masonry contractor for repair to preserve the surfaces.</td>
</tr>
<tr>
<td>6 Item: 7</td>
<td>Eaves, Soffits, Fascia and Trim</td>
<td>Rusted lintels above the garage doors. Recommend prepping and painting to preserve the surfaces.</td>
</tr>
<tr>
<td>7 Item: 8</td>
<td>Grading and Surface Drainage</td>
<td>There are some low spots along the foundation, mainly at the front left and rear left. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage. Evidence of vermin activity, mainly at the shed behind the pool house, evident by burrowing activity and disturbed soil. Recommend wildlife specialist for removal of the vermin and other qualified professional for regrading areas.</td>
</tr>
</tbody>
</table>

## Roofing

<table>
<thead>
<tr>
<th>Page Item</th>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>9 Item: 3</td>
<td>Roof Covering</td>
<td>Several cracked/damaged roofing shingles observed. Recommend roofing contractor evaluate, give recommendations and make repairs as needed.</td>
</tr>
<tr>
<td>9 Item: 4</td>
<td>Flashings</td>
<td>Nails on rear roofing flashing are exposed. Recommend qualified individual for sealing all exposed nails.</td>
</tr>
<tr>
<td>10 Item: 5</td>
<td>Roof Penetrations</td>
<td>The plumbing vent stack(s) have failed/damaged flashing boot(s). This results in water intrusion into roof sheathing, attic insulation, and ceiling below. Recommend a qualified professional to replace flashing boot(s) as soon as possible.</td>
</tr>
<tr>
<td>10 Item: 6</td>
<td>Chimney(s)</td>
<td>Rain cap is not present on chimney. Caps will help prevent intrusion into the chimney from water and unwanted wildlife. Recommend qualified professional for installation of a proper rain cap.</td>
</tr>
</tbody>
</table>

## Structure
<table>
<thead>
<tr>
<th>Page 12 Item: 2</th>
<th>Foundation Walls</th>
<th>• Efflorescence observed at the front and rear left side foundation walls. This is a mineral deposit left behind from previous exterior water infiltration. It is possible that this situation can be minimized or eliminated by regrading exterior landscape at these locations and extending the gutter downspouts away from foundation. Recommend a qualified professional for regrading. If the problem persists, recommend a wet basement specialist for further review.</th>
</tr>
</thead>
</table>
| Page 13 Item: 3 | Foundation Floor | • Common cracks observed in the concrete floor. Moisture and radon gases could enter through the cracks. Recommend sealing the cracks with a concrete crack filler or caulk that is recommended for concrete.  
• Evidence of past water penetration observed. Unable to determine the source of the water penetration. Recommend inquiring with the seller regarding the history of water intrusion. |

**Interior**

<table>
<thead>
<tr>
<th>Page 16 Item: 1</th>
<th>Door Bell</th>
<th>• The doorbell at the side door was damaged and the door bell at the rear did not operate when tested. Recommend qualified individual repair or replace as needed.</th>
</tr>
</thead>
</table>
| Page 18 Item: 3 | Floor Surfaces | • Deteriorated grout observed and some loose tiles, mainly at the master bath floor. Recommend qualified professional to repair as needed.  
• Evidence of Asbestos like tiles at the basement bathroom. Recommend leaving the tiles in place as removing them could make the asbestos material airborne and cover them with an alternative floor covering. If additional information is needed, recommend consulting with an environmental remediation company. |
| Page 21 Item: 13 | Garage Door Safety Features | • No automatic opener electronic eye safety reverse sensors installed. The doors can cause injury to a small child or animal. Recommend installation of safety reverse sensors by an overhead door contractor. |
| Page 21 Item: 15 | Garage Firedoor | • The door between the garage & house is not a fire rated door. This may not have been required when originally built. Fire doors are fundamental to the integrity of fire barriers which provide resistance to the spread of fire, smoke, and toxic gasses. This means that should a fire occur in the garage, this door does not afford protection until fire-rescue people arrive. This door should be replaced with a fire rated door. |
| Page 22 Item: 17 | General Information | • Vermin activity observed, mainly in the attics. Vermin can damage insulation & electrical wiring. Recommend a professional pest contractor evaluate for treatment. |

**Heating and Air Conditioning**

<table>
<thead>
<tr>
<th>Page 26 Item: 6</th>
<th>Venting, Flue(s), and Chimney(s)</th>
<th>• PVC vent pipe in the basement furnace is improperly sloped. Recommend HVAC contractor for correcting.</th>
</tr>
</thead>
</table>
| Page 26 Item: 7 | Cooling System | • Insulation is deteriorated/missing on the refrigerant line. Recommend replacing the insulation on the refrigerant line.  
• Zone 2: The exterior compressor/condensor unit is frosting up in the cooling mode. Recommend HVAC contractor evaluate and repair/replace as needed. |
### Electrical

**Page 30 Item: 11**  
**Solid Fuel Heating**  
- Level II chimney inspection advised before using. See Limitations section  
- Excessively dirty flue and damper and/or accumulation of soot were observed. Recommend having flue and/or damper cleaned and inspected by a licensed chimney sweep professional before use.

**Page 31 Item: 4**  
**Main Service Panel(s)**  
- Neutral wires are doubled or bundled together on the neutral bus bar. Although common practice in the past, this is unsafe due to the need to turn off multiple circuit breakers to work on any of the circuits using these wires. Qualified electrician should evaluate and repair as necessary.

**Page 32 Item: 7**  
**Distribution Wiring**  
- Improperly installed wire at the upstairs left side bedroom. Recommend licensed electrician to evaluate and make corrections as needed.

**Page 33 Item: 8**  
**Lighting, Fixtures, Switches, Outlets**  
- A few of the lights at the stair treads leading to the rear patio did not operate and one of the lights is flickering. Recommend changing the bulbs, retesting and repair as needed.  
- There is a bank of light switches in the office off of the master bathroom. Unable to identify where all the switches go. Recommend inquiring with the seller regarding the purpose of all the light switches.  
- Damaged outlet, mainly next to the electric panel. Recommend replacement.

**Page 34 Item: 9**  
**GFCI - Ground Fault Circuit Interrupter**  
- The GFCI did not trip properly at the front porch, next to the AC condensing units at the exterior, rear porch at the pond plug and 1/2 bath. This is a safety concern as the GFCI is designed to trip. Recommend a licensed electrician repair or replace the defective GFCI as needed.  
- There is no GFCI protection at the kitchen countertop outlets, unfinished basement, basement bathroom and garage. There is the potential for an electric shock hazard. Recommend a licensed electrician for installing GFCI protection.

**Page 35 Item: 11**  
**Smoke/Heat Detector(s)**  
- Old detectors. Smoke detectors last 6-10 years. Recommend replacing.

**Page 35 Item: 12**  
**Carbon Monoxide (CO) Detector(s)**  
- IMPROVE: There was no visible CO (Carbon Monoxide) detector(s) in the home. CO is colorless and odorless and thus impossible to detect without a proper electronic detector. The Consumer Product Safety Commission recommends that every residence with fuel-burning (gas) appliances be equipped with a UL Listed CO alarm. Recommend installation of one CO detector on each level of the home.

### Plumbing

**Page 37 Item: 7**  
**Faucets**  
- The faucets at the 1/2 bath in the basement did not operate. Recommend licensed plumber for repair or replacement.

**Page 38 Item: 8**  
**Sinks**  
- The basement utility sink is not secured. Recommend securing.

**Page 39 Item: 11**  
**Visible Drainage, Wastewater & Vent Piping**  
- Damaged/cracked piping observed, mainly at the cast iron waste line at the rear of the basement. Recommend licensed plumber evaluate for repair/replacement.
<table>
<thead>
<tr>
<th>Page 40 Item: 12</th>
<th>Water Heater(s)</th>
<th>• The extension at the Temperature Pressure Relief (TPR) valve is missing. This is a potential scalding concern as water can discharge improperly. Recommend installing the proper Temperature Pressure Relief (TPR) extension to discharge within 6&quot; from the floor.</th>
</tr>
</thead>
</table>
| **Bathrooms** | Page 42 Item: 2 | Shower(s) | • Unable to fully test all aspects of the shower in the master bath, due to the fact that you would have to stand under the water to test all of the functions. Recommend testing all aspects of the shower prior to closing.  
• The door for the shower at the 2nd floor hall bath did not close correctly. Recommend qualified professional for adjustment as needed. |
| | Page 43 Item: 4 | Exhaust Fan(s) | • The bath exhaust fan terminates improperly in the attic. This can create excessive moisture. Recommend qualified professional for directing the vent towards the exterior to allow for proper ventilation.  
• The bathroom exhaust fan is excessively noisy in the 1/2 bath. Recommend qualified professional for repair or replacement of the fan. |
| **Appliances** | Page 44 Item: 3 | Ranges, Ovens, Cooktops | • The ignition on the right rear burner did not operate. Recommend appliance service technician for repair.  
• Loose handle on the upper oven. Repair as needed. |
| | Page 46 Item: 9 | Dryer Vent | • The dryer vent is excessively dirty. Recommend cleaning for safety. |